

**REGULAR MEETING
MARCH 17, 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 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 November 10, 2025."

ROLL CALL (Regular Meeting)

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

ALSO PRESENT: Michelle Hutchinson, Borough Clerk
Kevin Starkey, Director of Law
Risa Clay, Mayor
Thomas Fallon, Interim Business Administrator/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 February 17, 2026, Regular Meeting Minutes seconded by Mr. Alessi.

ROLL CALL

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

Mayor Clay presented the certificate of recognition to the following recipients:

Certificate of Recognition to Rashidah Cartwright



REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL

Certificate of Recognition to Michele Risley



Certificate of Recognition to Sara Weimer



**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

Council recessed from 7:41pm to 7:43pm

REPORT OF MAYOR/COUNCIL/ADMINISTRATION

Engineer’s Report- Thomas Neff

Mr. Neff reported on Resolution R-26-067 Award of Contract for 2026 Roadway Improvement Project awarding PNA Construction the bid and listed the streets included in the project. The Borough received a plaque award from the American Sports Builders Association for the Sycamore Park Complex softball fields project for excellence in design. Kudos to everyone involved.

Director of Finance/Administration – Thomas Fallon

Mr. Fallon reported closing on the issuance of \$14.4 million bond anticipation notes with an interest rate of 2.35%. Budget introduction will be on April 21st and public hearing and adoption on May 19th.

Mayor Risa Clay

Mayor Clay announced the hiring of a new PIO, Eileen Connair. The State Police are enforcing our truck ordinance on Hope Road. Mayor Clay and Mr. Parikh attended the first performance of the Tinton Falls Parents & Teachers Music Association, who performed *Frozen*, which was fantastic. Attended a planning session at the Arch Angel Partners for Mental Health looking to partner with them on some initiatives. Planning to highlight businesses in town a couple times a month. The Mayor’s Citizen of the Year Award is Stacey Slowinski to be recognized at the Memorial Day celebration. She mentioned upcoming highlights for the Recreation Department such as the Daughter Dance, Summer Camp registration and the Egg Hunt.

Director of Law – Kevin Starkey

Mr. Starkey had no report.

Borough Clerk – Michelle Hutchinson

-Ms. Hutchinson had no report.

-Mr. Alessi reported the Planning Board met last Wednesday and approved Tractor Supply improvements.

-Ms. Buckley congratulated the nominees. She reported the Green Team meeting tomorrow at 7:00pm. The next Environmental Commission meeting is Thursday, March 26th at 7:30pm and the next Library meeting is April 9th.

-Mr. Neis reported attending the NJLM budgeting course on March 7th. On March 9th he attended the Asbury Parlor Gallery for the Women’s History Month with Ms. Buckley. The next Zoning Board meeting is April 9th.

-Mr. Parikh reported attending the Historic Preservation Commission meeting on March 9th discussing new initiatives and plans for the 250th celebration. Hoping to present a full list of planned events at the next council meeting. The next HPC meeting will be April 13th. The next Board of Education meeting will be on budgets. The TF Board of Education meeting is April 19th and the MRHS Board of Education meeting is April 27th. The Recreation Department did a phenomenal job closing out the 8-week basketball program with the celebration of awards. He attended Hop with a Cop event hosted by the Police Department and the PTA. The program was well attended and echoed the mayor’s remarks regarding the *Frozen* performances.

-Mr. Nesci has no report.

ORDINANCES FOR INTRODUCTION

Ms. Hutchinson read the title of the Ordinance: **ORDINANCE NO. 2026-1544 AN ORDINANCE AMENDING CHAPTER 20 OF THE BOROUGH CODE, ENTITLED “HEALTH REGULATIONS” TO BE CONSISTENT WITH THE FEE SCHEDULE OF THE FREEHOLD BOARD OF HEALTH**

Ms. Hutchinson stated that the public hearing would be scheduled for Tuesday April 7, 2026.

Mr. Alessi offered a motion to introduce Ordinance No. 2025-1544 seconded by Mr. Parikh.

