

Mayor and Council Newsletter

Borough of Island Heights
One Wanamaker Municipal Complex
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Official Council Meeting Minutes

August 12, 2025

MAYOR DOYLE CALLED THE MEETING TO ORDER AT 7 PM AND READ THE FOLLOWING:

This Regular Meeting of the Mayor and Council of the Borough of Island Heights is Hereby Called to Order. Notice of this Meeting was Provided in Accordance with the Open Public Meetings Act by Publication in the Asbury Park Press and the Newark Star Ledger on November 27, 2024 and Notice was Also Posted on the Bulletin Board at the Municipal Building, on the Borough Television Channel and Website.

MAYOR DOYLE LED ALL IN THE SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA

MAYOR DOYLE REQUESTED THE ROLL CALL OF THE MAYOR AND COUNCIL AND BOROUGH PROFESSIONALS:

| | | |
|-------------------------------|----------------|-------------------------|
| Council Member Baxter | <u>Present</u> | Absent |
| Council Member Fumo | <u>Present</u> | Absent |
| Council Member Gabriel | <u>Present</u> | Absent |
| Council Member Healy | <u>Present</u> | Absent |
| Council Member Pendleton | <u>Present</u> | Absent |
| Council Member Weber | Present | <u>Absent</u> (excused) |
| Mayor Doyle | <u>Present</u> | Absent |
| Borough Attorney Mr. Zabarsky | <u>Present</u> | Absent |

MAYOR DOYLE INTRODUCED:

Ordinance 2025-11 – Public Hearing - Proposed Adoption

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS,
AMENDING AND SUPPLEMENTING CHAPTER 19 OF THE
BOROUGH CODE ENTITLED – PARKS, RECREATION AREAS AND
OTHER PUBLIC SPACES

The Public Hearing on Proposed Ordinance 2025-11 is now open, persons
who wish to comment, please ask to be recognized and state your name for
the record:

Public Comments:

No Comments

Mayor Doyle entertained a:

Motion to Close Public Hearing:

Motion: Mr. Baxter
Second: Ms. Pendleton

Voice Vote: Yes: Unanimous No:

Mayor Doyle entertained a:

Motion to Waive Reading and Adopt Ordinance 2025-11 as
Introduced:

Motion: Ms. Pendleton
Second: Mr. Baxter

Voting Record:

| | | | | | | |
|---------------|---------------|---------------|---------------|---------------|-------------|---------------|
| Mr. Baxter | Mr. Fumo | Mr. Gabriel | Ms. Healy | Ms. Pendleton | Mr. Weber | Mayor Doyle |
| <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | Yes/No | <u>Yes/No</u> |
| Abs. | Abs. | Abs. | Abs. | Abs. | <u>Abs.</u> | Abs. |

ORDINANCE 2025-11

**AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 19 OF
THE BOROUGH CODE ENTITLED – PARKS, RECREATION AREAS AND OTHER
PUBLIC SPACES**

The following shall repeal and replace Chapter 19-2.8 of the Borough Code:

19-2.8. Vehicles and Trailers - Launching of Watercraft

- a. No person, except those enumerated below, shall bring, operate or park any motor vehicle upon any public beach, dock, boardwalk area, park area or other recreation area within the Borough unless they receive prior written permission from the Borough.
 1. Employees of the Borough in the performance of their duties
 2. Emergency vehicles
- b. Non-motorized watercraft that are eighteen (18) feet in total length or less may be launched at the following locations:
 1. The Borough Watercraft Launching Ramp located at the western terminus of Lake Drive
 2. Long Point Park on the beach area east of the groin
 3. The eastern terminus of Park Avenue
 4. The south end of Wanamaker Beach
- c. Motorized watercraft shall be launched only from the Borough Watercraft Launching Ramp located at the western terminus of Lake Drive.

MAYOR DOYLE INTRODUCED:

Ordinance 2025-12 – Proposed Introduction

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS,
AMENDING AND SUPPLEMENTING CHAPTER 32 OF THE
BOROUGH CODE ENTITLED – ZONING

Mayor Doyle entertained a:

Motion to Waive Reading and Introduce Proposed
Ordinance 2025-12

Motion: Mr. Fumo
Second: Mr. Baxter

Voting Record:

| | | | | | | |
|---------------|---------------|---------------|---------------|---------------|-------------|-------------|
| Mr. Baxter | Mr. Fumo | Mr. Gabriel | Ms. Healy | Ms. Pendleton | Mr. Weber | Mayor Doyle |
| <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | Yes/No | Yes/No |
| Abs. | Abs. | Abs. | Abs. | Abs. | <u>Abs.</u> | Abs. |

ORDINANCE 2025-12

**AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 32 OF
THE BOROUGH CODE ENTITLED – ZONING**

Language in **bold** is thus new language.

