

**REGULAR MEETING
OCTOBER 6, 2026
BOROUGH COUNCIL**

Council President Mr. Nesci called the Regular Meeting to order at 7:30 PM.

The Borough Clerk read the following statement: “Pursuant to Section 5 of the Open Public Meetings Act, Adequate Notice of This Meeting Has Been Provided by Posting on the Borough of Tinton Falls’ Official Website and in the Municipal Building at Least 48 Hours Prior to the Meeting and by Filing with the Borough Clerk all on November 10, 2025.”

SWEARING IN CEREMONY

Robert P. Clayton was sworn-in as Councilmember by Mayor Risa Clay.

ROLL CALL (Regular Meeting)

PRESENT: Mr. Alessi, Ms. Buckley, Mr. Clayton, Mr. Neis, Mr. Nesci
ABSENT: None

ALSO PRESENT: Michelle Hutchinson, Borough Clerk
Kevin Starkey, Director of Law
Risa Clay, Mayor
Christopher J. Camilleri, Business Administrator
Thomas Fallon, Director of Finance
Thomas Neff, Borough Engineer

All present stood for a salute to the Flag.

APPROVAL OF MINUTES

Ms. Buckley offered a motion to approve September 15, 2026 Regular Meeting Minutes seconded by Mr. Alessi.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Neis, Mr. Nesci
ABSTAIN: Mr. Clayton
NAYS: None
ABSENT: None

Certificates of Recognition – Tinton Falls Little League Softball Team – Coaches and Players

Mayor Risa Clay presented Certificates of Recognition to the Tinton Falls Little League 10U Softball Division District All-Star Team. The team won the district 19 championship, listing the teams they defeated. They advanced to the sectional tournament with wins over teams including Toms River before finishing as sectional runners-up. This marked Tinton Falls' first softball district title in the recent history of their Little League program. Mayor Clay highlighted the team's resilience, sportsmanship, and dedication, and congratulated players, coaches and families. Individual team members were called up to receive certificates and a team photo.

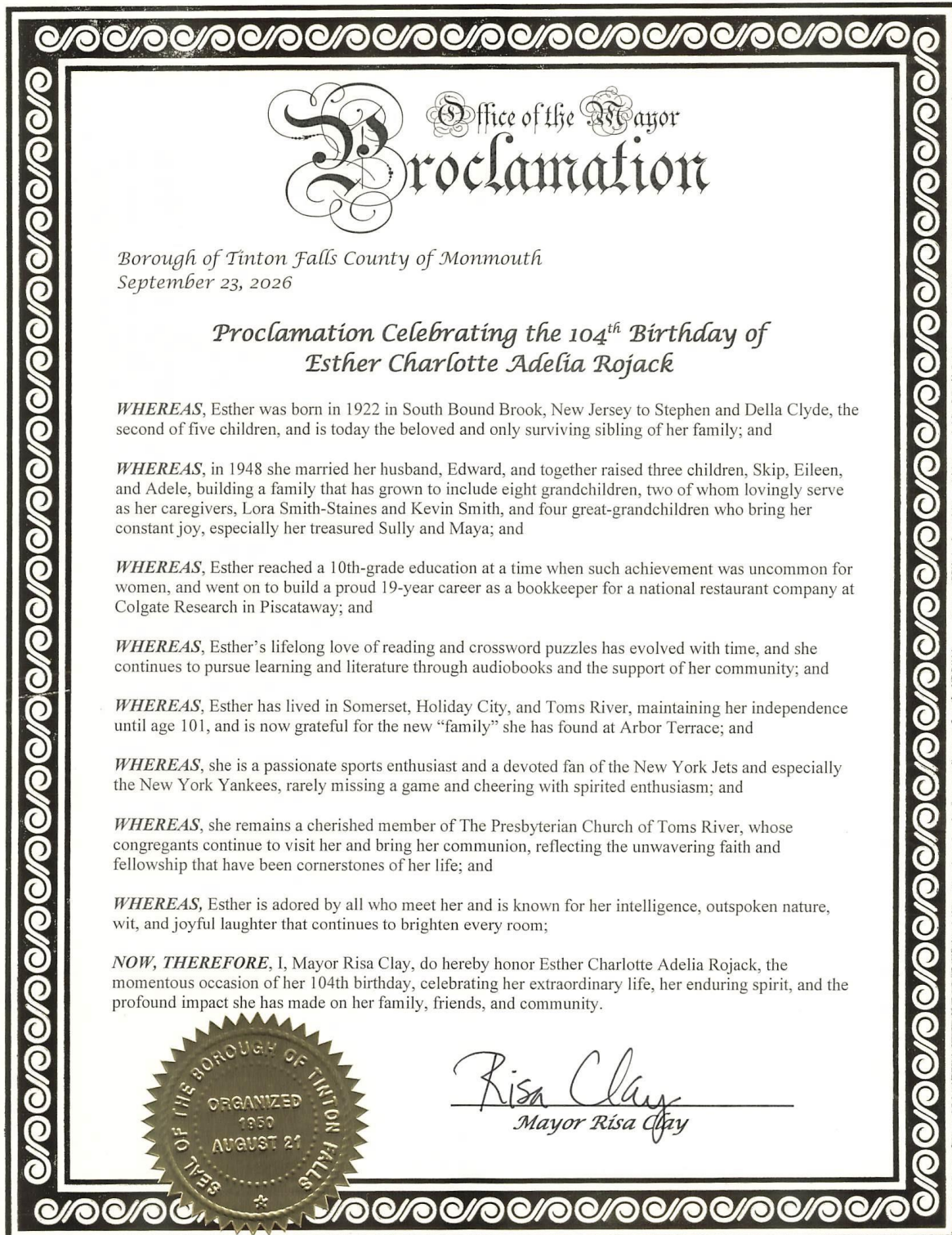
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Council meeting recessed from 7:42pm to 7:44pm

