

REGULAR MEETING
SEPTEMBER 1, 2026
BOROUGH COUNCIL

Council President Mr. Nesci called the Regular Meeting to order at 6:30 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.”

ROLL CALL (Executive Meeting)

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

EXECUTIVE SESSION

Council President Mr. Nesci asked Mr. Starkey to read the following Executive Session Resolution:

BOROUGH OF TINTON FALLS **R-26-154**
COUNTY OF MONMOUTH

RESOLUTION TO ENTER EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act provides that the Borough Council may go into executive session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12; and

WHEREAS, it is recommended by the Director of Law that the Borough Council go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the Council shall go into executive session to discuss the following items:

- 1) **Potential Property Acquisitions or Sales** – N.J.S.A. 10:4-12(b)(5)
None
- 2) **Personnel Matters** – N.J.S.A. 10:4-12(b)(8)
Personnel Matter
- 3) **Contract Negotiations** – N.J.S.A. 10:4-12(b)(4) or (b)(7)
None
- 4) **Litigation/Potential Litigation** – N.J.S.A. 10:4-12(b)(7)
None

Ms. Buckley offered a motion to approve Resolution R-26-154, seconded by Mr. Neis.

ROLL CALL

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

Council President Mr. Nesci advised that at this time Council would move into Executive Session.

Council President Mr. Nesci advised that Council was back on the record at 7:39 PM for the start of the Regular Meeting.

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ROLL CALL (Regular Meeting)

PRESENT: Mr. Alessi, Ms. Buckley, 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 Neff, Borough Engineer

Council President Mr. Nesci asked the Director of Law, Kevin Starkey to summarize the executive session discussion.

Mr. Starkey stated that there is one item discussed in the Executive Session, the Council discussed a personnel matter.

All present stood for a salute to the Flag.

APPROVAL OF MINUTES

Ms. Buckley offered a motion to approve August 11, 2026 Regular Meeting Minutes seconded by Mr. Neis.

ROLL CALL

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

REPORT OF MAYOR/COUNCIL/ADMINISTRATION

Certificate of Recognition - Eagle Scout Zachary Rosenthal

Mayor Clay presented a certificate of recognition to Eagle Scout Zachary Rosenthal and listed his volunteer service accomplishments.

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Environmental Resource Inventory Presentation:

Environmental Commission member Barbara Kulberg presented a summary report on the completion of the new Environmental Resource Inventory (ERI), the first update since 1975. The project was funded through a Sustainable Jersey/PSE&G grant and Borough matching funds, with Kratzer Environmental serving as the consultant. The Commission remained well under budget. Over the past two years, the TFEC conducted extensive community outreach, hosted educational events, partnered with the library and MRHS Environmental Club, and gathered resident survey input. The ERI compiles current natural resource data for Tinton Falls and will be available on the Borough website by Community Day, September 26, where a blue-ribbon ceremony will be held. The ERI will support Borough planning, provide valuable environmental information, and help earn Sustainable Jersey points. The Commission thanked Borough leadership for their support.

Deborah Kratzer delivered a presentation on the newly completed Environmental Resource Inventory (ERI) for Tinton Falls. She outlined the purpose of the ERI, key resource data, selected maps, and major findings across topics including land use, climate trends, geology, groundwater, surface water, biological resources, open space, and critical environmental areas. The ERI compiles extensive factual information, including 361 pages of text, maps, tables, and references, funded by Sustainable Jersey and PSE&G. The presentation also reviewed next steps, including Planning Board adoption of the ERI as part of the Master Plan and public availability on the Borough website.

Mr. Nesci announced a break from 8:16pm to 8:19pm

Borough Engineer – Thomas Neff

Mr. Neff provided an update on road work near the municipal complex on Pearl Harbor and Corregidor, which is related to the Vogel Medical Campus project. The contractor expects to finish Pearl Harbor Road by the end of this week, weather permitting, with possible delays into early next week. Work on Corregidor Road is expected to be completed by September 18. Residents should expect detours and closures in the area over the next few weeks.

Business Administrator – Christopher J. Camilleri

Mr. Camilleri reminded everyone that JCP&L will hold a Q&A on the recent power outages on September 17th at 7 p.m. in the Community Room, as the Zoning Board will be using the courtroom. He also noted that Community Day is on September 26th.

Mayor Risa Clay

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Mayor Clay thanked Mrs. Kulberg and the Environmental Commission for their thorough report and hard work. She echoed Mr. Camilleri’s comments about the JCP&L session, stressing the importance of residents voicing their concerns in person rather than on social media, and encouraged attendance.

Director of Law – Kevin Starkey

Mr. Starkey announced that Councilmember Parikh resigned on August 28th, creating a vacancy that may be filled by a majority vote of the remaining council within 30 days. Any appointment would occur at a public meeting, and the appointee would serve through December 31, 2027, with the seat up for election in November 2027.

Borough Clerk – Michelle Hutchinson

-Ms. Hutchinson had no report.

