BELMAR MAYOR AND COUNCIL
MEETING MINUTES

AUGUST 11, 2026 – 6:30 PM

PRESENT: Mayor Caitlin Donovan, Councilman Mike DeBlasio, Councilman Kevin Moroney, Councilman Barry Lubin, Borough Attorney George McGill, Esq., Business Administrator Joe Verruni and Municipal Clerk April Claudio

ABSENT: Council President Jodi Kinney

"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 and first responders

PROCLAMATIONS: Stigma Free Community & Overdose Awareness Day

WORKSHOP DISCUSSION:

Mayor Donovan read the NJDEP Watershed Inventory Plan fact sheet as required for the Borough's MS4 permit. Encouraged everyone to read the report, which is posted on the Borough's website on the DPW page.

Public comment on the Watershed Inventory Plan: Gene Creamer, 4th Avenue, stated there is no water quality classification for the two lakes. They should be labeled FW-2 (freshwater).

Councilman DeBlasio explained some stores are selling flavored vapes in vending machines despite a state statute prohibiting it. He consulted with Chief Scott and Mr. McGill about creating an ordinance to regulate it. The statute does not provide clear regulations. Mr. McGill stated there are three ways to address it: a zoning ordinance to prohibit the use, which allows businesses currently doing it to be grandfathered, the second is to outlaw vending machines including cannabis and to ban unregulated substances. Mr. McGill explained the ordinance would allow local enforcement rather than wait for the State to come into town.

Belmar Historical Society members Spencer Heulitt and Brian Magovern presented photos and spoke about the importance of historical preservation of Union firehouse. Working to get the building on the State's historic building list. Concerned about discussions to renovate the building to move EMS there. The renovations may interfere with obtaining the historic designation. Would like to make sure the building always stays a public building. Mayor Donovan agreed that having the public building is essential and there are no plans to sell it. The discussion of moving EMS there is in preliminary stages, and historic preservation is definitely a priority while also making the building safe for the public to use.

PETITIONS: None

APPROVAL OF MINUTES: Mayor Donovan offered a motion to approve the minutes of the July 28, 2026 meeting, which was seconded by Councilman Lubin and approved by the following vote:

AYES: Lubin, DeBlasio, Moroney and Donovan

REPORTS OF COUNCIL:

Councilman Lubin: Looking forward to working with the Mayor and Council in the next few months. Currently volunteering at the beach working the gates, which is wonderful.

Councilman DeBlasio: Planning Board meets August 17th and Harbor Commission meets on the 18th. Mayor and Council brought lunch to the lifeguards on National Lifeguard Day. Shout out to our lifeguards and first responders for their hard work.

Councilman Moroney: Hook & Ladder Fire Co. is having a fundraiser at Jack's Tavern.

Mayor Donovan: NJDOT will be doing a road safety study for Route 35. Silver Lake subcommittee is reviewing grants and contracts and preparing for a meeting with the Army Corp. of Engineers. Energy Plan has been completed and is on the website. The new Belmar newsletter went out this morning. Thank you to the Library and Pat Roddy for everything they have done. Next Coffee with the Mayor is on the 23rd. October 4th will be a volunteer fair at Taylor Pavilion. Gave a brief explanation of the resolutions and ordinances on the agenda.

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

Susanne Anan, 5th Avenue, it's a pleasure to be able to give the town the rights to the wave logo. Thank you to Mr. McGill and Mr. Verruni for making this happen.

Councilman DeBlasio offered a motion to close the public session, which was seconded by Councilman Moroney 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 Donovan offered the following resolutions for adoption:

No. 2026-158 **RESOLUTION AUTHORIZING PAYMENT OF BILLS**

No. 2026-159 **RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE EPA COMMUNITY PROJECT FUNDING PROGRAM FOR IMPROVEMENTS TO SILVER LAKE**

No. 2026-160 **RESOLUTION OF THE BOROUGH OF BELMAR CERTIFING THE ANNUAL AUDIT**

No. 2026-161 **RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF BELMAR AMENDING RECREATION FEES FOR YOUTH CLUB**

No. 2026-162 **RESOLUTION AUTHORIZING REFUNDS**

No. 2026-163 **RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT JERSEY PROFESSIONAL MANAGEMENT FOR RECRUITMENT SERVICES (NON-FAIR AND OPEN PROCESS)**

No. 2026-164 **RESOLUTION OF THE BOROUGH OF BELMAR APPOINTING MUNICIPAL PROSECUTOR**

No. 2026-165 **RESOLUTION APPOINTING AND CONFIRMING ENGINEER & ALTERNATE/CONSULTING ENGINEER**

No. 2026-166 **RESOLUTION AUTHORIZING GRANT AGREEMENT FOR NJUCF STEWARDSHIP GRANT FOR CANOPY MAINTENANCE**

No. 2026-167 **RESOLUTION OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BY AND BETWEEN EASTPORT OF BELMAR, LLC AND THE BOROUGH OF BELMAR IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 55, LOTS 9, 10, 12, & 13.02 ON THE BOROUGH'S TAX MAPS AND COMMONLY KNOWN AS 508 MAIN STREET**

No. 2026-168 **RESOLUTION PERMITTING SPECIAL EVENTS AS PER BOROUGH ORDINANCE 16-14.4**

No. 2026-169 **RESOLUTION OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN NEWMAN VENTURES, LLC AND THE BOROUGH OF BELMAR IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 117, LOTS 3, 4, & 5 ON THE BOROUGH'S TAX MAPS AND COMMONLY KNOWN AS 807-809 11TH AVENUE**

No. 2026-170 **RESOLUTION OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY, AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH 800 MAIN STREET PARTNERS URBAN RENEWAL, LLC, 500 MAIN STREET PARTNERS URBAN RENEWAL, LLC, AND TENTH AVENUE ASSOCIATES URBAN RENEWAL, LLC**

No. 2026-171 **RESOLUTION AUTHORIZING THE EXECUTION OF A TRADEMARK ASSIGNMENT AND COPYRIGHT LICENSE AGREEMENT REGARDING THE BELMAR LOGO**

Seconded by Councilman Lubin and approved by the following vote:

AYES: Lubin, DeBlasio, Moroney and Donovan

ORDINANCES:

ORDINANCE 2026-17 *Second Reading & Public Hearing*
ORDINANCE AMENDING AND SUPPLEMENTING CHAPTERS XX LICENSES GENERAL OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY

Public Hearing: None

Councilman Lubin offered a motion to close the public hearing, which was seconded by Councilman DeBlasio and approved unanimously.

Councilman DeBlasio offered a motion to adopt Ordinance 2026-17, which was seconded by Councilman Lubin and approved by the following vote:

AYES: Lubin, DeBlasio, Moroney and Donovan

ORDINANCE 2026-18 *Second Reading & Public Hearing*
ORDINANCE OF THE BOROUGH OF BELMAR AUTHORIZING THE EXECUTION AND DELIVERY OF A 2026 AMENDED SEWER SERVICE AREA AGREEMENT WITH THE SOUTH MONMOUTH REGIONAL SEWERAGE AUTHORITY

Public Hearing: Gene Creamer, 4th Avenue, suggested sending a memo of appreciation to Gene Cory for serving as the Borough's Commissioner for several years.

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

Mayor Donovan offered a motion to adopt Ordinance 2026-18, which was seconded by Councilman Moroney and approved by the following vote:

AYES: Lubin, DeBlasio, Moroney and Donovan

ORDINANCE 2026-19 *First Reading & Introduction*
ORDINANCE AMENDING AND SUPPLEMENTING CHAPTERS 16-3, 19-7 AND 27-4 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND ESTABLISHING TIMES FOR CONSTRUCTION IN THE BOROUGH

Mayor Donovan offered Ordinance 2026-19 for first reading and introduction, which was seconded by Councilman Moroney and approved by the following vote:

AYES: Lubin, Moroney and Donovan
ABSTAIN: DeBlasio

PUBLIC SESSION:

Linda Sharkus, 4th Avenue, spoke about an email she received about a volunteer fair and questioned why it wasn't approved by the Council.

Mayor Donovan asked the Council if they have any objection to the volunteer fair. They did not.

Ms. Sharkus asked for an update on the San Gennaro festival. Mayor Donovan stated the festival is on September 19th, and the dinner will be the Thursday before. Ms. Sharkus felt very little work has been done to plan the event and there is a lack of vendors.

Brian Magovern, 207 South Lake Drive, congratulations on the renovations to Dempsey Park. The softball field also looks great. Also, one of the trees at monument row at 12th and Main Street is missing and suggested asking the Shade Tree Commission to plant a new one.

Naomi Reisser, 7th Avenue, asked why there are no pedestrian crossing signs at 8th and Main Street.

Chuck Peters, 202 19th Avenue, asked how we are doing with the water meters. Billy Musto, DPW Superintendent, stated they are actively replacing water meters. Mr. Peters spoke about the library tax and asked if the extra bathroom was added there yet.

John Judge, 508 11th Avenue, spoke about his neighbor being a hoarder and other concerns they have.

Carol Moore, Oakwood Road, spoke about her neighbor's work van being over 8ft. tall, which is not compliant with the ordinance. She requested additional parking lines be painted on the street to help ensure people park correctly.

Mayor Donovan stated the parking committee held their first meeting last week and is reviewing all aspects of parking and how to improve it.

Clare Hayner, 18th and B Street, was thankful for the invite to the volunteer fair, thinks it's a great idea.

Suzanne Anan, 5th Avenue, spoke about grants for Union firehouse to help make it a more beautiful community space.

Johanna Robinson, 9th Avenue, happy to hear the discussions about Union firehouse. It is critical to make sure the renovations don't take away from the authenticity of the building. The Library has a strategic plan that includes adding an additional bathroom. Also working on a five- and ten-year plan for the building.

Angela Pfeiffer, 5th Avenue, asked about the pickleball courts. Mayor Donovan stated we are looking into a temporary solution to get through the summer but will look into grants and funding for a long-term solution.

Sandy Caputo, Surf Avenue, appreciated the street address listed in the resolutions for the developments.

Kyle Rizzitello, 14th Avenue, asked for finish date for the 16th Avenue bathroom. Mayor Donovan stated it should be open by September. Thanked Jenna Vannest for assisting her with the rental of Taylor Pavilion.

Ms. Robinson suggested having police officers back at busy streets on Ocean Avenue to help with pedestrian crossing.

Ms. Rizzitello spoke about Ocean Grove having crossing guards who work rotating shifts and suggested using them rather than police officers.

Kathy DiOrio, 217 8th Avenue, agreed that they need someone on Ocean Avenue directing traffic.

Councilman DeBlasio offered a motion to close the public session and adjourn the meeting, which was seconded by Councilman Lubin and approved unanimously.

Respectively submitted,

April Claudio
Municipal Clerk