

**REGULAR MEETING
NOVEMBER 10, 2025
BOROUGH COUNCIL**

Council President Dr. Dobrin 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 bulletin board at Borough Hall and by notification to the Asbury Park Press and the New Coaster at least 48 hours prior to the meeting and filing with the Borough Clerk all on January 7, 2025.”

ROLL CALL (Regular Meeting)

PRESENT: Mr. Alessi, Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin

ABSENT: None

ALSO PRESENT: Michelle Hutchinson, Borough Clerk

Kevin Starkey, Director of Law

Risa Clay, Mayor

Charles Terefenko, Business Administrator

Council President Dr. Dobrin provided a statement in honor of Veterans Day November 11th.

All present stood for a salute to the Flag.

APPROVAL OF MINUTES

Ms. Buckley offered a motion to approve October 7, 2025, Regular Meeting Minutes seconded by Mr. Nesci.

ROLL CALL

AYES: Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin

ABSTAIN: Mr. Alessi

NAYS: None

ABSENT: None

Mayor Clay asked for a moment of silence for young man from Tinton Falls who tragically lost his life.

REPORT OF MAYOR/COUNCIL/ADMINISTRATION

Community Service Certificates were read, and presented by Mayor Clay to:

Girl Scouts Cadette Troops 60063 and 60144

A recess was called from 7:40pm to 7:41pm

Business Administrator – Charles Terefenko

Mr. Terefenko presented Mr. Fallon’s reported on the NJ Best Practices Inventory. The Borough did excellent, scoring 42 out of a possible 43.5 points. He thanked the employees and Mr. Fallon for obtaining the high score. He congratulated Mayor Clay and Council on the election and thanked all the candidates who participated in the election process. Saluted the marines on their 250th anniversary. Mr. Terefenko echoed Dr. Dobrin’s remarks on Veterans Day. The Halloween event on October 25th was very well attended, and everyone had a fantastic time. The holiday tree lighting is on December 7th at Liberty Park hosted by Recreation Department and a Menorah lightning date will be announced on our website. The Police Department had *Operation Take Back* which safely collects discarded prescription pills and was successful. On December 15th they will host *Shop with a Cop* event at Target store. He explained the State will not contact anyone about reinstating SNAP benefits and to be alert for scammers and if scammed, contact the Police Department.

Mayor’s Report- Risa Clay

Mayor Clay reported she has been keeping her weekly office hours. She enjoyed the Trunk or Treat event and thanked everyone who participated. A Boroughwide food drive has been established at St. Thomas Zion Church and food pantry donations are being accepted there and at the Borough. A letter notifying the schools that the food pantry is available will be going out shortly. So far, they have distributed 100 meals. Mayor Clay and Mr. Terefenko went to Soldier On building and distributed Veterans Day cards created by the students of Tinton Falls during the community lunch. The

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Veterans were very moved and pleased by the gesture of recognition. She echoed the sentiments regarding Veterans Day and thanked the veteran employees, including Mr. Terefenko. She mentioned the Fair Haven health event *Mental Health in Tough Times* and is worth attending. She stated her appreciation of those who ran in the municipal election.

Director of Law – Kevin Starkey

Mr. Starkey had no report.

Borough Clerk – Michelle Hutchinson

-Ms. Hutchinson had no report.

-Mr. Alessi had no report.

-Ms. Buckley thanked everyone who stepped up to run for office and congratulated those who were elected. She thanked the Clerk, Michelle Hutchinson and the office staff for all their efforts on a long election day. The Historic Preservation Commission is meeting tonight with report at next council meeting. The next Environmental Commission meeting is Thursday; December 4th and next Green Team meeting is December 3rd.

-Mr. Nesci echoed Ms. Buckley sentiments regarding the Clerk's Office efforts on election day and thanked all the poll workers. The last Planning Board meeting approved a Mid Monmouth Tech Center application with a revision to their preliminary and final site plan. Next meeting is this Wednesday. He and his family attended the Trunk or Treat event which was a fun event and thanked everyone involved who participated.

-Mr. Parikh echoed thanks for our veterans and Marines. He thanked everyone, all the candidates who participated in the election and the Clerk's Office. He and his family attended Trunk or Treat event and had a wonderful time. He thanked all the professionals who helped make the event a wonderful evening. The next Board of Education meeting for Monmouth Regional is November 8th; Tinton Falls Board of Education meeting is November 20th and next month he will have updates on the 250th Anniversary event for Tinton Falls.

