

**BELMAR
MAYOR AND COUNCIL
MEETING MINUTES**

MARCH 10, 2026 – 6:30 PM

PRESENT: Mayor Gerald Buccafusco, Council President Jodi Kinney, Councilwoman Caitlin Donovan, Councilman Kevin Moroney, Borough Attorney George McGill, Business Administrator Kevin Kane and Municipal Clerk April Claudio

ABSENT: Councilman Mike DeBlasio

“Adequate notice of this meeting has been provided to The Coast Star, the official newspaper of the Borough of Belmar, and the Asbury Park Press on December 9, 2025 notice of this meeting was prominently posted on the Borough’s website and filed with the Clerk of the Borough of Belmar.”

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE: Our troops and their families, first responders

WORKSHOP DISCUSSION:

Councilman Maroney asked for clarification on the Housing Element and Fair Share Plan and the overlay zones, specifically when the judge requested these items. Christine Bell, Planner, explained the Housing Element and Fair Share Plan process that started back in June. Fair Share challenged the plans of all towns in August 2025 and then negotiations began in the fall. She added that the Borough must demonstrate we can meet 25% of the unmet need with overlay zoning. Councilman Moroney asked how the overlay zones were chosen. Frances McManimon, Redevelopment/Affordable Housing attorney, explained there were a lot of back-and-forth negotiations. The Borough’s administration and professionals decided on the locations. Councilman Moroney asked if the properties affected were notified. Ms. McManimon stated there are public hearings on the ordinance and at the Planning Board that were advertised. Ms. Bell offered this is an overlay zone, the existing underlining zoning will remain in effect. Councilman Moroney asked what would happen if the ordinance were not adopted. Ms. McManimon stated the Judge has already issued an order contingent on the ordinances being adopted. The Borough would be stripped of its immunity from builders’ remedy lawsuits if they don’t comply by March 15th. Councilman Moroney felt additional notification should be provided to the properties affected by this. He also asked if we could seek additional time from the Judge to review it. Ms. McManimon replied no. She confirmed that once the Borough’s unmet need is met the overlay zones could be rescinded. Councilman Moroney felt the residents and the Council should have had more notification on this.

Councilwoman Donovan asked Councilman Moroney if he would be comfortable with the outcome if all of them were to vote no. She added that this entire process has been uncomfortable since the beginning but it’s the Council’s responsibility to sometimes make uncomfortable decisions. She added that the legislature needs to take into consideration the smaller towns, climate, and flooding and hopefully make changes to the law within the next ten years.

Mayor Buccafusco explained overlay zones are not something new, many towns are using it to meet the requirements of Fair Share Housing. He stated it’s a hard choice, but we cannot open the town up to builder’s remedy lawsuits. He agreed it would have been nice to have presentations and discussions, but the legislature set the dates and there wasn’t time for that. He added that the overlay zone might never be used.

Christine Bell stated the Judge did not issue order to grant temporary immunity until February 24th so there really wasn’t any time.

PETITIONS: None

APPROVAL OF MINUTES: Mayor Buccafusco offered a motion to approve the minutes of the February 27, 2026 meeting, which was seconded by Councilwoman Kinney and approved by the following vote:

AYES: Donovan, Kinney, Moroney and Buccafusco

REPORTS OF COUNCIL:

Councilwoman Donovan: Paid respect to Nan Cory who passed away. Nan is the wife of former Beach Director Gene Cory. Gave an update on the geese monitoring. The resident geese are being controlled with the dog, but the migratory geese are the issue and should be heading North soon. Tourism Commission meets tomorrow and Harbor Commission meets on the 17th.

Councilwoman Kinney: Shade Tree Commission meets on March 12th. Easter Egg Hunt is March 21st. Summer Camp signups for Belmar residents are tomorrow. Belmar Elementary School is presenting SpongeBob the musical and St. Rose High School is presenting Mary Poppins.

Councilman Moroney: ADA Committee meets at the end of the month.

PUBLIC SESSION: Public Session on resolutions only on the Agenda. We will continue to have a Public Session at the end of this meeting.

None

Mayor Buccafusco offered a motion to close the public session, which was seconded by Councilwoman Kinney and approved unanimously.

CONSENT AGENDA - RESOLUTIONS:

All matters listed in the Consent Agenda are considered to be routine by the Borough Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Mayor Buccafusco offered the following resolutions for adoption:

No. 2026-55 RESOLUTION AUTHORIZING PAYMENT OF BILLS

**No. 2026-56 RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM
APPROPRIATION RESERVES**

**No. 2026-57 RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF
BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY APPROVING
AN AFFORDABLE HOUSING SPENDING PLAN**

**No. 2026-58 RESOLUTION OF THE BOROUGH OF BELMAR ENDORSING THE
BOROUGH'S AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR
SHARE PLAN**

**No. 2026-59 RESOLUTION AUTHORIZING THE EXECUTION OF AN ACCESS AND
INDEMNITY AGREEMENT WITH ENVIROTACTICS, LLC, TO PERMIT
NECESSARY TESTING AND INSPECTION**

**No. 2026-60 RESOLUTION AUTHORIZING THE EXECUTION OF A JURISDICTIONAL
AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION**

**No. 2026-61 RESOLUTION PERMITTING SPECIAL EVENTS AS PER BOROUGH
ORDINANCE 16-14.4**

**No. 2026-62 RESOLUTION AUTHORIZING THE MAYOR AND BOROUGH CLERK TO
ENTER INTO A SHARED SERVICE AGREEMENT BETWEEN THE
BOROUGH OF BELMAR AND THE COUNTY OF MONMOUTH FOR
COMMUNITY RATING SYSTEM PROJECT MANAGEMENT SOFTWARE**

Seconded by Councilwoman Kinney and approved by the following vote:

AYES: Donovan, Kinney, Moroney and Buccafusco

ORDINANCES:

ORDINANCE 2026-02 *Second Reading & Public Hearing*

ORDINANCE AMENDING CHAPTER 39 (AFFORDABLE HOUSING) OF THE BOROUGH OF BELMAR CODE OF ORDINANCES TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) AND TO COMPLY WITH THE BOROUGH'S ROUND FOUR AFFORDABLE HOUSING OBLIGATIONS

Public: None

Councilwoman Kinney offered a motion to close the public hearing, which was seconded by Mayor Buccafusco and approved unanimously.

Mayor Buccafusco offered a motion to adopt Ordinance 2026-02, which was seconded by Councilwoman

Kinney and approved by the following vote:

AYES: Donovan, Kinney, Moroney and Buccafusco

ORDINANCE 2026-03 *Second Reading & Public Hearing*

ORDINANCE AMENDING CHAPTER 40, ARTICLE V ZONING DISTRICTS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR – ROUTE 35 OVERLAY ZONE

Public: Sean Kerins, 208 4th Avenue, stated the overlay zones give the Borough control over zoning and not approving them could open the Borough up to lawsuits. Ms. McManimon agreed that not approving the ordinance would put the Borough in jeopardy of lawsuits.

Anita Buckley, First Avenue, stated she has learned a lot about affordable housing and feels she has an understanding of it so there has been transparency if you look for it. The past administrations are to blame for large developments that have been approved. There are ten years when the overlay zone may or may not be used.

Barry Lubin, 15th Avenue, stated he has read articles about towns getting 10 and 15 story buildings for not doing anything. Has read that judges favor builders and give them everything we don't want.

Drew Fromkin, South Lake Drive, felt Councilman Moroney has every right to say what he said whether we agree with it. Also agreed with Councilwoman Donovan's statement. Agreed it's a Trenton issue and there have been other administrations that didn't handle this perfectly. Hopes that moving forward the Mayor and Council push for transparency.

Don Griffin, 817 13th Avenue, began to ask questions about the Route 35 project where the Belmar Motor Lodge is because he thought this ordinance was related.

Mayor Buccafusco offered a motion to close the public hearing, which was seconded by Councilman Moroney and approved unanimously.

Mayor Buccafusco offered a motion to adopt Ordinance 2026-03, which was seconded by Councilwoman Kinney and approved by the following vote:

AYES: Donovan, Kinney, Moroney and Buccafusco

ORDINANCE 2026-04 *Second Reading & Public Hearing*

ORDINANCE AMENDING CHAPTER 40, ARTICLE V ZONING DISTRICTS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR – MIXED USE OVERLAY ZONE 2

Don Griffin, 817 13th Avenue, questioned why the overlay zones call for 20% affordable housing units when the project at the Motor Lodge site only had to provide 12%. Ms. McManimon explained how the Third-Round regulations differed from the Fourth Round and projects were negotiated and settled. Mayor Buccafusco further added there's an ordinance that anywhere in the Borough is required to provide 20%. Mr. Griffin questioned why the residents and businesses were not notified about the impact of the Fourth Round Plan. Mayor Buccafusco explained the proceedings that took place in August 2025 and beyond that led to today. He explained the Planners review the zoning and determined the locations for overlay zones.

Mayor Buccafusco offered a motion to close the public hearing, which was seconded by Councilwoman Kinney and approved unanimously.

Mayor Buccafusco offered a motion to adopt Ordinance 2026-04 which was seconded by Councilwoman Donovan and approved by the following vote:

AYES: Donovan, Kinney, and Buccafusco

NAYS: Moroney

ORDINANCE 2026-05 *First Reading & Introduction*

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK

Mayor Buccafusco offered Ordinance 2026-05 for first reading and introduction, which was seconded by Councilman Moroney and approved by the following vote:

AYES: Donovan, Kinney, Moroney and Buccafusco

PUBLIC SESSION:

Kyle Rizzitello, 14th Avenue, DPW did an outstanding job plowing. Asked if the lot at 12th and Main Street could be used as a parking lot. Mayor Buccafusco stated eventually it will be demolished but can't put anything on it because it's contaminated. Ms. Rizzitello stated there continues to be an issues with the trees not being trimmed at the Westport site.

Sharon Russel Fowler, 11th Avenue, Dine and Discover was wonderful, but the shuttles were always full. Asked if there is a schedule for road paving and sidewalks. Mayor Buccafusco stated the Borough Engineer will make a presentation at the next meeting. Councilwoman Kinney would like to see the sidewalk program come back. Ms. Fowler asked what the protocol is for residents when they see a Haz-mat incident occurring. Mayor Buccafusco stated if it was a hazardous matter the residents would have been evacuated.

Maria Rondinaro, 1246 Pine Tree Way, the Belmar Library Trustee meeting is March 16th. Suggested everyone attend one of the Library's living history programs. March 19th is the soda bread contest. Thank you to Mayor and Council and administration for the hard work in finalizing the Affordable Housing Fourth Round. The Third-Round process was awful.

Clare Hayner, 18th Avenue, March is Women's History month, with three women on the dais and the Chief, confident Belmar's history will keep going.

Dan Lang, 14th Avenue, asked about the sign in the marina. Mayor Buccafusco stated we are getting a new one.

Mayor Buccafusco offered a motion to close the public session and adjourn the meeting, which was seconded by Councilwoman Kinney and approved unanimously.

Respectively submitted,

April Claudio
Municipal Clerk