-Mr. Alessi reported that the Planning Board meeting on August 26th was canceled, with the next meeting set for September 9th. He congratulated Zach on achieving Eagle Scout, noting the dedication involved and praising Zach and his parents. He also thanked Barbara Kulberg and the ERI team, calling their work an incredible long-term resource for the Borough. He reminded everyone that September 11th marks the 25th anniversary and said Councilman Neis will share details about upcoming events, encouraging residents to participate.

- Ms. Buckley thanked the ERI team, especially Barbara Kulberg and Debbie Kratzer, noting the impressive work and detail that went into the planning sessions and its value. She said she’s looking forward to Community Day. She announced that the next library meeting is Thursday evening, the last TFEC meeting was August 20th, and the next Historic Commission meeting is September 14th. She also reminded everyone about September 11th, sharing that she lost a friend.

-Mr. Neis reported attending several events, including the August 15th Community Day of Prayer at Sycamore Park with the Mayor. He noted that the next Zoning Board meeting is September 3rd at 7:30 p.m. He also highlighted the 25th anniversary of September 11th, sharing that he was deeply affected as Chief at the time and lost six colleagues. Wayside Fire Department will hold a walk from Liberty Park to the firehouse from 4–6 p.m., and the Tinton Falls Fire Department will hold a ceremony at 6:45 p.m. He also mentioned that Community Day will take place from 3:30 to 8:30 p.m.

-Mr. Nesci shared an update on the recent Borough Council vacancy. The Council is accepting applications from qualified residents interested in being considered for the appointment. Submissions will be reviewed and an appointee selected in accordance with New Jersey law to serve the remainder of the term. Interested residents must submit a resume and/or cover letter to the Municipal Clerk by 1:00 p.m. this Friday, September 4, 2026. Full eligibility requirements and submission instructions will be posted tonight on the Borough website and official social media. He encouraged all qualified residents to apply.

ORDINANCES FOR INTRODUCTION

There were no ordinances on for introduction this evening.

ORDINANCES FOR FINAL CONSIDERATION

Ms. Hutchinson read the Title Of The Ordinance: **ORDINANCE NO. 2026-1550 AN ORDINANCE AMENDING CHAPTER 4 OF THE BOROUGH CODE, ENTITLED “GENERAL LICENSING,” BY AMENDING § 4-20, “MOTEL HOTEL GUEST REGISTRATION,” TO ESTABLISH LIMITATIONS ON THE DURATION OF HOTEL AND MOTEL OCCUPANCY AND TO PRESERVE THE TRANSIENT NATURE OF HOTEL AND MOTEL USES.**

Mr. Neis offered a motion to open the Public Hearing on Ordinance No. 2026-1550, seconded by Mr. Alessi.

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. 2026-1550, seconded by Mr. Alessi.

ROLL CALL

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

PUBLIC HEARING CLOSED

Mr. Alessi offered a motion to adopt Ordinance No. 2026-1550, seconded by Mr. Neis.

ROLL CALL

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

Ms. Hutchinson read the Title Of The Ordinance: **ORDINANCE NO. 2026-1551 AN ORDINANCE CREATING A NEW CHAPTER 26 OF THE BOROUGH CODE, TO BE ENTITLED “SHORT-TERM RENTALS”.**

Ms. Buckley offered a motion to open the Public Hearing on Ordinance No. 2026-1551, 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. 2026-1551, seconded by Mr. Alessi.

ROLL CALL

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

PUBLIC HEARING CLOSED

Mr. Alessi offered a motion to adopt Ordinance No. 2026-1551, seconded by Mr. Neis.

ROLL CALL

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

Ms. Hutchinson read the Title Of The Ordinance: **ORDINANCE NO. 2026-1552 AN ORDINANCE AMENDING THE GENERAL PENALTY PROVISIONS OF THE BOROUGH CODE OF THE BOROUGH OF TINTON FALLS TO AUTHORIZE PER-DAY FINES FOR CONTINUING ORDINANCE VIOLATIONS.**

Ms. Buckley offered a motion to open the Public Hearing on Ordinance No. 2026-1552, seconded by Mr. Neis.

ROLL CALL

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

PUBLIC HEARING OPEN

There being no comments, Mr. Alessi offered a motion to close the Public Hearing on Ordinance No. 2026-1552, seconded by Mr. Neis.

ROLL CALL

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

PUBLIC HEARING CLOSED

Mr. Neis offered a motion to adopt Ordinance No. 2026-1552, seconded by Ms. Buckley.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, 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. Alessi.

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

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

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

ROLL CALL

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

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-155

**RESOLUTION RELEASING REFORESTATION BOND FOR
STAVOLA REALTY COMPANY BOROUGH OF TINTON FALLS
BLOCK 113.02 LOT 5.03**

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WHEREAS, a request has been made for the release of Reforestation Bond for Stavola Realty Company Borough Of Tinton Falls Block 113.02 Lot 5.03 and

WHEREAS, by letter dated August 18, 2026 (said letter attached hereto and made part of this Resolution), the Borough Engineer has certified that all required approvals have been obtained and recommends the release of the Reforestation Bond;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the Reforestation Bond be released, subject to the payment of any and all outstanding engineering and inspection fees.