-Dr. Dobrin reported the Tinton Falls Board of Trustees met on November 6th and announced the number of first year library card holders has reached 1,265 for 2025. He thanked those involved in the membership drive and providing the statistics. Nancy Udin, Treasurer, has also been honored to be appointed as the Dean at Monmouth University School of Business. The library will be celebrating their one-year reopening on Saturday, November 22nd from 10:30am to 12:30pm. He mentioned Rosemary Kochman founded the deed from February 16, 1961, which marks the 65th year anniversary for the library.

ORDINANCES FOR INTRODUCTION - None

ORDINANCES FOR FINAL CONSIDERATION - None

PUBLIC DISCUSSION

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

ROLL CALL

AYES: All in Favor

NAYS: None

ABSTAIN: None

ABSENT: None

Dr. Dobrin asked the Clerk if there were any submitted comments and there were none.

Connie Goddard, Tinton Falls – Ms. Goddard asked how the town would handle ICE presence. Feels that residents should be concerned about what may be happening. Mr. Starkey stated a resident who feels unsafe can call the police department but further explained there are Federal and State constraints regarding local police involvement with ICE officials.

Mitch Kulerg, Tinton Falls – Mr. Kulberg congratulated Mayor Clay and team on their election victory. He thanked the Clerk's Office for all their efforts on election day. He questioned Resolution R-25-200 regarding *Support for Sustainable Land Use Pledge* and does it become part of zoning or the master plan. Ms. Buckley explained this pledge is a requirement for NJ Sustainable certification only. Mr. Kulberg mentioned the walkable community's program and there are still two areas in Tinton Falls that are still not safe walkable areas.

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There being no further comments, Mr. Nesci 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 - None

RESOLUTIONS - None

CONSENT AGENDA

Dr. Dobrin announced Resolution R-25-199 *Resolution Authorizing Execution of a Small Wireless Facility Right-Of-Way Use Agreement With New York SMSA Limited Partnership DBA Verizon Wireless* was tabled and will be on the December 2, 2025, consent agenda.

Ms. Buckley offered a motion to approve the Consent Agenda, seconded by Mr. Alessi.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin
NAYS: None
ABSTAIN: None
ABSENT: None

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-195

**RESOLUTION DESIGNATING MEETINGS OF THE
BOROUGH COUNCIL FOR THE YEAR 2026**

WHEREAS, the New Jersey Open Public Meetings Act (N.J.S.A. 10:4-8a, et seq.) requires the governing body of a municipality to designate and disseminate schedules, meeting dates, times and location.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the following dates are hereby designated as scheduled meetings of the Borough Council for calendar year 2026 to be held at the Borough of Tinton Falls Municipal Court Room, 556 Tinton Avenue, Tinton Falls NJ 07724.

BE IT FURTHER RESOLVED, that written public comments may be emailed to the Clerk at boroughclerksoffice@tintonfalls.com or via regular mail to the attention of the Borough Clerk at 556 Tinton Avenue, Tinton Falls, NJ 07724. Written public comments may not be submitted via any other form of electronic communication and must include the individual’s name, full address and contact information (telephone number and/or email address). If the information is incomplete and the Borough is unable to verify the individual’s identity, the written comment will not be read into the record. Written public comments must be received by the Borough Clerk by 9:00 a.m. on the day of the meeting in order to be included in the meeting. Any written comments received after 9:00 a.m. on the day of the meeting will not be read into the record or become part of the meeting record.

Meetings of Borough Council for 2026 Where Formal Action May Be Taken

Tuesday January 6, 2026	7:30 (Reorganization/Regular/Workshop)
Tuesday January 20, 2026	7:30 Regular/Workshop
Tuesday February 3, 2026	7:30 Regular/Workshop
Tuesday February 17, 2026	7:30 Regular/Workshop
Tuesday March 3, 2026	7:30 Regular/Workshop
Tuesday March 17, 2026	7:30 Regular/Workshop
Tuesday April 7, 2026	7:30 Regular/Workshop
Tuesday April 21, 2026	7:30 Regular/Workshop
Tuesday May 5, 2026	7:30 Regular/Workshop
Tuesday May 19, 2026	7:30 Regular/Workshop

