

**REGULAR MEETING  
SEPTEMBER 2, 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.”

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**ROLL CALL (Regular Meeting)**

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

ABSENT: Mr. Nesci

ALSO PRESENT: Michelle Hutchinson, Borough Clerk

Kevin Starkey, Director of Law

Risa Clay, Mayor

Charles Terefenko, Business Administrator

Thomas Fallon, Director of Finance

Thomas Neff, Borough Engineer

Dr. Dobrin made a brief statement welcoming the recipients of tonight’s awards and their families and made mention of the upcoming 75<sup>th</sup> Jubilee event on September 4, 5 and 6<sup>th</sup>.

All present stood for a salute to the Flag.

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**APPROVAL OF MINUTES**

*Ms. Buckley offered a motion to approve July 8, 2025, Regular Meeting Minutes seconded by Mr. Parikh.*

**ROLL CALL**

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

ABSTAIN: None

NAYS: None

ABSENT: Mr. Nesci

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**REPORT OF MAYOR/COUNCIL/ADMINISTRATION**

Certificates of Recognition were read, and presented by Mayor Clay to:

Sofia Schaible, Marine Academy of Science & Technology

Lia Saiz-Stagich, Valedictorian of Tinton Falls Middle School

Caleigh McManus, Salutatorian of Tinton Falls Middle School

Next Steps Adult Day Program



REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL



A recess was called from 7:47pm to 7:50pm

**REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL**

**Borough Engineer – Thomas Neff**

Mr. Neff had no report.

**Director of Finance- Thomas Fallon**

Mr. Fallon reported on Moody’s annual audit ratings with Tinton Falls remaining the highest rated municipality in the State of New Jersey and Monmouth County with AAA1 rating. He listed the financial reasoning by Moody’s.

**Business Administrator – Charles Terefenko**

Mr. Terefenko provided an update on the 75<sup>th</sup> Anniversary event with the number of sponsors and vendors. He listed the activities and on which date and time they were taking place throughout the three-day event. He thanked all the volunteers who helped throughout the planning of the event.

**Mayor’s Report- Risa Clay**

Mayor Clay reported on August 14<sup>th</sup> visited the Panther Pals program learning about safety; August 16<sup>th</sup> participated in the Community Day of Prayer along with ten local houses of worship and presented a certificate of recognition to AME Zion Church for their dedication to Tinton Falls; on August 21<sup>st</sup> along with Mr. Alessi, Mr. Neff and Mr. Terefenko attended MCRC accountability meeting regarding ongoing upgrades; in the evening, attended 75<sup>th</sup> Anniversary planning session; on August 22<sup>nd</sup> regular office hours to meet with residents and discuss local concerns; attended the AYF pep rally with Ms. Buckley, Mr. Alessi, Mr. Parikh, Dr. Dobrin and Mr. Terefenko; speaker at the Eagle Scout Court of Honor for R.J. Lynch on his distinguished achievements; on August 23<sup>rd</sup> attended Taste of Tinton Falls event hosted by Friends of the Crawford House whose fundraising proceeds support community programs at the Crawford House and congratulated Stacy Slowinski and all the volunteers for a successful event; on August 25<sup>th</sup> attended the library’s summer reading program and joined students in their activities and thanked Lauren Gormley, Director, for leadership in program development; on August 28<sup>th</sup> held informal office hours and met with residents. Mayor Clay announced on September 11<sup>th</sup> Tinton Falls Fire Company #1 will have their annual 9/11 memorial service at 7:00pm. Noted the school year is in session and wished students and teachers well. Mentioned the passing of Lillian Burry, Monmouth County Commissioner, and provided condolences to her family from the Borough and listed her many accomplishments throughout the years of service.

**Director of Law – Kevin Starkey**

Mr. Starkey had no report.

**Borough Clerk – Michelle Hutchinson**

Ms. Hutchinson had no report.

-Mr. Alessi reported the Shade Tree Commission meeting tomorrow at 7:00pm at the Crawford House. The Zoning Board of Adjustment meeting Thursday at 7:30pm has Jet Red, LLC application which is a fifty-five and over development from Shafto Road.

-Ms. Buckley echoed Mayor Clay’s statement on the success of Taste of Tinton Falls event at the Crawford House. Offered condolences to Lillian Burry’s family on her passing. Congratulated Mr. Fallon on the excellent credit rating and mentioned the many years of no comments, no findings or recommendations from the audit reports which represent how fiscally responsible the Borough is, and credit goes to Mr. Fallon.

-Mr. Parikh reported attended the Monmouth Regional Board of Education meeting stating business as usual and everyone was excited about the 75<sup>th</sup> Anniversary celebration. Also, he attended the Tinton Falls Board of Education meeting where the strategic planning sessions results were presented by Dr. Tehan, New Jersey Board Association, with actionable items. Attended the AYF prep rally, Eagle Scout Honor presentation and Taste of Tinton Falls event. Echoed Ms. Buckley’s comments about Mr. Fallon’s wonderful efforts regarding the bond rating. Thanked Mr. Terefenko and Ms. Kishore for all their efforts managing the 75<sup>th</sup> Anniversary event.

-Dr. Dobrin echoed the sentiments about Mr. Fallon’s, Mr. Terefenko and Ms. Kishore efforts. Requested to move the Zoning Board meeting due to the 75<sup>th</sup> Anniversary event but was unsuccessful. Suggested everyone is welcomed to participate at the 9/11 memorial service at the fire house.

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**ORDINANCES FOR INTRODUCTION - None**

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**ORDINANCES FOR FINAL CONSIDERATION**

Ms. Hutchinson read the title of the Ordinance: **2025-1530 BOND ORDINANCE PROVIDING FOR THE BOROUGH'S 2025-2026 ROAD IMPROVEMENT PROGRAM, APPROPRIATING \$4,100,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,700,000 BONDS AND NOTES TO FINANCE A PORTION OF**

**REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL**

**THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF TINTON FALLS, IN THE  
COUNTY OF MONMOUTH, NEW JERSEY**

*Ms. Buckley offered a motion to open the Public Hearing on Ordinance No. 2025-1530, seconded by Mr. Alessi.*

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

**PUBLIC HEARING OPEN**

*There being no comments, Ms. Buckley offered a motion to close the Public Hearing on Ordinance No. 2025-1530, seconded by Mr. Parikh.*

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

**PUBLIC HEARING CLOSED**

*Mr. Parikh offered a motion to adopt Ordinance No. 2025-1530, seconded by Ms. Buckley.*

**ROLL CALL**

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

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Ms. Hutchinson read the title of the Ordinance: **2025-1531 ORDINANCE AMENDING CHAPTER 14, “FIRE PREVENTION,” REGARDING LOCAL FIRE SAFETY ENFORCEMENT, TO COMPLY WITH P.L. 2025, C. 19**

*Mr. Alessi offered a motion to open the Public Hearing on Ordinance No. 2025-1531, seconded by Ms. Buckley.*

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

**PUBLIC HEARING OPEN**

*There being no comments, Mr. Parikh offered a motion to close the Public Hearing on Ordinance No. 2025-1531, seconded by Ms. Buckley.*

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

**PUBLIC HEARING CLOSED**

*Mr. Alessi offered a motion to adopt Ordinance No. 2025-1531, seconded by Ms. Buckley.*

**ROLL CALL**

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

**REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL**

NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

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Ms. Hutchinson read the title of the Ordinance: **2025-1532 ORDINANCE AMENDING CHAPTER 11, “UNIFORM CONSTRUCTION CODE ENFORCING AGENCY,” TO AMEND THE MUNICIPAL ENFORCING AGENCY FEES**

*Ms. Buckley offered a motion to open the Public Hearing on Ordinance No. 2025-1532, seconded by Mr. Parikh.*

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

**PUBLIC HEARING OPEN**

*There being no comments, Mr. Parikh offered a motion to close the Public Hearing on Ordinance No. 2025-1532, seconded by Ms. Buckley.*

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

**PUBLIC HEARING CLOSED**

*Ms. Buckley offered a motion to adopt Ordinance No. 2025-1532, seconded by Mr. Alessi.*

**ROLL CALL**

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

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**PUBLIC DISCUSSION**

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

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

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

*Ms. Ellen Goldberg, Glenwood Drive* – Ms. Goldberg asked if the final ordinances were introduced and Dr. Dobrin responded affirmatively. The Environmental Commission is working on the ERI, and they are sending out a survey to the residents. Thanked Debbie Johnson for her work on the Taste of Tinton Falls event. She thanked Mr. Fallon for all his work year after year. Excited about the upcoming 75<sup>th</sup> Anniversary event. Asked about parking for the event on the weekday. Mr. Terefenko explained there will be parking at the high school and shuttle service.

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

**ROLL CALL**

AYES: All In Favor  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Nesci

**REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL**

**PUBLIC DISCUSSION CLOSED**

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**MISCELLANEOUS BUSINESS FOR THE GOOD OF THE ORDER** - None

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**RESOLUTIONS** - None

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**CONSENT AGENDA**

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

Ms. Buckley abstained from Resolution R25-168.

**ROLL CALL**

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

ABSTAIN: None

NAYS: None

ABSENT: Mr. Nesci

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**BOROUGH OF TINTON FALLS  
COUNTY OF MONMOUTH**

**R-25-167**

**RESOLUTION REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL  
GOVERNMENT SERVICES TO ESTABLISH A DEDICATED TRUST BY RIDER FOR REPLACEMENT  
TREE CONTRIBUTIONS REQUIRED BY NJAC 7:14A-25**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance, and

WHEREAS, NJAC 7:14A-25 provides for receipt of replacement tree fund contribution fees by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from replacement tree contribution fees are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

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

1. The Borough Council does hereby request permission of the Director of the Division of Local Government Services to pay expenditures under the provisions of NJAC 7:14A-25 for the exclusive purpose of depositing and expending fees contributed for replacement trees.
2. The Chief Financial Officer is hereby directed to file a certified copy of this Resolution with the Director of the Division of Local Government Services.

**BOROUGH OF TINTON FALLS  
COUNTY OF MONMOUTH**

**R-25-168**

**RESOLUTION AUTHORIZING A FIREWORKS DISPLAY AT THE  
BOROUGH'S DIAMOND JUBILEE 75<sup>TH</sup> ANNIVERSARY CELEBRATION**

**WHEREAS**, the Borough is holding a Diamond Jubilee 75<sup>th</sup> Anniversary Celebration at Sycamore Park on September 4-6, 2025; and

**WHEREAS**, the Borough desires to authorize a fireworks display as part of the 75<sup>th</sup> Anniversary celebration; and

**WHEREAS**, State law requires that the Governing Body approve a public display of fireworks by the adoption of a Resolution, in accordance with the 2018 International Fire Code, as adopted by the State at N.J.A.C. 5:70-3.2; and

**REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL**

**WHEREAS**, the Borough has entered into a contract with Garden State Fireworks, Inc. for the provision of such fireworks display at the 75<sup>th</sup> Anniversary, including a requirement of proper insurance coverage; and

**WHEREAS**, the Governing Body now desires to grant permission for the public display of fireworks.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Tinton Falls that the public display of fireworks at the 75<sup>th</sup> Anniversary Celebration on September 4-6, 2025 is hereby authorized in accordance with N.J.A.C. 5:70-3.2.

**BOROUGH OF TINTON FALLS** **R-25-169**  
**COUNTY OF MONMOUTH**

**RESOLUTION-REFUNDING REGISTRAR OF VITAL STATISTICS FEES**

**WHEREAS**, fees were collected for certified copies of a vital record.

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

**WHEREAS**, the request for the certified copy was cancelled by the requestor. A refund in the amount of \$20.00 shall be issued.

Program	Deposit Date	Payee	Amount Paid	Processing/ Fee Applied	Refund Amount
Certified Copy of a Vital Record	5/28/2025	Jacqueline Denise Clark	\$20.00		\$20.00

**NOW THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Tinton Falls that it hereby authorizes the refund of \$20.00.

**BOROUGH OF TINTON FALLS** **R-25-170**  
**COUNTY OF MONMOUTH**

**RESOLUTION-REFUNDING REGISTRAR OF VITAL STATISTICS FEES**

**WHEREAS**, fees were collected for certified copies of a vital record.

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

**WHEREAS**, the amount collected for the certified copies was incorrect. A refund in the amount of \$8.00 shall be issued.

Program	Deposit Date	Payee	Amount Paid	Processing/ Fee Applied	Refund Amount
Certified Copy of a Vital Record	7/31/2025	Andres S. Giron	\$28.00	\$1.50	\$8.00

**NOW THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Tinton Falls that it hereby authorizes the refund of \$8.00.

**BOROUGH OF TINTON FALLS** **R-25-171**  
**COUNTY OF MONMOUTH**

**RESOLUTION - CANCELING & REFUNDING SEWER OVERPAYMENT**

**WHEREAS**, adjustments made, due to water usage decrease for commercial properties, created overbillings and overpayments of 2025 sewers to properties known as:

<u>NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>CANCELLED</u>	<u>REFUND</u>	<u>AMOUNT</u>
	\$220.64	\$15,447.87	\$15,668.51		

(HEREBY ATTACHED AND MADE  
PART OF THIS RESOLUTION)

and,

**REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL**

**WHEREAS**, said adjustments resulted in overbillings and overpayments of the sewers in the amount of \$15,668.51 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 \$220.64, be cancelled for the year 2025 and that refunds totaling \$15,447.87 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 \$220.64 and the total amount of overpayment to be \$15,447.87.

**BOROUGH OF TINTON FALLS** **R-25-172**  
**COUNTY OF MONMOUTH**

**RESOLUTION - REFUNDING TAX OVERPAYMENT**

**WHEREAS**, overpayments of 2025 3<sup>rd</sup> quarter Taxes have been made as a result of duplicate payments made in error for the year 2025.

<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Amount</u>
(HEREBY ATTACHED AND MADE PART OF THIS RESOLUTION)			\$28,287.91

and,

**WHEREAS**, said duplicate payments have resulted in overpayments of the 2025 3<sup>rd</sup> quarter taxes by Title Companies, Mortgage Companies, and Homeowners in the total amount of \$28,287.91, 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 \$28,287.91 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 \$28,287.91.

**BOROUGH OF TINTON FALLS** **R-25-173**  
**COUNTY OF MONMOUTH**

**RESOLUTION – APPROVAL OF BILLS – September 2, 2025**

**WHEREAS**, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending September 2, 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**

<b>GENERAL</b>	<b>3,952,817.30</b>
<b>SEWER UTILITY</b>	<b>33,242.46</b>
<b>GENERAL CAPITAL</b>	<b>311,570.14</b>
<b>GRANT FUND</b>	<b>10,610.85</b>
<b>TRUST FUNDS</b>	<b>345,926.91</b>
<b>DOG TRUST FUND</b>	<b>22.20</b>
<b>ESCROW</b>	<b>665.00</b>
<b>TOTAL</b>	<b>4,654,854.86</b>

CERTIFICATION OF FUNDS:

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**REGULAR MEETING  
SEPTEMBER 2, 2025  
BOROUGH COUNCIL**

**ADJOURNMENT**

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

**ROLL CALL**

AYES: All In Favor

NAYS: None

ABSTAIN: None

ABSENT: Mr. Nesci

TIME: 8:17pm

Respectfully Submitted,

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Michelle Hutchinson, Borough Clerk

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Dr. Lawrence A. Dobrin, Council President

APPROVED AT A MEETING HELD ON: