The October 19, 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 7:00 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 John Casagrande	
Councilwoman Michele Degnan-Spang	Also attending:
Councilman William Graetz	John Barrett, Borough Administrator
Councilwoman Sara King	Michael Collins, Borough Attorney
Councilman Dayton Lonsdale	Janine Gillis, Borough Clerk
Mayor Christopher Campion	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: htpps://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

APPROVE AGENDA

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

APPROVE MINUTES - September 5, 2026

On a motion by Mrs. King, seconded by Mrs. Degnan-Spang, the September 5, 2026 minutes were approved by the following vote:
Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Lonsdale
Nays: None Abstain: Mr. Capristo Absent: None

APPROVE MINUTES - September 21, 2026

On a motion by Mrs. King, seconded by Mr. Lonsdale, the September 21, 2026 minutes were approved by the following vote:
Ayes: Mr. Capristo, Mrs. Degnan-Spang, Mrs. King, Mr. Lonsdale
Nays: None Abstain: Mr. Casagrande, Mr. Graetz Absent: None

PRESENTATIONS – Best Practice Inventory – John Barrett

Mr. Barrett reported that the Borough's Best Practice Inventory will be filed on time and the Borough expects to receive its full allotment of state aid without penalties.

DISCUSSION ITEMS – None

MAYOR & COUNCIL REPORTS/ANNOUNCEMENTS

Councilman Lonsdale – No report

Councilwoman Degnan-Spang – Mrs. Degnan-Spang give details on leaf collection and advised not to mix leaves with brush, sea grasses, potted plants, grass clippings, or pumpkins. Also bagged leaves will not be collected. Mrs. Degnan-Spang remaindered that bulk trash pickup is scheduled for January and March; final brush collection will occur in November. She also reported that the main water break at Brighton and Brighton Lane was successfully repaired.

Councilman Graetz – Mr. Graetz thanked the Fire Department, First Aid Squad, and the Police Department for response to a small structure fire in Fair Way Mews and the quick containment.

Councilwoman King – Mrs. King mentioned the Veteran's Luncheon on November 11 and the contact Borough Hall to RSVP.

Councilman Casagrande – Mr. Casagrande noted budget resolutions on the agenda including Clean Communities, Cops in Shops, Recycling Tonnage, and Body Armor grants. Mr. Casagrande provided updated for upcoming 100th-anniversary events: January 17: Church Ecumenical Service, March 11: Centennial Gala at Old Mill Inn (limited space), April 29 – May 5: Town Museum display at the Cornelius Kelly Community Center, May 3: Official Centennial Day Commemoration and June 12: Centennial Celebration in the Park. He thanked the residents who have donated to the 100th Anniversary events already and stated there will be sponsorship opportunities for local businesses coming as well.

Councilman Capristo – Mr. Capristo echoed the appreciation for the Public Works team and the work they do to keep the town and the parks beautiful and well kept.

Attorney Michael Collins – At the Spring Lake Heights Borough Council's October 19, 2026 meeting, the Borough Attorney provided a report regarding the monopole approved for construction at 525 Old Mill Road. Consistent with that report, the Borough of Spring Lake Heights (the "Borough") provides this memorandum so that residents have the facts regarding its actions. The following is a summary of the actions taken by the Borough: In 2024, the Borough issued a request for bids for a telecommunications company to lease a portion of 525 Old Mill Road to construct a monopole, with the required specifications set forth in the bid documents. The monopole is needed so that the existing antennas can be removed from the water tower, allowing required structural repairs to the tower to be completed. At a public meeting on March 18, 2024, the Borough Council approved a resolution awarding the lease bid. Following introduction at a public meeting, legal notice, and a public hearing, at the May 21, 2025 public meeting, the Borough Council approved entry into a lease with New Cingular for a portion of the 525 Old Mill Road property to allow for construction of a monopole. The lease was executed on October 21, 2025.On October 28, 2025, New Cingular applied to the Planning Board for a courtesy review of the monopole, as required by the lease. Following legal notice to both the public and neighboring residents, on November 12, 2025, the Planning Board conducted and approved the courtesy review. New Cingular is currently addressing permitting issues and is expected to obtain the construction permits needed to build the monopole soon. The Borough followed the proper legal process, as demonstrated by the following, among other reasons: The monopole was authorized following legal notice and public proceedings before both the Borough Council and the Planning Board. These approvals were issued in 2025, and the 45-day period to challenge them in Superior Court has long since expired. The Borough issued the bid specifically proposing a monopole with the current specifications, and, because the monopole is located on Borough-owned property for a public purpose, the Borough is not subject to the zoning requirements that would ordinarily apply.

PUBLIC COMMENT (Any Item)

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

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

Ryan Amberger, Attorney with Montenegro, Thompson, Montenegro, & Genz., P.C. representing Blair Ollendorf, 529 Old Mill Road, entered an objection to the cell tower construction. Mr. Amberger contested the courtesy review and the municipal exemption. He believes the project requires a D3 use variance and formal Planning Board site plan approval. Mr. Amberger stated he will be contacting Mr. Collins directly.

Brian Stys, 535 Old Mill Road, raised concerns regarding construction permit non-compliance, alleging tree removal and foundation installation occurred without proper inspection matching drawings. He asserted that the municipality holds the construction permit responsibility.

Attorney Collins confirmed that a Stop Work Order was issued immediately upon discovering documentation deficiencies in the construction file. He stated that the Stop Work Order remains active until the ground-lease tenant remedies all required paperwork. He also noted the Borough notified the NJ Department of Community Affairs (DCA) for state-level administrative oversight.

