

MAY 18, 2026

Mayor Susan R. Marshall called the regular meeting of the Tuckerton Borough Council to order on May 18, 2026 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, Ron Peterson and Mayor Marshall.

Mayor Marshall led the salute to the flag.

Mayor Marshall recognized Luke Torsch, who recently achieved the rank of Eagle Scout, and introduced him to the Council.

Mayor Marshall presented the National Safe Boating Week Proclamation to Sharon Hewitt of the United States Coast Guard Auxiliary, designating May 17–23, 2026 as National Safe Boating Week.

Mr. Martin reported that the 2026 Municipal Budget was introduced at the prior month's meeting. The budget reflects an increase of \$111,475, representing an increase of \$69.41 for the average resident, or 1.3 cents on the tax rate. The total amount to be raised for municipal purposes is \$4,468,791.21.

Mr. Martin moved, second by Mr. Vreeland to open the public hearing on the 2026 Municipal Budget. So moved.

Lee Eggert of 121 Willow Landing Terrace raised questions regarding the following budget items: (1) the allocation of employee group health insurance between the Borough general fund and the water and sewer utility fund, noting the Borough side decreased from approximately \$609,000 to \$439,000 while Water and Sewer increased from approximately \$280,000 to \$758,000; (2) the visibility of salary allocations between the general fund and Water and Sewer for administrative personnel; and (3) the cost-effectiveness of maintaining a municipal court system given expenditures exceeding \$100,000 annually against court revenues in the \$30,000 range, and declining summons numbers.

The CFO responded that health insurance allocations reflect actual employee assignments and coverage changes, including staffing changes in Water and Sewer. The administrator noted all employees in Public Works and Water and Sewer are interchangeable across departments. Individual salary details are available through the salary resolution on file in the Clerk's Office.

Ms. Gleghorn responded regarding the municipal court, noting that the Administrative Office of the Courts of New Jersey has advised that municipal courts are not intended to function as revenue-generating bodies. She stated the police department is active throughout the community and emphasized the value of maintaining a local police force over a shared service arrangement, citing concerns about loss of local control and cost escalation over time.

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Mr. Martin concurred, noting that shared service arrangements often result in significantly higher costs after an initial period and that maintaining in-house services preserves local control.

Chuck Watson, 90 Curlew Road in support of the governing body's budget management efforts, noting that the transfer of funds from the utility to the general fund is legally permissible and appropriate given that all Borough residents are served by both water and sewer.

Mr. Martin moved, second by Mr. Vreeland to close the public hearing on the 2026 Municipal Budget. So moved.

ORDINANCE #2 OF 2026

**CALENDAR YEAR 2026 – AN ORDINANCE TO EXCEED
THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

Mr. Martin moved, second by Mr. Vreeland to open Ordinance #2 of 2026 to public hearing. So moved.

Chuck Watson, 90 Curlew Road spoke in support of the ordinance, commending the governing body for establishing the cap bank as a prudent emergency measure.

Mr. Martin moved, second by Mr. Vreeland to close the public portion on Ordinance #2 of 2026. So moved.

Mr. Martin moved, seconded by Mr. Vreeland, that Ordinance #2 of 2026 be adopted on second reading. It was so moved by the following vote: Yes – Vreeland, Martin, Colangelo, D'Amore, Dupuis, Peterson; No – none; Absent – none; Abstain – none.

RESOLUTION #83-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE READING OF THE 2026 MUNICIPAL
BUDGET BY TITLE ONLY**

Mr. Martin moved, second by Mr. Vreeland that the resolution authorizing the reading of the 2026 Municipal Budget by title only be approved as read. It was so moved the unanimous consent of Council.

Mr. Martin moved, second by Mr. Vreeland to adopt resolution #84-26 the 2026 Municipal Budget. It was so moved the unanimous consent of Council.

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ORDINANCE #1 OF 2026

**ORDINANCE OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER 122 OF
THE BOROUGH CODE OF THE BOROUGH OF
TUCKERTON, ENTITLED "CERTIFICATES OF
INSPECTIONS" SO AS TO AMEND SECTION 122-9
ENTITLED FEES**

Mr. Vreeland moved, second by Mr. Martin to open Ordinance #1 of 2026 to public hearing on second reading. So moved.

There being no public comment, Mr. Vreeland moved, second by Mr. Martin to close the public portion. So moved.

Mr. Vreeland moved, second by Mr. Martin, that Ordinance #1 of 2026 be adopted on second reading. It was so moved by the following vote: Yes – Vreeland, Martin, Colangelo, D'Amore, Dupuis, Peterson; No – none; Absent – none; Abstain – none.