Proclamation - Council President Nesci stated for the record that Mayor Clay issued a proclamation recognizing the 104th birthday of Esther Charlotte Adelia Rojack.

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REPORT OF MAYOR/COUNCIL/ADMINISTRATION

Borough Engineer – Thomas Neff

Mr. Neff reported that Tinton Falls received an additional \$500,000 grant from Monmouth County for Walz Park improvements, bringing the total to over \$1 million in grants for park development (not including previous acquisition grants). The borough anticipates receiving DEP permit approvals by year-end with plans to bid for the project in spring. Regarding the Wardell Road Culvert Project, he noted a pre-construction meeting is scheduled for October 7th for the full removal and replacement of a large culvert with sinkhole issues at the south end of Wardell Road. Construction is expected to run approximately for one month from mid-October to mid-November, with anticipated traffic impacts including lane closures or full detours.

Director of Finance – Thomas Fallon

Mr. Fallon announced that the 2027 budget process will begin this month, with departmental budget requests due in October. Budget hearings with department heads are scheduled for the week of Thanksgiving. The fiscal year 2026 will end on December 31, 2026.

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Business Administrator – Christopher J. Camilleri

Mr. Camilleri thanked employees and sponsors for Community Day on Saturday, October 3rd, which had strong family attendance.

Mayor Risa Clay

Mayor Clay reported attending the Fort Monmouth painting event on September 16th; JCP&L forum with 18-20 residents present on September 17th; Atchison School presentation on community building and civic engagement on September 18th; Esther Charlotte Adelia Rojack's 104th birthday, where she advised "just keep going" as her longevity secret on September 23rd; attended Robert Wood Johnson mental health services and cancer center update on September 30th; Attended the Monmouth Regional High School football game (team now 6-0); and middle school assembly on October 5th. She commended Councilwoman Buckley for receiving the Association of New Jersey Environmental Commissions Municipal Leadership Award. Also, Carney Farm has officially closed and is now borough property. The Mayor's wellness campaign committee is reviewing proposals, with initial local mental health programs for uninsured/underinsured residents being prioritized.

Director of Law – Kevin Starkey

Mr. Starkey had no report.

Borough Clerk – Michelle Hutchinson

-Ms. Hutchinson had no report.