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Tuesday June 16, 2026	7:30 Regular/Workshop
Tuesday July 7, 2026	7:30 Regular/Workshop
Tuesday August 11, 2026	7:30 Regular/Workshop
Tuesday September 1, 2026	7:30 Regular/Workshop
Tuesday September 15, 2026	7:30 Regular/Workshop
Tuesday October 6, 2026	7:30 Regular/Workshop
Tuesday October 20, 2026	7:30 Regular/Workshop
Tuesday November 10, 2026	7:30 Regular/Workshop
Tuesday December 1, 2026	7:30 Regular/Workshop
Tuesday December 15, 2026	7:30 Regular/Workshop
Tuesday January 5, 2027	7:30 P.M. (Reorganization/Regular/Workshop)

*Unless otherwise noticed workshop meetings will begin immediately following the regular meeting.

BE IT FURTHER RESOLVED, that as needed, all executive sessions of the Borough Council shall be held at 6:30 p.m. or immediately following the conclusion of the Regular Meeting as noticed by 4:30 p.m. the Friday before the meeting week and convene with the public reading of a Resolution onto the record prior to the Borough Council’s vote to enter executive session pursuant to the OPMA. When an executive session is held, the executive session Resolution shall be re-read onto the record at the beginning of the public portion of any applicable workshop, regular or special meeting so the public will know what issues were addressed during the executive session without having to be present for the earlier public reading of the Resolution. When necessary, executive sessions may be continued upon the adjournment of the public portion of any meeting with the reading of the Resolution for entry into executive session reciting the issues to be continued for executive session deliberations.

BE IT FURTHER RESOLVED that this Resolution shall supersede any, and all Resolutions previously adopted by the Borough specifying meetings of the Borough Council.

BE IT FURTHER RESOLVED, that the Borough Clerk shall post a copy of this Resolution in Borough Hall and that copies of this Resolution shall be forwarded by the Borough Clerk to the official newspapers, The Asbury Park Press and The Coaster as previously designated by the Borough and to individuals requesting same under the New Jersey Open Public Meetings Act.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-196

**RESOLUTION - AUTHORIZING TRANSFERS BETWEEN BUDGET
APPROPRIATIONS PURSUANT TO N.J.S.A. 40A:4-58**

WHEREAS, N.J.S.A. 40A:4-58 provides for transfers as permitted between budget appropriations during the last two months of the fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the transfers between the 2025 budget appropriations be made as follows:

<u>Current Budget Appropriation</u>	<u>From</u>	<u>To</u>
Division of Administration - O/E		\$ 4,000.00
Division of Administration - Information Technology		25,000.00
Division of Law - O/E	\$ 7,000.00	
Division of Planning - S&W	10,000.00	
Uniform Construction Code - S&W	10,000.00	
Uniform Construction Code - O/E		10,000.00
Employee Group Insurance	120,000.00	
Liability Insurance		50,000.00
Police - S&W	25,000.00	
Police - O/E		25,000.00
Division of Streets - S&W	30,000.00	
Division of Streets - O/E		40,000.00
Division of Central Maintenance - S&W	25,000.00	
Division of Sanitation - S&W	60,000.00	
Division of Buildings & Grounds - S&W		5,000.00
Division of Buildings & Grounds - O/E		30,000.00
Maintenance of Parks - S&W		40,000.00
Electricity		30,000.00
Street Lighting		10,000.00

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Telephone		8,000.00
Natural Gas		10,000.00
	<u>\$ 287,000.00</u>	<u>\$ 287,000.00</u>

OROUGH OF TINTON FALLS **R-25-197**
COUNTY OF MONMOUTH

**RESOLUTION TO ADOPT EMPLOYEE HANDBOOK, WITH AMENDMENTS, EFFECTIVE AS OF
NOVEMBER 2025**

WHEREAS, the Borough of Tinton Falls desires to update and amend its Employee Handbook, to include amendments that are effective as of November 2025; and

WHEREAS, the amendments in the attached Employee Handbook have been reviewed and recommended by the Borough’s labor counsel, in consultation with the Business Administrator and the Director of Law; and

WHEREAS, the Mayor and Borough desire to officially adopt the revised Employee Handbook in the form attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the Employee Handbook with amendments, in the form attached hereto, is adopted with an effective date of November 2025.

BOROUGH OF TINTON FALLS **R-25-198**
COUNTY OF MONMOUTH

**RESOLUTION – AUTHORIZING MAYOR AND MUNICIPAL CLERK TO EXECUTE AN AGREEMENT
WITH THE COUNTY OF MONMOUTH
RIDE IN MONMOUTH PROGRAM
(FORMERLY KNOWN AS SCAT)**

BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the Mayor and Municipal Clerk are hereby authorized to execute a Food Shopping Agreement with the County of Monmouth for the Ride In Monmouth Program (Formerly Known As Special Citizens Area Transportation System-SCAT) for 2026 to 2027.

BOROUGH OF TINTON FALLS **R-25-200**
COUNTY OF MONMOUTH

RESOLUTION OF SUPPORT FOR SUSTAINABLE LAND USE PLEDGE

WHEREAS, sustainable land use is an essential component to the overall growth and betterment of the Borough of Tinton Falls; and

WHEREAS, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources and ecosystems; and

WHEREAS, the Borough of Tinton Falls pledges regional cooperation with neighboring municipalities when feasible and affordable in matters of land-use decisions when regional impacts may be observed through land-use decisions; and

WHEREAS, the Borough pledges better transportation choices through the adoption of a Complete Streets approach, offering access to all modes of transportation and creating connectivity among them, when feasible and affordable. With better transportation choices the Borough has the ability to create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources. Parking requirements are considered with the goal of limiting the amount of required spaces and promoting shared parking between multiple users and integration with multimodal transportation, and consistent with Tinton Falls ordinance requirements; and

WHEREAS, the Borough pledges to preserve and protect the natural resources of the state for the

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environmental, recreational and agricultural value they hold while avoiding and mitigating negative developmental impacts to said resources. As the most densely populated state in the nation, open space is at a premium and natural resource demands are high. In addition to land protection, it is the Borough's goal to promote efficient water use and appropriate reuse and recharge into the local environment as well as efficient use of energy and the encouragement for renewable energy generation and use, preserving what is left of our open space is critical for a sustainable future and

WHEREAS, the Borough pledges to continue to promote a mix of land-use types (e.g. retail and housing options together) to promote walkability and more convenient access to housing, jobs and amenities, thus reducing dependence on automobiles and encouraging the use of alternate modes of transportation while reducing trip length; and

WHEREAS, the Borough pledges to foster a diverse mix of housing types and locations that include both single- and multi-family, for-sale and rental options that are affordable to households at a range of income levels. This allows residents and their families to live and work in the municipality throughout their lives; and

WHEREAS, the Borough pledges to incorporate the principles of green design and renewable energy generation by establishing green building policies for municipal, commercial and residential buildings, when feasible and affordable. Green design strategies not only improve the environmental performance and resource use of buildings, but the strategies also lessen the building's environmental impact on the surrounding environment. Such strategies include energy efficiency, water conservation, indoor air quality, increased use of recycled materials in building construction, less construction waste, reduced automobile use, tree conservation and preservation, use of native vegetation and conservation of environmentally sensitive landscape features; and

WHEREAS, the Borough pledges to consider factors such as walkability, bike-ability, access to public transit, proximity to other uses and opportunities for alternative energy sources when siting new or relocating municipal facilities. These municipal actions can set a positive precedent and encourage other public and private sector entities to consider sustainable land use practices when location their own facilities.

WHEREAS, the Borough pledges to coordinate with neighboring municipalities concerning land use decisions and consider development impacts on a regional scale;

WHEREAS, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;

NOW THEREFORE, BE IT RESOLVED by the Borough of Tinton Falls Borough Council that it pledges to practice sustainable land use when feasible and affordable through policy, practice, and design.

**BOROUGH OF TINTON FALLS
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R-25-201

**RESOLUTION AUTHORIZING CHANGE ORDER #1
INCREASING CONTRACT #24-5 IN THE AMOUNT OF \$31,272
LELAND TERRACE PUMP STATION UPGRADES**

WHEREAS, Contract #24-5 for the Leland Terrace Pump Station Upgrades was awarded to T. R. Weniger, Inc., by Resolution R-24-245 in the amount of \$393,000 at a Council Meeting held on December 17, 2024; and

WHEREAS, Change Order #1 dated November 3, 2025 from Thomas P. Neff, PE, PP, CME, CFM, Borough Engineer reflects a increase to the contract in the amount of \$31,272 for reasons described therein, for a total contract in the amount of \$424,272; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that Change Order #1 increasing Contract #24-5 in the amount of \$31,272 for a total contract in the amount of \$424,272 is hereby authorized for the above contract awarded to T. R. Weniger, Inc.,