BOROUGH OF TINTON FALLS **R-26-156**
COUNTY OF MONMOUTH

RESOLUTION - REFUNDING SEWER OVERPAYMENT

WHEREAS, an overpayment of a sewer bill on the following property has been paid in error creating an overpayment by the property owner.

<u>NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>TOTAL</u>
Tracey Lucas 154 Frontier Way Tinton Falls, NJ 07753	124.15	1	\$834.00

and,

WHEREAS, said error has resulted in an overpayment of the sewer bill for 2026 in the amount of \$834.00 as certified by the Borough Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that a refund in the amount of \$834.00 is hereby approved for the aforementioned property.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the amount of overpayment to be \$834.00.

BOROUGH OF TINTON FALLS **R-26-157**
COUNTY OF MONMOUTH

RESOLUTION - REFUNDING TAX OVERPAYMENT

WHEREAS, overpayments of 2026 3rd quarter Taxes have been made as a result of Title Companies over-estimating the 3rd quarter of 2026.

<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Amount</u>
(HEREBY ATTACHED AND MADE PART OF THIS RESOLUTION)			\$3,915.47

and,

WHEREAS, said payments have resulted in overpayments of the 2026 3rd quarter taxes by Title Companies, in the total amount of \$3,915.47, as certified by the Borough Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that refunds totaling \$3,915.47 are approved for the attached properties.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the total amount of overpayments to be \$3,915.47.

BOROUGH OF TINTON FALLS **R-26-158**
COUNTY OF MONMOUTH

RESOLUTION REFUNDING RECREATION FEES

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

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

WHEREAS, the Recreation Superintendent was informed that the following registered individuals will be withdrawing from one week of the Summer Camp Program due to illness and unable to participate in a trip. A refund in the amount listed shall be issued to the participant.

Program	Deposit Date	Payee	Amount Paid	Processing/Cancellation Fee Applied/	Refund Amount
Summer Camp	March 31, 2026	Julia Meyer	\$185.00	0	\$185.00

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-159

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 was informed that the following registered individuals will be issued a refund due to lack of enrollment for the girls' soccer in 3rd and 4th grade girls, 5th and 6th grade girls and 7th and 8th grade girls. A refund in the amount listed shall be issued to the participants.

Program	Deposit Date	Payee	Amount Paid	Processing/Cancellation Fee Applied/	Refund Amount
Fall Soccer 2026	June 15, 2026	Jessica Foley	\$98.00	0	\$98.00
Fall Soccer 2026	June 24, 2026	Susana Welch	\$196.00	0	\$196.00
Fall Soccer 2026	July 10, 2026	Katherine Tommaso	\$98.00	0	\$98.00

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-160

**RESOLUTION AUTHORIZING SALE OF COMPOST AND LEAVES NOT NEEDED
FOR PUBLIC USE BY PRIVATE SALE**

WHEREAS, the Department of Public Works undertakes leaf collection in the Borough that produces approximately 3200 cubic yards of compost each year; and

WHEREAS, the efforts of the DPW to turn and move the leaves, not including the collection of leaves, cost the Borough approximately \$27,000 per year; and

WHEREAS, the vast majority of the compost, approximately 98%, is auctioned off at an average price of \$500.00 for the total; and

WHEREAS, the Borough could recognize substantial savings if DPW did not have to turn and move the leaves each year; and

WHEREAS, the leaves and compost are not needed for public use;

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-36(6), authorizes the sale of personal property no longer needed for public use by way of a private sale without advertising when the value of the property is under 15% of the bid threshold (\$7,950).

NOW, THEREFORE BE IT HEREBY RESOLVED that the leaves and compost collected annually by the Department of Public Works is authorized to be sold, in accordance with N.J.S.A. 40A:11-36(6), by way of a private

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sale to Mazza Recycling Services, Inc., 3230 Shafto Road, Tinton Falls, NJ, at the price of Five Hundred Dollars (\$500.00).

BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**R-26-161**

RESOLUTION – APPROVAL OF BILLS – September 1, 2026

WHEREAS, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending September 1, 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	4,118,621.58
SEWER UTILITY	300,763.82
GENERAL CAPITAL	100,817.10
GRANT FUND	57,459.69
TRUST FUNDS	65,425.09
DOG TRUST FUND	4,119.10
ESCROW	61,295.90
ADDITIONS	<u>1,074,284.71</u>
TOTAL	<u>\$5,782,786.99</u>

CERTIFICATION OF FUNDS:

ADJOURNMENT

Mr. Alessi offered a motion to adjourn, seconded by Mr. Neis.

ROLL CALL

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

TIME: 8:33pm

Respectfully Submitted,

Michelle Hutchinson, Borough Clerk

Michael J. Nesci, Council President

APPROVED AT A MEETING HELD ON: