

**SUBJECT TO CHANGE
BOROUGH OF WEST LONG BRANCH
COUNCIL MEETING**

January 21, 2026

(Immediately Following Caucus Meeting Which Starts at 6:30 PM)

MAYOR JANET W. TUCCI PRESIDES

MAYOR TUCCI REPORTS SUNSHINE LAW COMPLIED WITH

PRESENT: BRAY CIOFFI, GOMEZ, PENTA, RUANE, SNIFFEN

ABSENT:

READING AND APPROVAL OF MINUTES:

Caucus Minutes
December 17, 2025

Executive Session Minutes
December 17, 2025

Council Minutes
December 17, 2025

Reorganization Minutes
January 7, 2026

REPORTS OF STANDING COMMITTEES:

MAYOR TUCCI:

COUNCILMAN BRAY (FINANCE & ADMINISTRATION):

COUNCILMAN CIOFFI (POLICE):

COUNCILMAN GOMEZ (FIRE & EMS):

COUNCILMAN PENTA (PUBLIC WORKS):

COUNCILWOMAN RUANE (RECREATION, ENVIRONMENTAL, & SHADE TREE):

COUNCILMAN SNIFFEN (PUBLIC PROPERTY):

BOROUGH ADMINISTRATOR GONTER:

BOROUGH CLERK KELLY:

BOROUGH ATTORNEY BAXTER:

BOROUGH ENGINEER MULLAN:

COMMUNICATIONS:

1. Code Enforcement Monthly Report – December 2025
2. Zoning Monthly Report – December 2025
3. 44 Community Drive – Road Opening Waiver Request
4. Fire Department Membership Applications:
 - a. Anthony Guirlando – Active Membership
 - b. Youssef Guirguis -Active Membership
5. EMS Membership Applications:
 - a. Isaac Nasar – Active Membership
 - b. Jadis Montijo – Auxiliary Membership
 - c. Heather Pape - Active Membership
 - d. JoAnna Myung – Auxiliary Membership

ORDINANCES:

1. Ordinance No. O-26-1 – An Ordinance Amending Ordinance No. O-25-1 Regarding Salaries of Various Municipal Employees and Setting the 2026 Salaries of Various Municipal Officers, Employees and Appointees

Second and Final Reading

2. Ordinance No. O-26-2 – 2026 Salary Ordinance of Various Municipal Employees

Second and Final Reading

3. Ordinance O-26-3 – An Ordinance Amending Ordinance 15-4 Regarding Excavation and Opening of Streets in the Borough of West Long Branch

Introduction

RESOLUTIONS:

1. R-26-39 Resolution Authorizing Counterclaims in State Court Tax Appeals
2. R-26-40 Resolution Authorizing Grant Agreement with the County of Monmouth for the Municipal Park Improvement Grant Program for Valenzano Park Improvements
3. R-26-41 Resolution Accepting Proposal for Soccer Field Lining
4. R-26-42 Resolution Granting Waivers of the New Road Moratorium for Properties at 44 Community Drive and 22 Girard Avenue

UNFINISHED BUSINESS:

NEW BUSINESS:

BILLS AND CLAIMS:

OPPORTUNITY FOR ANY PERSON TO BE HEARD:

MOTION TO CLOSE THE PUBLIC PORTION AND ADJOURN:

ORDINANCE NO. O-26-1

**AN ORDINANCE AMENDING ORDINANCE NO. O-25-1
REGARDING SALARIES OF VARIOUS MUNICIPAL EMPLOYEES
AND SETTING THE 2026 SALARIES OF VARIOUS MUNICIPAL
OFFICERS, EMPLOYEES AND APPOINTEES**

WHEREAS, the Borough Council adopted Ordinance No. O-25-1 during calendar year 2025, the contents of which set forth salaries of certain municipal employees within the Borough; and

WHEREAS, upon further review, it appears that there are certain positions in those ordinances which either no longer exist, or are incorrectly stated, or there are provisions which contradict Borough policy;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of West Long Branch as follows:

SECTION 1.

That Section 2 of Ordinance No. 277 entitled "AN ORDINANCE TO ESTABLISH THE SALARY RANGE OF VARIOUS MUNICIPAL OFFICERS, EMPLOYEES AND APPOINTEES", and Ordinance No. O-25-1, which is an amendment to Ordinance No. 277, be amended and supplemented to set the annual salaries for 2026, which shall be paid semi-monthly, unless otherwise stated, of the officers, employees and appointees shall be as follows:

BOROUGH ADMINISTRATOR
\$45,000 - \$110,000

BOROUGH CLERK
\$45,000 - \$105,000

TAX COLLECTOR
\$15,000 - \$90,000

REGISTRAR
\$2,000 - \$5,000

DEPUTY REGISTRAR
\$1,000 - \$3,000

ASSISTANT TREASURER
\$35,000 - \$50,000

EMERGENCY SERVICES RECORDS ADMINISTRATOR
\$2,000 - \$6,500

PART-TIME OFFICE PERSONNEL
Compensation ranges from \$15.49 to \$30.00/hour

FULL-TIME OFFICE PERSONNEL
\$35,000 - \$60,000

FINANCE CLERK/BOOKKEEPER
\$50,000 - \$80,000

JUDGE - MUNICIPAL COURT
\$15,000 - \$30,000

SCHOOL CROSSING GUARDS
Compensation ranges from \$25.00 per shift to \$35.00 per shift

SUPERINTENDENT OF PUBLIC WORKS
\$80,000 - \$112,000

DEPUTY DIRECTOR OF PUBLIC WORKS
\$50,000 - \$97,000

RECYCLING COORDINATOR
\$2,000 - \$6,000

PUBLIC WORKS MECHANIC
\$36,370 - \$75,000

HOUSING INSPECTOR
\$50,000 - \$80,000

DEPUTY HOUSING INSPECTOR
\$4,000 - \$6,000

FIRE OFFICIAL
\$19,000 - \$30,000

FIRE INSPECTOR
\$4,300-\$20,000

ZONING OFFICER
\$45,000 - \$90,000

CODE ENFORCEMENT OFFICER
\$30,000 - \$65,000

DEPUTY CODE ENFORCEMENT OFFICER
\$36,400 - \$45,000

TAX ASSESSOR
\$45,000 - \$65,000

SECRETARY - PLANNING AND ZONING BOARDS
\$5,000 - \$10,000 for each Board

SECRETARY - RECREATION
\$750 - \$2,000

SECRETARY - ENVIRONMENTAL
\$750 - \$2,000

SECRETARY - SHADE TREE
\$250 - \$1,000

SPECIAL POLICE
Compensation ranges from \$25.00 to \$35.00/hour

MAYOR
\$3,000 - \$3,300

COUNCIL MEMBERS
\$2,000 - \$2,200

CHIEF OF POLICE
\$100,000 - \$190,000

RECREATION DIRECTOR
Compensation ranges from \$25.00 to \$30.00/hour

SUMMER RECREATION

DIRECTOR
\$5,400 - \$8,500

ASSISTANT DIRECTOR
\$2,600 - \$6,500

COUNSELOR
Compensation ranges from \$14.53 to \$20.00/hour

SECTION 2.

This ordinance shall take effect immediately upon passage and publication according to law.

Introduced:
Passed:
Adopted:

MAYOR

BOROUGH CLERK

ORDINANCE NO. O-26-2

2026 SALARY ORDINANCE OF VARIOUS MUNICIPAL EMPLOYEES

BE IT ORDAINED by the Borough Council of the Borough of West Long Branch:

SECTION 1. That Section 2 of Ordinance No. 277 entitled "AN ORDINANCE TO ESTABLISH THE SALARY RANGE OF VARIOUS MUNICIPAL OFFICERS, EMPLOYEES AND APPOINTEES", and Ordinance No. O-25-2, which is an amendment to Ordinance No. 277, be amended and supplemented as follows:

SECTION 2. The annual salaries for 2026, which shall be paid semi-monthly, unless otherwise stated, of the employees, as set forth in Section 1 hereof, shall be as follows:

	<u>01/01/25</u>
RECORDS CLERK	2,000.00
PUBLIC WORKS EMPLOYEES \$36,375.00 -	70,000.00
PUBLIC WORKS – PART- TIME/TEMPORARY	
Compensation ranges from \$14.13 to \$21.00/hour	
PUBLIC WORKS ROAD FOREMAN	2,000.00
PARKS FOREMAN	3,200.00
GENERAL FOREMAN	4,200.00
POLICE RECORDS CLERK/SECRETARY \$36,000.00 -	60,000.00

Introduced:
Passed:
Adopted:

MAYOR

BOROUGH CLERK

ORDINANCE NO. O-26-3

**AN ORDINANCE AMENDING ORDINANCE 15-4
REGARDING EXCAVATION AND OPENING OF STREETS
IN THE BOROUGH OF WEST LONG BRANCH**

WHEREAS, the governing body and the staff at Borough Hall have received inquiries and requests to consider the relaxation of the permit requirements for street opening permits where the street was paved within the past five years; and

WHEREAS, the governing body has discussed this subject at several meetings and a subcommittee of the Borough Council has met to consider the same and make recommendations, and the governing body has approved of the recommendations as set forth in this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of West Long Branch as follows:

SECTION 1.

Ordinance 15-4.7(a)4, is amended to read as follows:

“As an alternative to the provisions in this subsection, but only if the Director of Public Works deems it acceptable, the permittee ~~may~~ shall be required to utilize infrared treatment as the final restoration of the payment, all of which shall be under the guidance of the Borough Engineer.”

SECTION 2. [NEW]

Ordinance 15-4.6B, UTILITY ROAD OPENING MORATORIUM REQUIREMENTS.

a. General Requirements

1. Moratorium Restoration Standards

If a permittee is approved for a utility road opening during the five-year moratorium period, the permittee must perform full-scale, high-quality restoration. Restoration shall be in accordance with the procedures set forth in Ordinance 15-4.

It is intended that the restoration measures insure that the newly paved street maintains its structural integrity, appearance, and expected service life.

SECTION 3. FEE & BONDING

A \$2,000.00 fee shall be paid by any permittee who is granted approval to open a paved and improved street service during the moratorium.

The permittee shall post security as set forth in Ordinance 15-4.4(c)(1), which security may be in either cash or bond. The amount of the bond shall be as

set forth by the Borough Engineer, unless the borough ordinance specifies an amount, and the bond must be approved by the Borough Attorney before acceptance by the Borough.

SECTION 4. RESTORATION AREA

Restoration must extend across the permittee's entire property frontage, from one property line to the other, regardless of the size of the excavation, and extend curb to curb and, where necessary to achieve safe durable repair, from property line to property line, or to such lesser or greater limits as may be objectively determined by the Borough Engineer, in consultation with the governing body, based on written engineering standards and site-specific conditions. The limits of the excavation shall be done in the field and confirmed by the Borough Engineer's office prior to construction.

SECTION 5. GRANTING OF WAIVERS

The governing body shall have the discretion to grant a waiver for a specific restoration when, upon the recommendation of the Borough Engineer, the governing body deems it appropriate to grant such a waiver.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and publication according to law.

Introduced:
Passed:
Adopted:

MAYOR

BOROUGH CLERK

Councilmember offered the following resolution and moved its adoption:

**RESOLUTION AUTHORIZING COUNTERCLAIMS
IN STATE COURT TAX APPEALS**

1/21/26

WHEREAS, several property owners in the borough have filed appeals, or are anticipated to file appeals, with the New Jersey State Tax Court for calendar year 2026; and

WHEREAS, the Borough Tax Assessor may recommend that the governing body authorize the filing of counterclaims to certain of the appeals where the Tax Assessor feels such counterclaims should be filed;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that the Borough Attorney is hereby authorized to file counterclaims in Tax Court cases as recommended by the Borough Tax Assessor; and

BE IT FURTHER resolved that a certified copy of this resolution shall be provided to both the Borough Tax Assessor and the Borough Attorney.

Seconded by Councilmember and carried upon the following roll call vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on January 21, 2026.

BOROUGH CLERK

Councilmember offered the following resolution and moved its adoption:

RESOLUTION AUTHORIZING GRANT AGREEMENT WITH THE COUNTY OF MONMOUTH FOR THE MUNICIPAL PARK IMPROVEMENT GRANT PROGRAM FOR VALENZANO PARK IMPROVEMENTS

1/21/26

WHEREAS, the Borough of West Long Branch submitted Application #25-21 to the Monmouth County Board of County Commissioners for financial assistance under the Municipal Park Improvement Grant Program; and

WHEREAS, the proposed project involves improvements to Valenzano Park located on Wall Street, Block 60, Lot 82, including the installation of a new inclusive playground and soccer field irrigation and sod, repairs to existing walkways, regarding, and site work; and

WHEREAS, the County of Monmouth has approved the Borough's application and has agreed to provide a grant award in the amount of \$72,363; and

WHEREAS, the Borough Council has determined that accepting this grant and entering into the attached agreement is in the best interests of the Borough and its residents;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch, County of Monmouth, State of New Jersey, as follows:

1. The Mayor and Borough Clerk are hereby authorized to execute the attached agreement.
2. The Borough Administrator is hereby authorized to take all actions necessary to implement the terms and conditions of the Grant Agreement.
3. The Borough agrees to comply with all terms and conditions of the Grant Agreement.
4. This resolution shall take effect immediately upon adoption.

Seconded by Councilmember and carried upon the following roll call vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on January 21, 2026.

BOROUGH CLERK

Councilmember offered the following resolution and moved its adoption:

RESOLUTION ACCEPTING PROPOSAL FOR SOCCER FIELD LINING

1/21/26

WHEREAS, the Borough has a need to contract for soccer field lining services at Sorrentino Park; and

WHEREAS, the Borough Recreation Director solicited a proposal from SPORT LINES; and

WHEREAS, DENNIS MANN, of SPORTS LINES, submitted the attached proposal, which provides for soccer field lining in various phases at Sorrentino Park, as is detailed in the attached proposal at a total cost of \$3,936; and

WHEREAS, funds are or will be available for this service;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that the attached proposal submitted by SPORTS LINES, PO Box 503, Colts Neck, NJ 07722, for the provision of soccer field lining in various phases at Sorrentino Park, as is detailed in the attached proposal at a total cost of \$3,963, be hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign any documents as related to this proposal.

Seconded by Councilmember and carried upon the following roll call vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on January 21, 2026.

BOROUGH CLERK

Councilmember offered the following resolution and moved its adoption:

**RESOLUTION GRANTING WAIVERS OF THE
NEW ROAD MORATORIUM FOR PROPERTIES
AT 44 COMMUNITY DRIVE AND 22 GIRARD AVENUE**

1/21/26

WHEREAS, the governing body has been discussing the five-year moratorium on road openings, when streets have been paved or re-paved; and

WHEREAS, the governing body has received requests from various property owners, or their contractors or utility companies, and has determined that modifications to the existing moratorium ordinance should be made; and

WHEREAS, an amended ordinance has been recommended by a committee of the Borough Council, which ordinance was introduced tonight as Ordinance O-26-3, which ordinance is highly likely to be passed on final reading at the council meeting on February 3, 2026; and

WHEREAS, the governing body deems it appropriate to take action now with regard to two specific requests for waivers from the moratorium ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that waivers of the five-year road opening moratorium, as requested for properties at 44 Community Drive and 22 Girard Avenue, are granted on the following conditions:

1. The permittee shall comply with all provisions of the existing ordinance and the amended ordinance (O-26-3), the latter of which was introduced by the Borough Council this date.
2. No C.O. will be issued until there has been full compliance with the requirements of the road opening ordinance and O-26-3.
3. The Borough Engineer has approved the same.

BE IT FURTHER RESOLVED that permits be issued by the Borough Clerk for these properties, subject to the terms contained herein.

Seconded by Councilmember and carried upon the following roll call vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on January 21, 2026.

BOROUGH CLERK

BILL LIST JANUARY 21, 2026

26-00002	CARUSO AND BAXTER	\$7,511.50
	JANUARY 2026 RETAINER	
	TAX/LEGAL INVOICED 01/05/2026	

TOTAL PURCHASE ORDERS: 01

TOTAL BILL LIST AMOUNT: \$7,511.50