

The June 15, 2026 Executive Session of the Borough Council of the Borough of Spring Lake Heights, Monmouth County, New Jersey was called to order by Mayor Campion at 6:30 p.m. in the Frank E. Adams Municipal Building with a moment of silence and a salute to the flag.

ROLL CALL

Present:

Councilman Leonard Capristo
Councilman John Casagrande
Councilman William Graetz
Councilwoman Sara King
Councilman Dayton Lonsdale
Mayor Christopher Campion

Absent:

Councilwoman Michele Degnan-Spang

Also attending:

John Barrett, Borough Administrator
Chris Khatami, Borough Attorney
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.

Borough Clerk Gillis read the resolution into the record.

- **R2026-128**, Resolution of the Borough Council to Enter into Executive Session

BE IT RESOLVED that the following portion of this meeting dealing with the following generally described matters shall not be open to the public: Collective bargaining, contract negotiations, personnel, attorney client privilege.

BE IT FURTHER RESOLVED that it is anticipated that the matters to be considered in private may be disclosed to the Public at a later date under the following circumstance.

BE IT FURTHER RESOLVED that private consideration is deemed required and is permitted because of the following noted exceptions set forth in the Act:

- _____ 1. Rendered confidential by Federal law or that if disclosed would impair receipt of Federal funds.
- _____ 2. Rendered confidential by State Statute or Court Rule.
- _____ 3. Would constitute an unwarranted invasion of individual privacy.
- _____ 4. Deals with collective bargaining, including negotiation positions.
- _____ 5. Deals with purchase, lease or acquisition of real property with public funds.
- _____ 6. Related to setting of bank rates or the investment of public funds and disclosure could adversely affect the public interest.
- _____ 7. Related to tactics and techniques utilized in protecting the safety and property of the public and disclosure may adversely affect the public.
- _____ 8. Related to investigation of violations or possible violations of the law.
- X_____ 9. Related to pending/anticipated litigation or contract negotiations in which the public body is or may be a party.
- _____ 10. Falls within the attorney-client privilege and confidentiality is required.

_____ 11. Deals with personnel matters of public employees and employees have not requested that the matter be made public.

_____ 12. Quasi-judicial deliberations after public hearing that may result in imposition of a civil penalty or suspension or loss of a license or permit.

On a motion by Mr. Casagrande, seconded by Mr. Graetz, Resolution No. **R2026-128** was approved by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

There being no further business, on a motion by Mr. Graetz, seconded by Mr. Lonsdale, the executive session was adjourned without objection at 7:06 p.m.

The June 15, 2026 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 7:06 p.m. in the Frank E. Adams Municipal Building with a moment of silence and a salute to the flag.

ROLL CALL

Present:

Councilman Leonard Capristo
Councilman John Casagrande
Councilman William Graetz
Councilwoman Sara King
Councilman Dayton Lonsdale
Mayor Christopher Campion

Absent:

Councilwoman Michele Degnan-Spang

Also attending:

John Barrett, Borough Administrator
Chris Khatami, Borough Attorney
Janine Gillis, Borough Clerk
Joseph May, Borough Engineer and Public Works Director

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. Take Notice that pursuant to P.L. 2025, c. 72, the complete text of each legal notice of the Borough of Spring Lake Heights, County of Monmouth, including the Boards, Commissions and the like may be obtained or viewed by the public on our official Internet Website: <https://springlakehts.com/public-notices>. Take further notice, that New Jersey Secretary of State legal notice webpage of each entity is <https://www.nj.gov/state/statewide-legal-notices-list.shtml>

AMEND AGENDA

On a motion by Mr. Casagrande, seconded by Mr. Graetz, the agenda was amended to add resolution R2026-133 by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

APPROVE AMENDED AGENDA

On a motion by Mr. Casagrande, seconded by Mr. Graetz, the amended agenda was approved by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

APPROVE MINUTES - June 1, 2026

On a motion by Mrs. King, seconded by Mr. Casagrande, the June 1, 2026 minutes were approved by the following vote:

Ayes: Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: Mr. Capristo Absent: Mrs. Degnan-Spang

PRESENTATIONS – None

DISCUSSION ITEMS – None

MAYOR & COUNCIL REPORTS/ANNOUNCEMENTS

Joseph May – Mr. May reported that the residents on Wall Road are providing positive feedback on the traffic calming measures installed. Mr. May explained the traffic calming project on Old Mill Road will have more extensive permits and detours will be needed. The estimated timeline for the Old Mill Road project is to submit the bid in July, award the bid in August with the anticipated project beginning after Labor Day. Mr. May provided updates regarding the pickleball courts at Robertson Park, the pickleball lights at Bicentennial Park, and the LEAF grant.

Councilman Lonsdale – No report

Councilman Graetz – No report

Councilwoman King – Mrs. King mentioned several events occurring around Monmouth County for the 250th Anniversary Celebrations.

Councilman Casagrande – Mr. Casagrande recapped Youth Government Day that recently occurred and will bring ideas to the council that the students came up with. Mr. Casagrande provided updates from the 100th Anniversary Committee. He announced some events the committee is working on including a history exposition, a dinner event, a golf outing, and an event in Joseph E. Robertson Park. Mr. Casagrande further discussed the budget application that was accepted by the Local Finance Board, and the next step is for the budget to be approved by the State of New Jersey.

Councilman Capristo – Mr. Capristo explained the Pickleball Courts at Joseph E. Robertson Park will be opening soon and expressed his excitement for the opening. He also provided a reminder to sign up for Summer Camp.

Mayor Champion – Mr. Champion stated he is excited for the opening of the Pickleball Courts at Joseph E. Robertson Park and he is pleased with the traffic calming measures on Wall Road. He is happy to see the measures are working as intended.

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. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

Pablo Clausell, 552 Central Ave, wished to speak with the Council regarding Ordinance 2025-17. He purchased a home in Spring Lake Heights many years ago that has 2 cottages on the property. He explained how he rents the second dwelling on his property for three months and it is only one rental per year. He stated that his “short-term” rental should be considered differently than ones who rent their properties in more extreme manners. Mayor Champion explained how and why the ordinance came about to be and wants to have a meeting about Mr. Clausell’s situation and how the ordinance applies to him. Further discussion was held amount the council and Mr. Clausell to arrange for the meeting and discussion.

Kristin Gillies, 615A Essex Ave, shared her experience and complaints about the noise level coming from the Shore Club. Outdoor music is a big issue for neighbors, and she feels the Shore Club is not following the provisions set in their permit. She also explained that the establishment’s employees park on Essex Avenue and it does not allow residents to park or their guests. Mayor Champion asked Mr. Barrett to get together with the Police and see what can be done for the parking. Mr. Capristo would like to see what was accomplished with the Spring Lake Golf Club to be done with the Shore Club.

Joan Brady, 600 Essex Ave, asked the Council to consider adding a decibel level to the noise ordinance. Mayor Champion acknowledged that this could be considered. Ms. Brady also asked for vehicles to not idle on the street at the Shore Club as the fumes can be smelled from the surrounding properties as well as the noise of the engines.

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, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

SCHEDULED PUBLIC HEARINGS – None

REPORTS, NOTICES & CORRESPONDENCE

- Independent Fire Co. No. 1 Monthly Report – May 2026
- Spring Lake First Aid Squad Monthly Report – May 2026
- Spring Lake Heights Zoning Violation Monthly Report – May 2026
- Wall Township Ord. 14-2026 Public Hearing Re: Amend regulations to wireless communication facilities

ORDINANCE INTRODUCTIONS

- Ordinance 2026-10 Authorizing the execution and delivery of a 2026 amended sewer service area agreement with the South Monmouth Regional Sewerage Authority

On a motion by Mr. Graetz, seconded by Mr. Lonsdale, the ordinance was introduced by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

The public hearing will be on Monday, July 20, 2026.

CONSENT AGENDA – None

RESOLUTIONS

Mayor Campion asked the Council to have further discussion regarding the resolutions after hearing the public's comments. Councilwoman King expressed her disapproval of the Shore Club and Tap House's actions and their disobedience with the rules and regulations set by the Borough. She does not feel that the approval should be given. Mr. Graetz agreed with Mrs. King's disapproval and would like to see decibel levels implemented. Mr. Casagrande would like to see separation of the Shore Club and Tap House for approvals. Mr. Capristo agreed with the separation of the properties. The Council discussed at length what conditions should be added to the outdoor music if it were to be approved. The Council agreed to implement the following conditions for outdoor music: further limiting the timeframe to 1pm-6pm, knowing the decibel level, any violation or summons would negate the approval, and no amplified music is permitted.

- **R2026-129**, Approving outdoor music for July 2026 – The Shore Club

On a motion by Mr. Casagrande, seconded by Mr. Lonsdale, Resolution No. R2026-129 was approved as amended at the meeting by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mr. Lonsdale

Nays: Mrs. King Abstain: None Absent: Mrs. Degnan-Spang

- **R2026-130**, Approving outdoor music for July 2026 – Spring Lake Tap House

On a motion by Mr. Capristo, seconded by Mr. Graetz, Resolution No. R2026-130 was approved with the same amendments as R2026-129 by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mr. Lonsdale

Nays: Mrs. King Abstain: None Absent: Mrs. Degnan-Spang

- **R2026-131**, Authorize Mayor & Clerk to sign agreement with Monmouth County for participation in Community Development Program

On a motion by Mr. Graetz, seconded by Mr. Lonsdale, Resolution No. R2026-131 was approved by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

- **R2026-132**, Approving the payment of the itemized claims as set forth on the June 11, 2026 bills list

On a motion by Mr. Casagrande, seconded by Mr. Graetz, Resolution No. R2026-132 was approved by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

- **R2026-133**, Authorizing an amendment to Resolution No. R2026-69 which authorized a contract to Dynamic Traffic LLC to implement speed humps along Old Mill Road

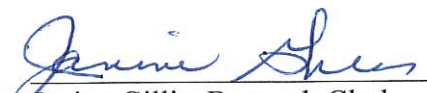
On a motion by Mr. Graetz, seconded by Mr. Casagrande, Resolution No. R2026-133 was approved by the following vote:

Ayes: Mr. Capristo, Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Lonsdale

Nays: None Abstain: None Absent: Mrs. Degnan-Spang

ADJOURNMENT

There being no further business, on a motion by Mrs. King, seconded by Mr. Lonsdale, the meeting was adjourned without objection at 8:06 p.m.


Janine Gillis, Borough Clerk

Approved: July 20, 2026