ROLL CALL

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

ABSTAIN: None

NAYS: None

ABSENT: None

**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

**BOROUGH OF TINTON FALLS
MONMOUTH COUNTY
NEW JERSEY**

ORDINANCE NO. 2026-1544

**AN ORDINANCE AMENDING CHAPTER 20 OF THE BOROUGH CODE,
ENTITLED "HEALTH REGULATIONS" TO BE CONSISTENT WITH THE FEE SCHEDULE OF THE
FREEHOLD BOARD OF HEALTH**

BE IT ORDAINED by the Borough Council of the Borough of Tinton Falls as follows:

SECTION 1. Chapter 20 of the Borough Code, entitled "Health Regulations" is hereby amended in the various sections listed below, to read as follows (underlined portions to added; ~~struckthroughs~~ to be deleted):

§ 20-1. RETAIL FOOD ESTABLISHMENT CODE.

§ 20-1.1. Adoption of Standards.

A code regulating retail food establishments and fixing penalties for violations is hereby established pursuant to N.J.S.A. 26:3-69.1 to 69.6. A copy of this code is annexed hereto and made a part hereof without the inclusion of the text thereof herein.

§ 20-1.2. Title.

The code established and adopted by this chapter is described and commonly known as the "Retail Food Establishment Code of New Jersey (1965)."

§ 20-1.3. Copies on File.

Three copies of the Retail Food Establishment Code of New Jersey (1965) have been placed on file in the office of the Director of the Department of Health and Welfare for use and examination by the public.

§ 20-1.4. Fees and Charges

A. The following fees shall be paid for inspections and issuance of a food handler's license:

(1) Temporary food establishment to be open less than seven days: \$35.00

(2) Mobile food vendors (i.e. ice cream, seasonal food vendors, etc.): \$100

(3) One to 50 seats or less than 3,000 square feet: \$150

(4) Fifty-one to 200 seats or 3,001 square feet to 10,000 square feet: \$250

(5) Two hundred one seats or more than 10,000 square feet: \$400

B. Late fees. Every licensed personnel who fails to complete his/her renewal application as of January 31 of the licensing year shall be assessed a late fee equaling 50% of the license fee. The late fees are set forth as follows:

(1) One to fifty seats: \$60 late fee.

(2) Fifty-one to 200 seats: \$125 late fee.

(3) Two hundred plus seats: \$200 late fee.

C. Food inspection: included in cost of annual permit.

D. Food reinspection:

a. 1st offense annually: \$100

b. 2nd offense annually: \$200

c. 3rd offense annually: \$300

d. 4th ore more annually: \$500

E. Food Establishment Plan Review

a. Establishments other than restaurants:

(1) Between 0 and 4,000 square feet: \$275/plan

**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

- (2) Between 4,001 and 10,000 square feet: \$500/plan
- (3) Over 10, 000 square feet: \$825/plan
- b. Restaurants
 - (1) Seating capacity up to 100: \$275/plan
 - (2) Seating capacity over 100: \$550/plan
- c. Minor Alterations to Existing Restaurant/Establishment: \$150/plan

F. Well Drilling

- a. The fee for the filing of an application and plans and issuance of a permit to drill, construct, install or redesignate the use of any well shall be \$50.

§ ~~20-1.5~~ 20-1.4. Violations and Penalties.

Any person who violates any provision of or order promulgated under this chapter or Code established herein shall, upon conviction, be liable to a penalty established in Chapter 1, Section 1-5. Each day a particular violation continues shall constitute a separate offense.

* * *

§ 20-3. SEPTIC TANKS.

§ 20-3.1. Permit Required.

No person shall hereafter alter, construct or maintain within the Borough any privy, septic tank, cesspool, vault or other place used for the reception or storage of human excrement without first obtaining a permit therefor from the Construction Official, except that no cesspool shall hereafter be constructed.

§ 20-3.2. Application for Permit; Fee.

Any person who may desire to construct or alter a privy, septic tank, cesspool, vault or other place for the reception or storage of human excrement shall make written application to the Construction Official for a permit therefor, which application shall be accompanied by written plans in sufficient detail as the Construction Official may desire, showing the location of such proposed place, the materials of which the same is proposed to be constructed and the dimensions thereof, together with permit fees as follows: ~~together with a permit fee of \$5.~~

- A. New construction/alteration: \$350
- B. Repair with engineer: \$350
- C. Repair without engineer: \$100

* * *

§ 20-11. PUBLIC RECREATION BATHING.

§ 20-11.1. Adoption by Reference.

Title 8, Chapter 26, Public Recreational Bathing Code, is hereby adopted.

~~§ 20-11.2. Fees and Charges Established.~~

~~The following fees/charges are hereby established:~~

- ~~a. Issuance or renewal of a permit to operate a public swimming pool, \$50 annually.~~
- ~~b. All alterations, construction and installation regulations are set forth in the Borough of Tinton Falls Development Regulations and the B.O.C.A. Code which has been adopted by the Borough of Tinton Falls.~~

§ 20-11.2 Fees and Charges Established

The following fees/charges are hereby established:

- a. Issuance of a permit to locate and construct a public swimming pool: \$200
- b. Issuance of a permit to alter a public swimming pool: \$150
- c. Issuance or renewal of a permit to operate a public swimming pool: \$500
- d. Facility plan review: \$200

**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

- e. Facility inspection: included in cost of annual permit
- f. Facility reinspection: \$75
- g. All alterations, construction and installation regulations are set forth in the Borough of Tinton Falls Development Regulations and the B.O.C.A. Code which has been adopted by the Borough of Tinton Falls.

§ 20-11.3. Compliance Required.

It shall be unlawful for any person, persons, firm or corporation to maintain a public swimming pool without first complying with the provisions of this chapter as provided herein.

§ 20-11.4. Termination Date.

All permits to operate a public swimming pool shall terminate on December 31 and shall be renewable no later than January 31.

§ 20-11.5. Payment of Fees.

All fees/charges for public swimming pools as set forth in this section shall be paid in advance of the issuance of the permit.

§ 20-11.6. Enforcement.

The Health Officer is hereby authorized and directed to enforce the terms and conditions of this chapter.

* * *

§ 20-14 FACILITIES USED BY THE PUBLIC [new section]

Schedule of Inspection Fees. The following fees shall be paid to the Township's Board of Health for plan reviews, inspections and reinspections of facilities used by the public:

Schedule of Inspection Fees

<u>Activity</u>	<u>Fee</u>
<u>Animal facility operations</u>	
Plan review	\$175
Inspection	\$100
Facility reinspection	\$75
<u>Body art/tattoo establishments</u>	
Plan review	\$300
Inspection/annual license fee	\$200
<u>Day-care facilities/preschool</u>	
New facility/pre-operational inspection	\$125
Facility audit	\$100
Facility re-audit	\$75
<u>Youth camps</u>	
Plan review	\$250
Pre-operational inspection	\$125
Facility reinspection	\$75

Kennel – application and license to be issued by the Freehold Board of Health

SECTION 2. Repealer.

All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3. Severability.

**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

SECTION 4. Effective Date.

This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

PUBLIC DISCUSSION

Mr. Parikh 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.

Jeffrey George, Tinton Falls –Mr. George was told to leave the Sycamore Park after hours. He felt that the police were acting in violation of his rights. He will continue to post on social media.

There being no further comments, Mr. Neis offered a motion to close the Public Discussion, seconded by Mr. Parikh.

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

ROLL CALL

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

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-066

RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS

WHEREAS, an emergent condition has arisen with respect to the general operations of the Borough of Tinton Falls and no adequate provision could have been made in the 2026 temporary appropriations for the aforesaid purpose, and N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned, and

**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

WHEREAS, the total emergency temporary resolutions adopted in the year 2026 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$8,000,907 for the general budget and \$1,582,000 for the sewer utility operating budget.