ORDINANCE #3 OF 2026

**ORDINANCE OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
ESTABLISHING THE SALARIES, WAGES, BENEFITS AND
RATES OF COMPENSATION FOR NON-UNION OFFICERS
AND EMPLOYEES OF THE BOROUGH OF TUCKERTON**

Mr. Vreeland moved, second by Mr. Martin, that Ordinance #3 of 2026 be approved on first reading and scheduling second reading for June 15, 2026. It was so moved by the following vote: Yes – Vreeland, Martin, Colangelo, D'Amore, Dupuis, Peterson; No – none; Absent – none; Abstain – none.

RESOLUTION #85-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING PAYMENT OF CLAIMS IN THE AMOUNT
OF \$1,644,417.78**

Mr. Martin moved, second by Mr. Vreeland that Resolution #85-26 be approved as read. It was so moved the unanimous consent of Council. Mr. Dupuis abstain from the payment to Great Bay Regional Volunteer EMS included in the bills list.

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RESOLUTION #86-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
DESIGNATING SALARIES FOR CERTAIN OFFICERS AND
EMPLOYEES OF THE BOROUGH OF TUCKERTON**

Mr. Martin moved, second by Mr. Vreeland that Resolution #86-26 be approved as read. It was so moved the unanimous consent of Council. A copy of the salary resolution is available for public inspection in the Municipal Clerk's Office.

RESOLUTION #87-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE RELEASE OF A LAND USE BOARD
ESCROW FUND REGARDING BLOCK 43, LOT 5**

Mr. Martin moved, second by Mr. Vreeland that Resolution #87-26 be approved as read. It was so moved the unanimous consent of Council.

RESOLUTION #88-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
OPPOSING THE NJDEP REAL REGULATIONS IN THEIR
CURRENT FORM**

Mr. Martin explained that the REAL Act, signed by Governor Murphy in his final days in office, would require new construction in flood zones to be built four feet higher than current FEMA base flood elevation requirements. He noted this would be particularly burdensome for shore communities, estimating the average home lifespan in shore communities has dropped to 28 years, and raised concerns that the regulations rely on a 100-year planning horizon using uncertain data. Mr. Martin expressed concern that the associated DEP permitting costs represent a financial burden without sufficient safety justification.

The resolution formally opposes the NJDEP REAL regulations in their current form; urges the Governor, the New Jersey Legislature, and the NJDEP to withdraw the rules and suspend implementation pending further legislative review; calls for a collaborative stakeholder-driven process meaningfully inclusive of coastal municipalities; and requests that any revised regulations utilize shorter-phased planning horizons, probability-based risk assessment, finalized and transparent mapping, and clear standards for predictability. A certified copy of the resolution shall be transmitted to all Ocean County elected officials, the Commissioner of the New Jersey Department of Environmental Protection, and the Governor of the State of New Jersey.

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Mr. Martin moved, second by Mr. Vreeland that Resolution #88-26 be approved as read. It was so moved the unanimous consent of Council.

Mr. Colangelo announced that Public Works will be closed on Monday, May 25, 2026. He also reminded residents that trash can lids must be completely closed, recycling containers must be secured, and cardboard boxes are to be broken down prior to curbside pickup.

RESOLUTION #89-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AWARDING AN OCEAN COUNTY CO-OP CONTRACT
FOR THE TUCKERTON BEACH PUMP STATION RAIL
SYSTEM AND BASKET TO KRS SERVICES IN THE
AMOUNT OF \$10,319.36**

Mr. Colangelo moved, second by Mr. Vreeland that Resolution #89-26 be approved as read. It was so moved the unanimous consent of Council.

RESOLUTION #90-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AWARDING A CONTRACT FOR THE REPLACEMENT
AND MAINTENANCE OF THE PILINGS AT THE
BOROUGH'S DOCKS**

Mr. D'Amore reported that repairs are needed at Scow Landing and Willow Landing dock spaces. The formal bid threshold of \$17,500 was not exceeded. Amon Construction submitted a bid of \$7,400; no other bids were received.

Mr. D'Amore moved, second by Mr. Dupuis that Resolution #90-26 be approved as read. It was so moved the unanimous consent of Council.

Mr. Dupuis moved, second by Mr. Peterson that the minutes of the meeting of April 20, 2026 be approved as written. It was so moved the unanimous consent of Council.

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RESOLUTION #91-26

**RESOLUTION OF THE BOROUGH OF TUCKERTON,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
ASSESSING LIENS UPON DWELLINGS OR LANDS FOR
PROPERTY MAINTENANCE PURSUANT TO BOROUGH
ORDINANCE 103-2 AND PERMITTED BY N.J.S.A. 40:48-
1.14**

Mr. Dupuis moved, second by Mr. Peterson that Resolution #91-26 be approved as read. It was so moved by the majority consent of Council. Mr. Vreeland abstained from the Kelly Avenue property.

Mr. Dupuis read the Construction and Zoning Code Enforcement Report for April 2026; a copy of which is on file in the Municipal Clerk's Office for public inspection.

Mr. Dupuis read the Fire and EMS Report for April 2026; a copy of which is on file in the Municipal Clerk's Office for public inspection.

Mr. Peterson read the Police Report for April 2026; a copy of which is on file in the Municipal Clerk's Office for public inspection.

Mayor Marshall reported the following items:

The Rotary Club will install the annual field of flags on May 19, 2026. Mayor Marshall requested, and Council approved by unanimous vote, use of the Borough building on Friday, May 23, 2026 at 5:00 pm for a Rotary flag ceremony kickoff, contingent upon rain.

Mayor Marshall informed Council of a meeting scheduled for Wednesday regarding the Tuckerton Summer Festival (formerly the Ice Cream Festival), organized by the Tuckerton Chamber of Commerce, which has encountered resistance from the County regarding use of Tip Seaman Park. Mayor Marshall requested Council attendance and support at the Wednesday meeting. Mr. Martin indicated he would attend.

Mr. D'Amore moved, second by Mr. Peterson that the governing body approve and waive the municipal fee for a raffle license held by the Cervetto Craftsmen Club for December 6, 2026. It was so moved the unanimous consent of Council.

Mr. D'Amore moved, second by Mr. Dupuis to approve placement of the Tuckerton/Little Egg Harbor PBA clothing donation bins at the Borough Food Pantry, following their relocation from Little Egg Harbor. It was so moved the unanimous consent of Council.

Mr. Martin provided the following committee reports:

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Pride and Celebration Committee: The town-wide yard sale is scheduled for Saturday, June 6, 2026. Thirteen entities have registered to participate. Residents wishing to participate may email brianmartin@tuckertonborough.com with their address to be added to the map.

Pinelands Fourth of July Celebration Committee: A Beef, Beer and Wine Fundraiser will be held on May 19, 2026 from 5:00 to 7:30 pm at Doyle's Pour House. Advance tickets are \$35; door tickets are \$40. Takeout is available. Live music will be provided by KC Entertainment.

The Memorial Day Parade is scheduled for Monday, May 25, 2026 at 10:00 am, beginning at St. Theresa Church and proceeding to Veterans Park.

American flags will be installed along Main Street telephone poles from Tip Seaman Drive to Great Bay Boulevard in celebration of America's 250th anniversary. Residents and business owners along Main Street are encouraged to decorate for the occasion.

Mr. Dupuis moved, second by Mr. Peterson that the meeting be opened to the public. So moved.

Lee Eggert, 121 Willow Landing Terrace acknowledged the improvement in police activity statistics for the month. He also raised concerns regarding prior matters involving the defunct fire company, reading excerpts from internal emails from 2022 and 2023 pertaining to meetings between state fire safety officials and Borough administration.

Paul Solimani, 64 Edgewater Drive announced that Paradise Cove has launched a new website, ParadiseCoveTuckerton.com, and is developing a discount card program for local businesses similar to the Tuckerton Beach Association model. He also announced a neighborhood party on May 30, 2026 from 4:00 to 8:00 pm with live entertainment, open to all.

Carolyn Keen, 84 Curlew Road inquired about the impact of the NJDEP REAL Act regulations on Tuckerton's base flood elevation requirements. Mr. Martin and Ms. Gleghorn responded, noting that the Borough's flood ordinance requires construction at BFE plus three feet, and that if the new REAL regulations raise the BFE by four feet, construction elevations in Tuckerton could be required as high as 16 feet. Existing structures are grandfathered. Ms. Keane asked how residents could make their opposition known; Mr. Martin encouraged reaching out to state elected officials and indicated he would look into whether any petition efforts are underway.

Chuck Watson, 90 Curlew Road apologized for not previously identifying himself by name and address on the record. He noted his affiliation as a trustee of the Tuckerton Chamber of Commerce and provided additional context on the Tuckerton Summer Festival, confirming his attendance at the Wednesday county meeting and expressing appreciation for the governing body's support.

There being no further questions or comments, Mr. Peterson moved, second by Mr. Dupuis that the public portion be closed. So moved.

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Mr. Martin moved, second by Mr. Vreeland that the meeting be adjourned. The motion was unanimously approved.

Respectfully submitted,

Approved:

**JENNY GLEGHORN, RMC
BOROUGH CLERK**

**SUSAN R. MARSHALL
MAYOR**