Brian Stys, 535 Old Mill Road, additionally questioned the Stop Work Order and Mr. Collins responded that the order would be lifted if the documentation allows it.

John Hanlon, 801 Jersey Ave, commented on temporary parking ordinance regarding Jersey Avenue, noting that restricting parking shifted landscaper and commercial vehicle parking around corners rather than solving the issue. Mr. Hanlon cited instances of unattached/unattended trailers stored on public streets and boats in private yards.

Police Chief Ed Gunnell confirmed that the temporary ordinance sunsetted on October 1, 2026. Mr. Gunnell questioned Mr. Hanlon on more details regarding the parking situations and he explained that reported unattended trailers were removed once brought to the department's attention.

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

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

SCHEDULED PUBLIC HEARING

- **Ordinance No. 2026-14,** Amending Chapter 22, amending Article IV Zoning Regulations

On a motion by Mrs. King, seconded by Mr. Lonsdale, the public comment section for ordinance 2026-14 was opened by the following vote:

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

None presented

On a motion by Mrs. King, seconded by Mr. Capristo, the public comment section was closed by the following vote:

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

On a motion by Mrs. King, seconded by Mr. Casagrande, Ordinance 2026-14 was approved by the following vote:

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

- **Ordinance No. 2026-15,** Amending Borough Code 12-8.3 titled Directive for Sidewalk Repair

On a motion by Mrs. King, seconded by Mr. Lonsdale, the public comment section for ordinance 2026-15 was opened by the following vote:

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

None presented

On a motion by Mrs. King, 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, Mr. Lonsdale
Nays: None Abstain: None Absent: None

On a motion by Mrs. King, seconded by Mr. Graetz, Ordinance 2026-15 was approved by the following vote:

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

REPORTS, NOTICES & CORRESPONDENCE

- Affidavit of final tax bill mailing
- Spring Lake Heights Municipal Court Report – August 2026
- Independent Fire Co. No. 1 Monthly Report – August 2026
- Spring Lake Police Department Monthly Report – August 2026
- NJ Transit Public Hearing October 6,8,14, 2026 Re: Senior Citizen-Disabled Resident Transportation Assistance Program

ORDINANCE INTRODUCTIONS

- Ordinance 2026-16, Amending Chapter 22, Section 650-8 Development Fees

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

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

The public hearing will be on Monday November 16, 2026

CONSENT AGENDA Resolutions R2026-187 to R2026-192

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.

- **R2026-187,** Approve outdoor music – The Mill Lakeside Manor
- **R2026-188,** Requesting Director of Local Gov't Services to approve amendment to 2026 budget-$15,664.47
- **R2026-189,** Requesting Director of Local Gov't Services to approve amendment to 2026 budget-$914.18
- **R2026-190,** Requesting Director of Local Gov't Services to approve amendment to 2026 budget-$4,480.00
- **R2026-191,** Requesting Director of Local Gov't Services to approve amendment to 2026 budget-$5,060.86
- **R2026-192,** Establish 2026 Halloween Curfew

On a motion by Mr. Graetz, seconded by Mr. Capristo, the consent agenda was approved at the meeting by the following vote:

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

RESOLUTIONS

- **R2026-193,** Confirming project completion and closing of Monmouth County Municipal Park Improvement Grant – Joseph E. Robertson Park

On a motion by Mrs. King, seconded by Mr. Graetz, Resolution No. R2026-193 was approved by the following vote:

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

- **R2026-194,** Authorizing Borough of Spring Lake Heights to enter into a New Jersey Cooperative Purchasing Agreement

On a motion by Mr. Casagrande, seconded by Mr. Lonsdale, Resolution No. R2026-194 was approved by the following vote:

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

- **R2026-195,** Awarding a contract to Mark Woszczak Mechanical Contractors for renovation & upgrade to sanitary sewer pump station at 555 Old Mill Rd

On a motion by Mrs. King, seconded by Mr. Graetz, Resolution No. R2026-195 was approved by the following vote:

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

- **R2026-196,** Authorizing the public sale of surplus personal property (Kayak Dock) by public auction

On a motion by Mr. Casagrande, seconded by Mrs. King, Resolution No. R2026-196 was approved by the following vote:

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

- **R2026-197**, Awarding a contract to Dynamic Traffic, LLC for re-bid of implementation of speed humps on Old Mill Road

On a motion by Mr. Graetz, seconded by Mrs. Degnan-Spang, Resolution No. R2026-197 was approved by the following vote:

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

- **R2026-198,** Authorize an amendment to a contract -Dynamic Traffic, LLC- speed humps on Old Mill Road

On a motion by Mr. Graetz, seconded by Mrs. King, Resolution No. R2026-198 was approved by the following vote:

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

- **R2026-199,** Approving the payment of the itemized claims on the October 1, 2026 bills list

On a motion by Mr. Casagrande, seconded by Mr. Lonsdale, Resolution No. R2026-199 was approved by the following vote:

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

- **R2026-200**, Approving the payment of the itemized claims on the October 15, 2026 bills list

On a motion by Mr. Casagrande, seconded by Mr. Graetz, Resolution No. R2026-200 was approved by the following vote:

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

ADJOURNMENT

There being no further business, on a motion by Mrs. King, seconded by Mr. Casagrande, the meeting was adjourned without objection at 7:40 p.m.

Janine Gillis, Borough Clerk

Approved: November 16, 2026