

OCTOBER 20, 2025

Mayor Susan R. Marshall called the regular meeting of the Tuckerton Borough Council to order on October 20, 2025 at 7:00 pm.

Provisions of the Open Public Meetings Act were complied with as notice was published to the Beacon and the Asbury Park Press stating the time, date and place of this meeting.

The following members of Council were in attendance: Keith Vreeland, Brian Martin, Sam Colangelo Frank D'Amore, Michael Dupuis, Mayor Marshall and Ron Peterson was absent.

Mayor Marshall led the salute to the flag.

RESOLUTION #140-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING TYLER GALGANO AS SERGEANT FOR
THE BOROUGH OF TUCKERTON POLICE
DEPARTMENT**

Mr. Vreeland moved, second by Mr. Martin that Resolution #140-25 be approved as read. It was so moved the unanimous consent of Council.

Mayor Marshall swore in the newly appointed Sergeant Galgano.

Mayor Marshall presented the 2025 National Friends of Library Week Proclamation to the Tuckerton Library's staff and trustees.

RESOLUTION #141-25

**A RESOLUTION TO AFFIRM THE BOROUGH OF
TUCKERTON'S CIVIL RIGHTS POLICY WITH RESPECT
TO ALL OFFICIALS, APPOINTEES, EMPLOYEES,
PROSPECTIVE EMPLOYEES, VOLUNTEERS,
INDEPENDENT CONTRACTORS, AND MEMBERS OF
THE PUBLIC THAT COME INTO CONTACT WITH
MUNICIPAL EMPLOYEES, OFFICIALS AND
VOLUNTEERS**

Mr. Vreeland moved, second by Mr. Martin that Resolution #141-25 be approved as read. It was so moved the unanimous consent of Council.

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RESOLUTION #142-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING PAYMENT OF CLAIMS.**

Mr. Martin moved, second by Mr. Vreeland that Resolution #142-25 be approved as read.
It was so moved the unanimous consent of Council.

RESOLUTION #143-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
ADOPTING REVISIONS TO THE BOROUGH'S
PERSONNEL POLICIES AND PROCEDURES MANUAL
AND THE EMPLOYEE HANDBOOK**

Mr. Martin moved, second by Mr. Vreeland that Resolution #143-25 be approved as read.
It was so moved the unanimous consent of Council.

RESOLUTION #144-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
REQUESTING APPROVAL OF A DEDICATION BY RIDER
IN ACCORDANCE WITH NJSA 40A:4-39 FOR THE
ACCEPTANCE OF DONATIONS & THE APPROPRIATION
OF THE SAME FOR THE SOLID WASTE AND
RECYCLING CONTAINER FINE/REPLACEMENT FUND**

Mr. Martin moved, second by Mr. Vreeland that Resolution #144-25 be approved as read.
It was so moved the unanimous consent of Council.

RESOLUTION #145-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE TAX COLLECTOR TO CANCEL 2025
TAXES DUE ON A PROPERTY GRANTED THE 100%
DISABLED VETERAN EXEMPTION & REFUND THE
RESULTING CREDIT BALANCE**

Mr. Martin moved, second by Mr. Vreeland that Resolution #145-25 be approved as read.
It was so moved the unanimous consent of Council.

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ORDINANCE #5 OF 2025

AN ORDINANCE OF THE BOROUGH OF TUCKERTON, IN THE COUNTY OF OCEAN, NEW JERSEY, PROVIDING FOR ACQUISITION OF A TRASH/RECYCLING TRUCK AND APPROPRIATING \$330,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$313,500 IN BONDS OR NOTES OF THE BOROUGH OF TUCKERTON TO FINANCE THE SAME

Mr. Martin moved, second by Mr. Vreeland that Ordinance #5 of 2025 be re-approved. It was so moved by the following vote: Yes – Vreeland, Martin, Colangelo, D’Amore, Dupuis; No – none; Abstain – none; Absent – Peterson

RESOLUTION #146-25

RESOLUTION OF THE BOROUGH OF TUCKERTON, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE DISPLAY OF FIREWORKS FOR THE PINELANDS FOURTH OF JULY CELEBRATION COMMITTEE ON NEW YEARS DAY

Mr. Martin moved, second by Mr. Vreeland that Resolution #146-25 be approved as read. It was so moved the unanimous consent of Council.