-Mr. Alessi commended the business administrator, mayor, and all involved in Community Day, specifically mentioning Recreation Director Sherri's involvement. He congratulated the softball team and Councilwoman Buckley on her award and noted attending the mayor's wellness campaign meeting.

- Ms. Buckley echoed thanks for the wonderful Community Day to the borough administrator, mayor, all borough professionals, and Sherri, Recreation Department. Thanked the mayor and borough administrator for the JCP&L forum and provided TNR program statistics: 91 cats enrolled January 1st thru September 30th, 2026; 37 adult cats trapped, spayed/neutered, vaccinated, ear-tipped, microchipped, and returned; 2 adult cats adopted; 52 kittens retrieved and surrendered to Monmouth County SPCA for adoption. She announced Archives Day on Saturday, October 10th, 9:00 a.m. to 1:30 p.m., with Historic Commission and Friends of Crawford House participation, and thanked the members of the Tinton Falls Environmental Commission for her award nomination and colleagues for supporting environmental efforts.

-Mr. Clayton newly sworn in, thanked Mayor Clay, Mike, Greg, Tracy, and Larry for his appointment and his family for support, citing 28 years as a Tinton Falls resident, and committed to financially responsible decisions, first responder resources, and sustainable growth preserving hometown character.

-Mr. Neis noted Monmouth Regional's 6–0 football record, first time in many years, praised Community Day and its drone show, mentioned the Eric Pegosh bench dedication at field #6, and announced the next Zoning Board meeting November 5th.

-Mr. Nesci congratulated Mr. Clayton, noting prior Planning Board service together and praising his intelligence, fresh ideas, and common sense.

ORDINANCES FOR INTRODUCTION - None

ORDINANCES FOR FINAL CONSIDERATION

Ms. Hutchinson read the title of the Ordinance: **ORDINANCE NO. 2026-1553 AN ORDINANCE AMENDING SECTIONS 40-3 AND 40-32 OF THE BOROUGH CODE TO ADD “DATA CENTERS” AS A PROHIBITED USE IN ALL ZONING DISTRICTS IN THE BOROUGH**

Mr. Alessi offered a motion to open the Public Hearing on Ordinance No. 2026-1553, seconded by Mr. Neis.

ROLL CALL

AYES: All In Favor

NAYS: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING OPEN

There being no comments, Ms. Buckley offered a motion to close the Public Hearing on Ordinance No. 2026-1553, seconded by Mr. Neis.

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ROLL CALL

AYES: All In Favor
NAYS: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING CLOSED

Ms. Buckley offered a motion to adopt Ordinance No. 2026-1553, seconded by Mr. Neis.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Clayton, Mr. Neis, Mr. Nesci
NAYS: None
ABSTAIN: None
ABSENT: None

PUBLIC DISCUSSION

Ms. Buckley offered a motion to open the Public Discussion, seconded by Mr. Neis

ROLL CALL

AYES: All in Favor
NAYS: None
ABSTAIN: None
ABSENT: None

Mr. Nesci asked the Clerk if there were any submitted comments and there were none.

There being no comments, Mr. Alessi offered a motion to close the Public Discussion, seconded by Ms. Buckley

ROLL CALL

AYES: All in Favor
NAYS: None
ABSTAIN: None
ABSENT: None

PUBLIC DISCUSSION CLOSED

MISCELLANEOUS BUSINESS FOR THE GOOD OF THE ORDER

Mr. Alessi congratulated Mr. Clayton.

RESOLUTIONS

Mr. Neis offered a motion to approve Resolution R-26-167 seconded by Mr. Alessi.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Clayton, Mr. Neis, Mr. Nesci
ABSTAIN: None
NAYS: None
ABSENT: None

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-167

RESOLUTION APPOINTING CLASS III MEMBER TO PLANNING BOARD TO FILL VACANCY

WHEREAS, Greg Alessi was appointed by the Borough Council on January 6, 2026, by R-26-006, to serve as the Class III member of the Planning Board with a term to expire on December 31, 2026; and

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WHEREAS, Mr. Alessi has resigned from said position to allow Councilmember Robert P. Clayton, who served as Chair of the Planning Board until his recent appointment to the Borough Council, to serve as the Class III member; and

WHEREAS, the Borough Council desires to make an appointment to fill the vacancy in the Class III position.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that it hereby appoints Councilmember Robert P. Clayton to serve as the Class III member of the Planning Board with a term to expire on December 31, 2026.

Mr. Neis offered a motion to approve Resolution R-26-168 seconded by Mr. Clayton

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Clayton, Mr. Neis, Mr. Nesci

ABSTAIN: None

NAYS: None

ABSENT: None

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-168

**RESOLUTION MAKING APPOINTMENT OF COUNCIL LIAISONS TO FILL VACANCIES ON
VARIOUS BOARDS**

WHEREAS, a vacancy currently exists in the position of Liaison from the Council to the Chicken Advisory Board, as originally appointed in Resolution R-25-158; and

WHEREAS, additional vacancies exist in the position of Liaison to the Board of Education and Historic Commission, as originally appointed in Resolution R-26-008; and

WHEREAS, the Borough Council desires to make appointments to fill those vacancies.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the liaison appointments are hereby revised to appoint the following Councilmembers to the positions indicated, with terms to run until December 31, 2026:

Chicken Advisory Board Liaison

Board of Education Liaison

Historic Commission Liaison

Councilmember Michael Nesci

Councilmember Greg Alessi

Councilmember Lawrence A. Neis

CONSENT AGENDA

Mr. Clayton offered a motion to approve the Consent Agenda, seconded by Mr. Neis.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Clayton, Mr. Neis, Mr. Nesci

ABSTAIN: None

ABSENT: None

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-169

**RESOLUTION TO OFFER AN INCENTIVE FOR EMPLOYEES TO CHOOSE
LOWER COST PLANS UNDER THE STATE HEALTH BENEFITS PLAN**

WHEREAS, the Borough of Tinton Falls recognizes the need to offer more affordable health care options to its full-time employees; and

WHEREAS, the plan options available through the State Health Benefits Plan (SHBP) include various plans with differing premium amounts; and

WHEREAS, the Borough desires to offer an incentive to employees who choose a plan with a lower premium amount, so as to allow the employees to share in the cost savings with the Borough; and

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WHEREAS, the choice of plan, to be made by October 31, 2026, is entirely voluntary and up to each individual employee to choose the plan that best suits their needs and financial ability; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the terms of the incentive plan for full-time employees shall include:

1. Any employee who changes into a plan with a lower premium cost shall be entitled to a one-time payment from the Borough in an amount equal to Twenty-Five Percent (25%) of the cost savings resulting from the lower premium.
2. The financial incentive established by this Resolution shall be a one-time payment for this year, not for any future years, unless authorized by an appropriate resolution.
3. The financial incentive does not extend to participants enrolled under P.L. 2005, c. 375 (certain over-age adult children) and COBRA.
4. The financial incentive amount is reportable income.
5. The financial incentive shall be forfeited and returned to the Borough if the employee fails to remain enrolled for the full year in the lower cost plan, except if an employee is made ineligible for healthcare through layoff, involuntary separation, reduction to part-time status, or classification into an ineligible position. If the Borough changes health plans or an employee voluntarily retires, resigns or changes health plans due to a catastrophic or emergency health need as determined by the Borough within the year, then the incentive shall be forfeited on a pro rata basis.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-170

**RESOLUTION AUTHORIZING PURCHASE UNDER
MIDDLESEX REGIONAL EDUCATIONAL SERVICES COMMISSION
COOPERATIVE PRICING SYSTEM #65MCESCCPS
TWO (2) 2026 FORD F-250 4X4 CREW CAB PICKUP TRUCKS**

WHEREAS, the Borough of Tinton Falls is in need of two (2) 2026 Ford F-250 4x4 Crew Cab Pickup Trucks; and

WHEREAS, the Borough of Tinton Falls is a current member of the Middlesex Regional Educational Services Commission Cooperative Pricing System #65MCESCCPS as approved by Resolution #R-14-186; and

WHEREAS, All American Ford Fleet, 375 Route 17 South, Paramus, NJ 07652, is a valid vendor on the Middlesex Regional Educational Services Commission Cooperative Pricing System #65MCESCCPS, for the purchase of two (2) 2026 Ford F-250 4x4 Crew Cab Pickup Trucks for a price of \$61,062.40 per vehicle for a total purchase price in the amount of \$122,124.80; and

WHEREAS, this purchase is permitted under N.J.S.A. 40A:11-11, the New Jersey State Cooperative Purchasing Program; and

WHEREAS, Christopher Camilleri, Borough Administrator, recommends this purchase.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council authorizes the following purchase under the valid Middlesex Regional Educational Services Commission Cooperative Pricing System #65MCESCCPS:

I hereby certify funds are available from: Capital Budget: Acquisition of Dept. Public Works Trucks

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-171

**RESOLUTION RELEASING PERFORMANCE BOND UPON POSTING OF MAINTENANCE BOND FOR 15
NEWMAN SPRINGS ROAD BOROUGH OF TINTON FALLS BLOCK 1.01, LOTS 2.02 & 5**

WHEREAS, a request has been made for the release of Performance Guarantees for 15 Newman Springs Road (a/k/a Spark Car Wash) Borough Of Tinton Falls Block 1.01 Lots 2.02 & 5 and

WHEREAS, by letter dated September 23, 2026 (said letter attached and hereby made part of this Resolution), the Borough Engineer (Thomas Neff) has certified that all bonded items remain in acceptable condition and recommends the release of the guarantees.

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NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that Performance Guarantees and remaining engineering escrow fees associated with this project be released subject to the payment of any and all outstanding engineering and inspection fees and posting of a two-year Maintenance Bond.

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R-26-172

RESOLUTION – REFUNDING ESCROW – SPARK CAR WASH

WHEREAS, the following listed applicant has posted consultant escrow fees in conjunction with various Land Use applications in accordance with the Borough of Tinton Falls Land Use Ordinance, and

WHEREAS, the Planning Board Secretary, Trish Zibrin, has certified the applicant’s account is deemed closed and no additional funds for consultants will be required,

WHEREAS, the Director of the Department of Audit, Accounts & Control has certified funds are available for release.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the consultant escrow fees, plus any accrued interest, are hereby authorized to be released for the following applicant:
SPARK CAR WASH
SPA4296CO
\$3,476.34

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-173

RESOLUTION – REFUNDING ESCROW – SPARK CAR WASH

WHEREAS, the following listed applicant has posted consultant escrow fees in conjunction with various Land Use applications in accordance with the Borough of Tinton Falls Land Use Ordinance, and

WHEREAS, the Zoning Board Secretary, Trish Zibrin, has certified the applicant’s account is deemed closed and no additional funds for consultants will be required,

WHEREAS, the Director of the Department of Audit, Accounts & Control has certified funds are available for release.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the consultant escrow fees, plus any accrued interest, are hereby authorized to be released for the following applicant:
SPARK CAR WASH
SPA4283CU
\$3,791.55

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-174

RESOLUTION REFUNDING RECREATION FEES

WHEREAS, fees were collected for our recreational program(s).

WHEREAS, said money was deposited by the Borough of Tinton Falls.

WHEREAS, the Recreation Superintendent informed the following registered individuals that a refund will be issued for the overpayment of the wrestling program and soccer withdrawal. A refund of the amount listed below shall be issued to the participants.

Program	Deposit Date	Payee	Amount Paid	Processing/ Cancellation Fee Applied/	Refund Amount
Wrestling 26-27	September 15, 2026	Blake Washington	\$195.00	0	\$70.00
Wrestling 26-27	September 16, 2026	Andrew/Kate Smith	\$195.00	0	\$70.00
Wrestling 26-27	September 17, 2026	Alyssa Perrella	\$195.00	0	\$70.00
Fall Soccer 2026	July 24, 2026	Alyson Sullivan	\$98.00	\$20.00	\$78.00

BOROUGH OF TINTON FALLS

R-26-175

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COUNTY OF MONMOUTH

RESOLUTION-REFUNDING RECREATION FEES

WHEREAS, fees were collected for our recreational program(s).

WHEREAS, said money was deposited by the Borough of Tinton Falls.

WHEREAS, the Recreation Superintendent informed the following registered individuals that a refund will be issued for the Speed and Agility Program due to lack of enrollment. A refund of the amount listed below shall be issued to the participants.

Program	Deposit Date	Payee	Amount Paid	Processing/ Cancellation Fee Applied/	Refund Amount
Speed and Agility	September 18, 2026	Kelly Diluccio	\$125.00	0	\$125.00
Speed and Agility	September 10, 2026	Tyler Bernard	\$125.00	0	\$125.00
Speed and Agility	September 17, 2026	Jaemi Victor	\$125.00	0	\$125.00
Speed and Agility	September 17, 2026	Tina and/or William Lazarovitch	\$125.00	0	\$125.00

**BOROUGH OF TINTON FALLS
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R-26-176

RESOLUTION - CANCELING & REFUNDING SEWER OVERPAYMENT

WHEREAS, adjustments made, due to water usage decrease for commercial properties, created overbillings and overpayments of 2026 sewers to properties known as:

<u>NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>CANCELLED</u>	<u>REFUND</u>	<u>AMOUNT</u>
	\$104.27	\$7,801.93	\$7,906.20		

(HEREBY ATTACHED AND MADE
PART OF THIS RESOLUTION)

and,

WHEREAS, said adjustments resulted in overbillings and overpayments of the sewers in the amount of \$7,906.20 as certified by the Borough Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the sewers amounting to \$104.27, be cancelled for the year 2026 and that refunds totaling \$7,801.93 are hereby approved for the attached properties.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the amount of the overbilling to be \$104.27 and the total amount of overpayment to be \$7,801.93.

**BOROUGH OF TINTON FALLS
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R-26-177

**RESOLUTION - CANCELLING & REFUNDING TAXES DUE TO A
100% DISABLED VETERAN EXEMPTION**

WHEREAS, an overbilling and an overpayment of 2026 Taxes has been made as a result of a exemption due to a 100% Disabled Veteran’s exemption (from August 24, 2026 through December 31, 2026) to property known as:

<u>Name</u>	<u>BLOCK</u>	<u>LOT</u>	<u>CANCEL</u>	<u>REFUND</u>	<u>TOTAL</u>
Bartolone, Anthony 9 Vixen Place Tinton Falls, NJ 07753	129.01	18	\$2,506.29	\$813.53	\$3,319.82

and,

WHEREAS, said exemption resulted in an overbilling and an overpayment of the 2026 taxes in the amount of \$3,319.82 as certified by the Borough Tax Collector.

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NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the taxes amounting to \$2,506.29, be cancelled for the year 2026 and that a refund in the amount of \$815.53 is hereby approved for the aforementioned property.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the amount of overbilling to be \$2,506.29 and the amount of overpayment to be \$813.53.

BOROUGH OF TINTON FALLS**R-26-178**
COUNTY OF MONMOUTH

RESOLUTION – APPROVAL OF BILLS – OCTOBER 6, 2026

WHEREAS, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending October 6, 2026; and

WHEREAS, the Borough Council has reviewed said claims.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls, County of Monmouth, that the following claims be certified by the Chief Financial Officer for approval and payment.

SUMMARY

GENERAL	4,398,994.85
SEWER UTILITY	36,920.91
GENERAL CAPITAL	1,199,168.35
GRANT FUND	3,602.27
TRUST FUNDS	23,531.99
DOG TRUST FUND	3,393.00
ESCROW	62,259.30
TOTAL	<u>\$5,727,870.67</u>

CERTIFICATION OF FUNDS:

ADJOURNMENT

Ms. Buckley offered a motion to adjourn, seconded by Mr. Neis.

ROLL CALL

AYES: All in Favor
NAYS: None
ABSTAIN: None
ABSENT: None

TIME: 8:00pm

Respectfully Submitted,

Michelle Hutchinson, Borough Clerk

Michael J. Nesci, Council President

APPROVED AT A MEETING HELD ON: October 20, 2026.