I hereby certify funds are available from: Sewer Capital Outlay

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**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-202

RESOLUTION AUTHORIZING PURCHASE UNDER STATE CONTRACT

WHEREAS, the Tinton Falls Police Department would like to enter into an agreement with Axon Enterprise, Inc., for the purchase of a Taser Bundle; and

WHEREAS, Axon Enterprise, Inc., 17800 N. 85th Street, Scottsdale, AZ 85255, has a valid NJ State Contract #17-FLEET-00738, for Law Enforcement Firearms Equipment and Supplies, for a total purchase price in the amount of \$122,290.80. This contract will be for five (5) years; and

WHEREAS, this contract will take effect on January 1, 2026, and will run through December 31, 2030; and

WHEREAS, this purchase is permitted under 40A:11-12, the New Jersey State Cooperative Purchasing Program; and

WHEREAS, Chief Michael Delucia recommends this purchase;

NOW, THEREFORE, BE IT RESOLVED that the Borough Council authorizes the purchase under the valid 2025 NJ State Contract:

I hereby certify funds are available contingent on appropriations in budget years 2026, 2027, 2028, 2029 and 2030:

**BOROUGH OF TINTON FALLS
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R-25-203

**RESOLUTION AUTHORIZING PURCHASE UNDER
SOURCEWELL COOPERATIVE PURCHASING AGREEMENT
ONE (1) 2025, CATERPILLAR INC. MODEL CB2.7 UTILITY COMPACTOR**

WHEREAS, the Tinton Falls Department of Public Works is in need of one (1) 2025 Caterpillar Inc. Model CB2.7 Utility Compactor; and

WHEREAS, the Borough of Tinton Falls is a current member of the Sourcewell Cooperative as approved by Resolution #R-16-123; and

WHEREAS, Foley, 855 Centennial Avenue, Piscataway, NJ 08854-3912 is a valid vendor on the Sourcewell Cooperative, for the purchase of one (1) 2025, Caterpillar Inc. Model CB2.7 Utility Compactor for a total purchase price in the amount of \$61,689; and

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

WHEREAS, Mark Shaffery, Director of Public Works, recommends this purchase.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council authorizes this purchase under the valid Sourcewell Cooperative:

I hereby certify funds are available from: Current Budget: Streets

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-204

**RESOLUTION AUTHORIZING A ONE (1) YEAR CONTRACT WITH MONMOUTH COUNTY SPCA
FOR ANIMAL CONTROL SERVICES FOR THE YEAR 2026**

WHEREAS, the Borough of Tinton Falls requires services for animal control on a daily basis as well as a facility to keep stray animals that are picked up, injured etc.; and

WHEREAS, the Monmouth County SPCA, 260 Wall Street, Eatontown, NJ 07724, provides the services required as detailed in the contract attached hereto and made part hereof; and

WHEREAS, this is a one (1) year contract at the rate of \$2,887.50 per month for a total of \$34,650.00 for one year as well as other miscellaneous fees included in the attached contract; and

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls in the County of Monmouth, State of New Jersey as follows:

- 1) That the Mayor and Borough Clerk are hereby authorized and directed to enter into a one (1) year contract with Monmouth County SPCA, 260 Wall Street, Eatontown, NJ 07724 for the provision of animal control services for the fees set forth therein; and

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- 2) That a copy of this Resolution be forwarded to the Township of Freehold along with a copy of the executed contract.

I hereby certify funds are available contingent upon the necessary funds being appropriated by the governing body in the 2026 budget from: Animal Control

BOROUGH OF TINTON FALLS **R-25-205**
COUNTY OF MONMOUTH

RESOLUTION – APPROVAL OF BILLS – November 10, 2025

WHEREAS, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending November 10, 2025; 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	7,104,709.40
SEWER UTILITY	22,994.80
GRANT FUND	1,509.94
TRUST FUNDS	51,225.19
ESCROW	38,745.00
ADDITIONS	<u>1,440,351.67</u>
TOTAL	<u>\$8,659,536.00</u>

CERTIFICATION OF FUNDS:

ADJOURNMENT

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

ROLL CALL

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

TIME: 8:06pm

Respectfully Submitted,

Michelle Hutchinson, Borough Clerk

Dr. Lawrence A. Dobrin, Council President

APPROVED AT A MEETING HELD ON: