The September 2, 2025 Regular **Session** of the Borough Council of the Borough of Spring Lake Heights, Monmouth County, New Jersey was called to order by Mayor Campion at 7:00 p.m. in the Frank E. Adams Municipal Building with a moment of silence and a salute to the flag.

ROLL CALL

Present:	Absent:
Councilman Leonard Capristo	Councilman Christopher Willms
Councilman John Casagrande	
Councilwoman Michele Degnan-Spang	Also attending:
Councilman William Graetz	John Barrett, Borough Administrator
Councilwoman Sara King	Allyssa Zara, Borough Attorney
Mayor Christopher Campion	Janine Gillis, Borough Clerk

Mayor Campion announced: Pursuant to the requirements of New Jersey's Open Public Meetings Act, notice of this meeting was included in the Annual Meeting Notice filed in the Office of the Borough Clerk; posted on the Borough website and in the Municipal Building; published as a legal notice in the Coast Star newspaper; and mailed to those requesting notice and providing payment.

APPROVE AGENDA

On a motion by Mr. Casagrande, seconded by Mr. Graetz, the agenda was approved by the following vote:
Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

APPROVE MINUTES - July 21, 2025

On a motion by Mrs. Degnan-Spang, seconded by Mr. Casagrande, the July 21, 2025, minutes were approved by the following vote:
Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

PRESENTATIONS – None

DISCUSSION ITEMS – None

MAYOR & COUNCIL REPORTS/ANNOUNCEMENTS

Councilwoman Degnan-Spang – No report

Councilman Graetz – No report

Councilwoman King – No report

Councilman Casagrande – Mr. Casagrande reviewed the ordinances on the agenda. He also thanked all employees working hard on the Fall Festival planning.

Councilman Capristo - Mr. Capristo announced the park improvements at Joseph E. Robertson would begin next week. He also reminded the public to check online and the newspaper for details of the fall leagues taking place.

Mayor Campion - Mr. Campion provided a reminder that school is starting and please pay close attention around town for the children especially at crosswalks.

PUBLIC COMMENT (Any Item)

On a motion by Mr. Graetz, seconded by Mrs. King, the public comment section was opened by the following vote:
Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. Degnan-Spang, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

Anthony Garbini 553 Prospect Avenue, inquired if there is a written vision statement for the borough. He asked the council what their vision for the Borough's future is. He expressed grave concern regarding short-term rentals and Airbnb's in the Borough, especially the 500 block of Prospect Avenue. He described the experiences the neighborhood has had with the transient guests and how their quality of life has diminished because of them. He asked the council to help and to create stronger rules for Airbnb's in town. Mayor Campion addressed Mr. Garbini's concerns. He stated the council's vision is always to keep Spring Lake Heights a family town, especially a multi-generation town. Mr. Campion continued to explain how the council had previously started regulations on short-term rentals, and it fell off the radar; however, he will be picking it back up and hopes to have an ordinance in the near future.

Joe Schmidt 559 Prospect Avenue, thanked the council for listening to Mr. Garbini's concerns. He echoed the sentiment and expressed his concerns about short-term rentals and the quality of life especially in their neighborhood. Mayor Campion stated he sees zero benefit to the Borough from short-term rentals and does not necessarily want to see them.

Kerry Murray 710 Shore Road, wanted to follow up regarding the kayak launch on Shore Road and the concerns raised. Mr. Barrett explained that a meeting was held with the Borough Engineer Mr. May, project engineer Mr. Stewart and interested residents. He detailed the questions addressed during the meeting including moving of the Kayak location. There was discussion on the required ramp if moved to original location due to wetlands. Mr. Stewart presented a rendering of the elevated ramp that would be required if moved due to wetlands. Mr. Barrett also addressed the letters that residents prepared were directed to Department of Environmental Protection not the council. Ms. Murray expressed discontentment with how the project was handled and the communication with the residents.

Mayor Campion asked that a presentation be done again at the next council meeting.

Ms. Murray questioned how the dock was purchased. Mr. Barrett explained that the dock was acquired through State Contract and was not required to go out to be bid. Ms. Murray further expressed her feelings against the Dunkin' Donuts' drive-through and stated the south side of town is becoming more commercialized. Mayor Campion genuinely did not believe that the dock would attract a large crowd and unwanted attention.

Tony Thorton, 572 Ocean Road, wanted to readdress the Airbnb's situation as well as litter. He stated that 7-11 on Ocean Road, especially after a weekend, is a mess. Mayor Campion asked for code enforcement to address Mr. Thornton's claims.

Cornelius Durkin, 905 Woodcrest Drive, along with his partner, John Sullivan, wanted to address 700 Highway 71 and the zoning change that they feel adversely affects their business. Mr. Sullivan inquired if the zoning change was an unintended consequence for their property. Mayor Campion wanted to set up a meeting to address and did not believe this was intentional. Mayor Campion reiterated that he wants to have Highway 71 as a main street and not a highway.

Karen Burke 606 Shore Road, questioned if the presentation on the dock at the next meeting would allow for discussion. Mayor Campion said there would be discussion with the presentation.
Anthony Garbini 553 Prospect Avenue, wanted to express his gratitude and appreciation for the Department of Public Works. He stated that they make a difference in town for everything they

do and how they make it a wonderful place to live. Mayor Campion echoed the appreciation and hard work.

On a motion by Mr. Casagrande, seconded by Mr. Graetz, the public comment section was closed by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

SCHEDULED PUBLIC HEARINGS – None

REPORTS, NOTICES & CORRESPONDENCE

- Spring Lake Heights Police Department Monthly Report – July 2025
- Independent Fire Co. No. 1 Monthly Report – July 2025
- Spring Lake First Aid Squad Monthly Report – July 2025
- JCP&L Public Meeting Sept. 9, 2025 Re: Basic Generation Service for period beginning June 1, 2026
- Letter from South Monmouth Regional Sewerage Authority to Extend Public Comment Re: Judicial Consent Order with 3M Company

ORDINANCE INTRODUCTIONS

- **Ord. 2025-15** Bond Ordinance providing various 2025 capital improvements, by and in the Borough of Spring Lake Heights, in the County of Monmouth, State of New Jersey; appropriating $1,000,000 therefor and authorizing the issuance of $952,000 bonds or notes of the borough to finance part of the cost thereof

On a motion by Mr. Casagrande, seconded by Mrs. King, the ordinance was introduced by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

The public hearing will be on Monday, September 15, 2025.

CONSENT AGENDA Resolutions R2025-151 to R2025-154

Consent Agenda items are considered routine and will be enacted with a single motion; any items requiring expenditure are supported by a Certification of Availability of Funds; any item requiring discussion will be removed from the Consent Agenda; all Consent Agenda items will be reflected in full in the minutes.

- **R2025-151,** Resolution declaring September 11 as a holiday and day of remembrance
- **R2025-152,** Confirming the appointment of school crossing guards for the 2025/2026 school year
- **R2025-153,** Authorizing the release of designated escrow deposits
- **R2025-154,** Adopting the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026

On a motion by Mrs. King, seconded by Mr. Graetz, the consent agenda was approved by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

RESOLUTIONS

- **R2025-155,** Approving change order No. 1 & 2 for North end Sanitary Sewer Lining, increasing contract with EN-TECH by $273,305.00

On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2025-155 was approved by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

- **R2025-156,** Accepting proposal for professional services from Dynamic Traffic, LLC
  On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2025-155 was approved by the following vote:
  Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
  Nays: None Abstain: None Absent: Mr. Willms

- **R2025-157,** Authorizing the public bidding for the Improvements to Ocean Road
  On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2025-155 was approved by the following vote:
  Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
  Nays: None Abstain: None Absent: Mr. Willms

- **R2025-158,** Awarding a contract to Whirl Construction, Inc. in the amount of $136,962.50 improvements to Joseph E. Robertson Park
  On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2025-155 was approved by the following vote:
  Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
  Nays: None Abstain: None Absent: Mr. Willms

- **R2025-159,** Approving the payment of the itemized claims as set forth on the July 31, 2025 bills list
  On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2025-155 was approved by the following vote:
  Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
  Nays: None Abstain: None Absent: Mr. Willms

R2025-160, Approving the payment of the itemized claims as set forth on the August 15, 2025 bills list
On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2025-155 was approved by the following vote:
Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
Nays: None Abstain: None Absent: Mr. Willms

- **R2025-161**, Approving the payment of the itemized claims as set forth on the August 29, 2025 bills list
  On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2025-155 was approved by the following vote:
  Ayes: Mr. Capristo, Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King
  Nays: None Abstain: None Absent: Mr. Willms

ADJOURNMENT

There being no further business, on a motion by Mrs. King, seconded by Mr. Capristo, the meeting was adjourned without objection at 7:57 p.m.

Janine Gillis, Borough Clerk

Approved: October 6, 2025