Mr. Colangelo announced that the Public Works yard will be closed in observance of holidays on November 4, 2025, November 11, 2025, and November 27-28, 2025. Additionally, beginning December 7, 2025, the yard will be closed on Sundays.

RESOLUTION #147-25

RESOLUTION OF THE BOROUGH OF TUCKERTON, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE APPROVAL OF A ROAD OPENING PERMIT ON KINGFISHER ROAD FOR BLOCK 112 LOT 42 AND GRANTING RELIEF UNDER SECTION 419-15 OF THE BOROUGH CODE

Mr. Colangelo moved, second by Mr. Vreeland that Resolution #147-25 be approved as read. It was so moved the unanimous consent of Council.

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RESOLUTION #148-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING CHRISTOPHER STANKOWSKI AS A FULL-
TIME LABORER IN THE PUBLIC WORKS DEPARTMENT**

Mr. Colangelo moved, second by Mr. Vreeland that Resolution #148-25 be approved as read. It was so moved the unanimous consent of Council.

RESOLUTION #149-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING GAVIN BELL AS A FULL-TIME LABORER
IN THE PUBLIC WORKS DEPARTMENT**

Mr. Colangelo moved, second by Mr. Vreeland that Resolution #149-25 be approved as read. It was so moved the unanimous consent of Council.

RESOLUTION #150-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE EXECUTION OF A SHARED
SERVICE AGREEMENT WITH THE TOWNSHIP OF
LITTLE EGG HARBOR FOR THE SERVICES OF
MECHANIC**

Mr. Colangelo moved, second by Mr. Vreeland that Resolution #150-25 be approved as read. It was so moved the unanimous consent of Council.

RESOLUTION #151-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING A VOLUNTARY CONTRIBUTION FOR RB
EMERGENCY CONSULTING, LLC. TO DO CONSULTING
SERVICES TO GREAT BAY REGIONAL EMS FOR YEARS
2025 AND 2026 IN ACCORDANCE WITH N.J.S.A. 40:5-2**

Mr. D'Amore moved, second by Mr. Vreeland that Resolution #151-25 be approved as read. It was so moved the unanimous consent of Council.

Mr. Dupuis moved, second by Mr. Vreeland that the minutes of the meetings of September 15, 2025 and executive session be approved. It was so moved by the unanimous consent of Council.

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Mr. Dupuis reported that the recent nor'easter was the worst storm since Hurricane Sandy, causing major flooding in Tuckerton Beach, Paradise Cove, and other low-lying areas. The town held an emergency planning meeting at Borough Hall before the storm and issued multiple alerts urging residents to move vehicles to designated parking areas. He thanked the Tuckerton Beach Association and Paradise Cove Association for spreading information, Paul Solimani for securing emergency boat ramp access, the Police Department for their high-water vehicle work, Parkertown Volunteer Fire Company for maintaining 24/7 standby crews, and Squad 85 for managing EMS calls. Mr. Dupuis expressed appreciation for the community's cooperation and the coordinated emergency response.

RESOLUTION #152-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING BENNY SANZARI AN ALTERNATE
CROSSING GUARD IN THE BOROUGH OF TUCKERTON**

Mr. Vreeland moved, second by Mr. Martin that Resolution #152-25 be approved as read. It was so moved the unanimous consent of Council.

RESOLUTION #153-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON
COUNTY OF OCEAN, STATE OF NEW JERSEY
AWARDING A CONTRACT TO JC EMERGENCY
LIGHTING COMPANY FOR EMERGENCY LIGHTS
EQUIPMENT TO BE INSTALLED TO TWO (2) POLICE
VEHICLES**

Mr. Vreeland moved, second by Mr. Martin that Resolution #153-25 be approved as read. It was so moved the unanimous consent of Council.

RESOLUTION #154-25

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AUTHORIZING THE EXECUTION OF SHARED
SERVICES AGREEMENTS WITH THE COUNTY OF
OCEAN FOR THE DRIVING WHILE INTOXICATED
ENFORCEMENT PROGRAM, THE DRUG RECOGNITION
EXPERT CALLOUT PROGRAM, AND THE "MOVE OVER"
LAW ENFORCEMENT PROGRAM.**

Mr. Vreeland moved, second by Mr. Martin that Resolution #154-25 be approved as read. It was so moved the majority consent of Council. Mr. Dupuis abstained from voting.

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Mr. Vreeland read the Police Department's report for the September 2025; a copy of which is on file in the Municipal Clerk's Office for public inspection.

Mr. D'Amore read a letter from Mayor Monica Giberson of Port Republic Township expressing gratitude for the Borough's sale of the fire truck.

Ms. Gleghorn announced that the Borough is in compliance with the Best Practices Survey.

Mr. Colangelo motioned, second by Mr. Dupuis to accept Fredrick Connelly resignation as laborer from the Tuckerton Borough Public Works Department. It was so moved by unanimous consent of council.

Mr. Martin, representing the Pride and Celebration Committee, announced that the Tuckerton Food Pantry had sent a letter thanking the committee for a donation of \$936 collected during Friday night concerts. He proudly noted that the summer concerts brought in over \$2,000 for the food pantry. Looking ahead, Mr. Martin shared upcoming events, including a Halloween celebration planned for October 30th at the All Wars Memorial Ball Field, featuring a pumpkin carving contest and historical stories told by the Tuckerton Historical Society. He also announced that Ye Ol Christmas is scheduled for the first Saturday in December (December 6th), which will offer horse-drawn carriage rides, visits with Santa Claus, Dickens characters, a live Nativity, and will conclude with a Christmas tree lighting at 7:00 PM.

Mr. Dupuis read the Construction Office's report for September 2025; a copy of which is on file in the Municipal Clerk's Office for public inspection.

Mr. Dupuis read the EMS and Fire Department's report for the September 2025; a copy of which is on file in the Municipal Clerk's Office for public inspection.

Ms. Beth Obiedzinski-Gavin, Environmental Chair, reported that the Environmental Committee discussed various initiatives at their October 9th meeting, including tentative dates for the next "Adopt the Highway" cleanup, resurrecting the rain barrel project with the Pine Shores Art Association, the 2026 Rutgers Environmental Stewards program, a textile recycling program, and the "No Straw November" initiative. She announced that Kaylin Ullman will serve as the Facebook manager for the commission and noted that the commission is actively pursuing fundraising, with donations accepted. Ms. Gavin mentioned that the Natural Resource Inventory from 2007 may need to be redone.

Vince Lauricella provided an update on the Main Street tree project, explaining it will be phased due to the north side trees being large and entangled with utility wires, while the south side trees are mostly dead or small. The commission is seeking formal approval to begin removal between now and late winter/early spring, with planting scheduled for spring. The estimated first phase cost is \$2,500 for plant material and accessories, with sweet bay magnolias under consideration. Mr. Lauricella noted that volunteer labor can be used for removal at no cost, though volunteer information is needed for insurance purposes. Town ordinances must be reviewed for compliance, and utility mark outs and coordination with the Tuckerton Police Department will be necessary. The council can waive permitting fees, and funding would need

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inclusion in the 2026 budget. Donations from local nurseries and businesses along the project area are being considered, with any funds following New Jersey local public contract law. Mr. Lauricella recommended consulting with the Chamber of Commerce.

Mr. Colangelo moved, seconded by Mr. Vreeland that the meeting be opened to the public. So moved.

Elin Winter, 17 Carroll Avenue, speaks to council about the continued flooding on Carroll Avenue, she explains that the flooding is now a daily occurrence coming from the marsh area, and years ago there was a man-made ditch that was dug 8 to 10 years that runs into the Tuckerton Creek that is starting to become larger. Would like to know the first step on how Council can help fix this issue.

Borough Clerk Ms. Gleghorn explains that Carroll Avenue is scheduled for the next transportation trust fund project, with the Borough engineer aware of the situation. The town plans to develop the road similar to Little Egg Harbor Boulevard, directing runoff into the marsh, though a portion of sewer and water lines must be replaced before paving. A grant application will be submitted to the New Jersey Department of Transportation for paving, with financing for water and sewer lines through an I-bank NJIT. The town is optimistic that a bid could be awarded in 2026, though the project will not completely fix flooding issues as regulations prevent raising roads to the extent needed.