NOW, THEREFORE, BE IT RESOLVED that in accordance with the provisions of N.J.S. 40A: 4-20:

1. An emergency temporary appropriation be and the same is hereby made for general operations in the amount of \$7,750,907 and for sewer operations in the amount of \$1,582,000, as per attached schedule
2. That said emergency temporary appropriations will be provided for in the 2026 budget under the same titles
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-067

**RESOLUTION OF AWARD
OF CONTRACT #26-3
2026 ROADWAY IMPROVEMENT PROGRAM**

WHEREAS, eight (8) bids were received on Thursday, March 5, 2026 for Contract #26-3 for the 2026 Roadway Improvement Program; and

WHEREAS, P & A Construction, Inc., P.O. Box 28, Colonia, NJ 07067 submitted the lowest responsible bid in the amount of \$2,580,750.00 for the above contract; and

WHEREAS, the Director of Law has found the bid to be in order, and Thomas P. Neff, PE, PP, CME, CFM, Borough Engineer, recommends award in his bid report attached dated March 6, 2026; and

WHEREAS, this award shall be made subject to New Jersey Department of Transportation Local Aid concurrence; and

NOW, THEREFORE BE IT RESOLVED that P & A Construction, Inc., P.O. Box 28, Colonia, NJ 07067 be awarded a contract in the amount of \$2,580,750.00 for the 2026 Road Improvement Program;

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute a contract for the Borough of Tinton Falls as specified herein above.

I hereby certify funds are available from: Ordinance #2025-1530

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-068

**RESOLUTION AUTHORIZING CONTRACT FOR
PROFESSIONAL ENGINEERING SERVICES – T & M ASSOCIATES
2026 ROAD IMPROVEMENT PROGRAM
CONTRACT ADMINISTRATION & INSPECTION SERVICES**

WHEREAS, the Borough of Tinton Falls has a need for professional engineering services for the 2026 Road Improvement Program, contract administration and inspection services; and

WHEREAS, T & M Associates is one of the approved Engineering Companies that was approved by Resolution R-2-016 adopted on January 20, 2026; and

WHEREAS, these services will include contract administration and inspection as described in the proposal attached dated March 5, 2026; and

WHEREAS, this contract is to be awarded for an amount not to exceed \$265,000; and

WHEREAS, this contract will be for one year from the date of award;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that T & M Associates, 11 Tindall Road, Middletown, NJ 07748-2792, is hereby authorized to provide professional engineering services as described in the proposal dated March 5, 2026, for an amount not to exceed \$265,000; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to publish a public notice of this Resolution as required by law.

I hereby certify funds are available from: Ordinance #2025-1530

BOROUGH OF TINTON FALLS

R-26-069

**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

COUNTY OF MONMOUTH

RESOLUTION - AUTHORIZING CANCELLATION OF MUNICIPAL CERTIFICATE OF SALE

WHEREAS, Tax Sale Certificate #24-03394 was issued to the Borough of Tinton Falls for property tax and sewer charges on Block 129 Lot 2.35 (24 South Pointe Circle), assessed to Kenneth Lutz at a tax sale held on December 11, 2024

WHEREAS, Through the Mount Laurel Deed Extension Program, the full amount of the certificate's delinquency has been paid.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Municipal Clerk of the Borough of Tinton Falls are hereby authorized to endorse Certificate of Sale #24-03394 for cancellation.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify that Tax Sale Certificate #24-03394 was redeemed on February 26, 2026.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-070

RESOLUTION - REFUNDING TAX OVERPAYMENT

WHEREAS, an overpayment of 2026 1st quarter taxes on the following property has been paid in error creating an overpayment by the Title Company and the Mortgage Company.

<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Amount</u>
Trident Land Transfer Company 7000 Lincoln Drive East Suite 105 Marlton, NJ 08053	147	10.48	\$2,614.36

Re: William & Diane Benwell from Thomas & Kathleen Russo
24 Abbey Road
and,

WHEREAS, said error has resulted in an overpayment of the 2026 1st quarter taxes in the amount of \$2,614.36 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 \$2,614.36 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 \$2,614.36.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-26-071

RESOLUTION – APPROVAL OF BILLS – March 17, 2026

WHEREAS, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending March 17, 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	840,615.67
SEWER UTILITY	27,284.19
GENERAL CAPITAL	41,705.54
TRUST FUNDS	83,680.24
DOG TRUST FUND	2,965.80

**REGULAR MEETING
MARCH 17, 2026
BOROUGH COUNCIL**

ESCROW	15,288.75
ADDITIONS	1,726,080.32
TOTAL	<u>\$2,737,620.51</u>

CERTIFICATION OF FUNDS:

ADJOURNMENT

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

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: April 21, 2026.