Randy DeFazio, 20 Carroll Avenue, addressed the Board regarding ongoing flooding on Carroll Avenue. She stated that after living there for three years without issue, flooding began about a year ago and has steadily worsened. Ms. DeFazio expressed concern about waiting until 2026 for a resolution, describing daily flooding that prevents her from walking her dog, accessing her home, or receiving deliveries. She raised health and safety concerns over standing water, potential structural damage, and limited emergency access, emphasizing the issue is unrelated to recent storm events. She also noted declining property values and urged the Borough to act sooner than 2026.

Ms. Gleghorn clarified that the township cannot raise the road due to established standards; however, they can crown the road to help reduce flooding. She noted that this measure will not fully resolve the flooding issues on Carroll Avenue.

Judy Castiglioni, 1 Carroll Avenue, asked about a line item on the bill list for Garden State Laboratories regarding water testing at the water plant. She also inquired whether the Police Department tests confiscated paraphernalia. She echoed concerns about daily flooding, explaining it has disrupted her life, damaged her car, and lowered property values. She questioned why homes were permitted in the area and urged faster action.

Chief Brian Olsen explained that all confiscated items are packaged per policy and transported to either the Ocean County Sheriff's Department Laboratory or the New Jersey State lab for testing.

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Mr. Chris Connors, Borough Attorney, explained that the Borough is required to issue a building permit when a property owner applies to build on their property. If the Borough were to deny such a permit, the municipality and its taxpayers could become financially responsible for the property. He noted that there have been more property sales in Tuckerton, and that residential values have increased significantly, with market values exceeding assessed values.

He clarified that the municipality does not lack fiduciary responsibility, emphasizing that flooding is a widespread issue along the Eastern Seaboard caused by rising sea levels and increased storm surges. He explained that municipalities can only address the symptoms of flooding, such as by crowning roads or improving drainage, but cannot prevent water from entering affected areas.

Mr. Connors also discussed the challenges associated with marsh restoration efforts, noting that New Jersey Department of Environmental Protection (DEP) regulations often limit intervention, as the agency generally favors allowing natural processes to take their course.

Vienna Freitag, 24 Carroll Avenue, Ms. Freitag stated that she has long family ties to Tuckerton and lived through the 1962 hurricane, recalling how her grandfather helped rebuild the damaged wetlands. She noted that restoring and reinforcing the wetlands could help reduce current flooding issues, explaining that the areas are eroding and need replanting to protect both wildlife and residential properties. She encouraged the Borough to explore options such as using dredged materials to rebuild marshlands and to review environmental regulations related to wetland restoration.

Mr. Martin stated that he is a member of the New Jersey Coastal Coalition and has attended numerous seminars on marsh restoration and replanting. He explained that, unlike in the past, projects to rebuild marshes no longer occur due to current New Jersey Department of Environmental Protection (DEP) regulations, which limit intervention and often require allowing natural processes to continue. He noted that while some organizations, such as the Forsythe Foundation, have become more supportive of restoration efforts, the DEP still restricts the use of dredged materials for rebuilding marshes due to contamination concerns.

Mr. Martin added that the Borough is already working with the Coastal Coalition and other partners to address these challenges, citing efforts near Paradise Cove and Little Egg Harbor. He emphasized that raising marshes too high can harm new plantings, as studies have shown they cannot survive beyond certain elevations. He also cautioned that upcoming environmental regulations, including the proposed "REAL Act," could further impact waterfront properties and reduce property values.

Carolyn Keen, 84 Curlew, representing the Tuckerton Beach Association (TBA), discussed the abundance of unused items stored in the Borough garage, including new games and exercise equipment believed to be leftover from the Bluefish Tournament. She suggested repurposing the items for fundraising efforts, such as raffles or donation drives at community events, to support the food pantry during the winter months when demand may increase due to higher costs and fewer activities. She noted that clearing the storage area would also improve safety and accessibility for staff retrieving decorations.

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Ms. Keen thanked the Parkertown Fire Department and EMS for their continued community involvement, stating that their presence and support at local events have made a positive difference.

She also spoke about ongoing flooding and sinking property issues in her neighborhood, noting that check valves have helped but do not fully resolve the problem. Ms. Keen emphasized the importance of public participation and encouraged residents to attend Environmental Commission meetings, explaining that the Commission now oversees both waterways and storm water management. She praised residents who shared constructive ideas and encouraged continued community collaboration on flooding and environmental challenges.

Paul Solimani, 28 Edge Water Drive, asked about the cost of the trees planned for downtown so residents could begin purchasing and donating them, noting that he and several neighbors were interested in contributing. He also spoke about flooding concerns, explaining that he raised the grade elevation on a recently purchased property to prevent flooding similar to what occurred during Hurricane Sandy. He suggested that residents could install retaining walls using railroad ties or paver blocks to help protect their properties, while acknowledging that street flooding will remain a challenge due to the marshland environment.

Mr. Solimani added that waterfront property values in New Jersey remain strong due to limited availability and expressed frustration that the Paradise Cove drainage issue has persisted for decades. He stated that the Forsythe Wildlife Refuge owns the land through which Thompson Creek runs and urged coordination among the Borough, state, and federal agencies to resolve the long-standing problem.

Robert Heller, 19 Carroll Avenue, presented photos showing flooding from late September through the previous week, noting that it occurred without major storms. He suggested preventive maintenance as the best approach, recommending riprap along the creek to reduce erosion from boat wakes. He also asked that the road's crown be reduced or leveled slightly, explaining that the steep pitch prevents proper drainage. Mr. Heller noted that Parker Avenue has fewer flooding issues due to higher elevation and urged the Borough to address the more severe flooding on Carroll Avenue.

Stephen Freitag, 24 Carroll Avenue, expressed appreciation for the Borough's efforts and acknowledged that many flooding issues are beyond local control due to environmental and regulatory factors. He stated that while flooding can be alleviated, it cannot be fully prevented. Mr. Freitag noted that flooding on Tucker and Carroll Avenues has been getting progressively worse and may eventually reach conditions similar to Mallard Bay. He asked whether there is historical information about Mallard Island's development and flooding that could help the Borough and residents understand what to expect and how to plan for the future.

Mr. Martin stated that, in his opinion, Mallard Island is in worse condition than Carroll Avenue. He suggested that questions regarding its history and conditions would be better directed to Stafford Township's engineer or officials, as they may have elevation records and other relevant data for that area.

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Ms. Gleghorn stated that she does not believe the flooding situation on Carroll Avenue will reach the severity of Mallard Island, where property loss has occurred. She explained that the Borough is actively addressing the issue, noting that marsh loss is happening on the opposite side. She added that federal funding has been secured to help rebuild portions of the marshland to reduce wave action, and the Borough will continue to monitor progress before determining next steps.

Mr. Connors emphasized the importance of beach replenishment along Long Beach Island, noting that while sand naturally washes away over time, the barrier island is crucial for protecting inland areas like Tuckerton from wave action and wind. He highlighted that the barrier island provides shoreline protection, supports significant property values, and contributes to county retabes. Mr. Connors also noted that Long Beach Island functions as a unified ecosystem, and altering one part affects the whole. He added that while the DEP generally prefers to let nature take its course, residents aim to preserve their homes and communities, creating a balance between human habitation and natural processes.

Debbie McMunn, 82 Dolphin Road, stated that she and her family bought their homes shortly after the 1962 storm. She noted that cedar trees, which naturally withstand saltwater, help prevent erosion, but many homeowners remove them and replace them with concrete. She emphasized that planting salt-tolerant vegetation is a better option, as concrete slows drainage and is eventually damaged by saltwater. Ms. McMunn stressed that maintaining appropriate vegetation is a practical starting point homeowners can take to help manage flooding.

There be no questions or comments, Mr. Colangelo moved, second by Martin that the public portion be closed.

Mr. Colangelo moved, second by Mr. Vreeland that the meeting be adjourned at 8:57pm.

Respectfully submitted,

Approved:

JENNY GLEGHORN, RMC
BOROUGH CLERK

SUSAN R. MARSHALL, MAYOR