32-4.4 Area and Bulk Regulations.

a.

In the Medium Density and Low Density Residential Districts, the Primary use permitted will be single-family dwellings as heretofore defined in section 32-1 and subsection 32-4.1a of this chapter.

b.

In the Medium Density Residential District, the following provisions shall apply:

1.

Lot Size. A residential lot shall have a minimum frontage of seventy-five (75') feet upon a street accepted by the municipality and shall have a depth of one hundred (100') feet and minimum area of seven thousand five hundred (7,500) square feet, except that any existing subdivided lots or parcels of land containing at least three thousand seven hundred fifty (3,750) square feet, having a frontage of fifty (50') feet on an accepted street and having a depth of seventy-five (75') feet, will not be a nonconforming use but will continue to be a residential lot.

2.

Setbacks.

(a)

Principal buildings: twenty (20') feet.

(1)

Minimum front setback: twenty (20') feet.

(2)

Minimum rear setback: twenty (20') feet.

(3)

Minimum side setback: eight (8') feet. However, where the lot is located on a corner, the minimum side setback shall not be less than twenty (20') feet from the right-of-way.

(b)

Accessory buildings:

| Use | Rear Setback | Side Setback |
|---|--------------|--------------|
| Swimming pool, Above and in-ground | 10 feet | 10 feet |
| Utility Sheds less than 100 SF | 3 feet | 3 feet |
| Accessory buildings more than 100 SF with exterior walls of one (1) hour fire rating | 5 feet | 5 feet |

Accessory
buildings more
than 100 SF
with exterior
walls less than
one (1) hour
fire rating

8 feet

8 feet

Detached decks

8 feet

8 feet

Attached decks to principal - Setbacks to comply with those of principal building

Ground mounted

dish antennas

8 feet

8 feet

Where the lot is located on a corner, the minimum side setback shall not be less than twenty (20') feet from the right-of-way.

3.

Building Area. All structures subsequently erected in this district shall occupy not less than one thousand sixty (1,060) square feet including the area occupied by accessory use structures as defined in subsection 32-4.2 of this chapter.

4.

Maximum Building Heights: thirty-five (35') feet. In any event, the building shall not contain more than two and one-half (2 1/2) usable floor levels counted vertically at any point in the building above the grade level as determined by the average grade evaluation of the corners of the building.

5.

If any **principal** structure existing as of the date of the adoption of this paragraph violates setback or height requirements and proposed new additions or alterations do not create new or extend or increase any existing zoning or setback violations, such additions or alterations shall be permitted to be made without the necessity of obtaining a variance, provided the following conditions are met:

(a)

The use shall be a conforming use in this zone; and

(b)

The lot shall conform to the area and yard requirements of this zone.

Any vertical or horizontal extension of a structure or a portion thereof in an area that is not in conformity with the present zoning ordinances, shall continue to be an expansion of a nonconforming structure and shall require approval by the Borough Land Use Board.

MAYOR DOYLE INTRODUCED:

Ordinance 2025-13 – Proposed Introduction

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS,
AMENDING CHAPTER 32 OF THE BOROUGH CODE ENTITLED –
ZONING

Mayor Doyle entertained a:

Motion to Waive Reading and Introduce Proposed
Ordinance 2025-13:

Motion: Mr. Baxter
Second: Ms. Pendleton

Voting Record:

| | | | | | | |
|---------------|---------------|---------------|---------------|---------------|-------------|---------------|
| Mr. Baxter | Mr. Fumo | Mr. Gabriel | Ms. Healy | Ms. Pendleton | Mr. Weber | Mayor Doyle |
| <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | Yes/No | <u>Yes/No</u> |
| Abs. | Abs. | Abs. | Abs. | Abs. | <u>Abs.</u> | Abs. |

ORDINANCE 2025-13

**AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING CHAPTER 32 OF THE BOROUGH CODE
ENTITLED – ZONING**

The following shall repeal and replace Chapter 32-8 of the Borough Code Entitled – Fences:

32-8 FENCES

a.

Zoning Approval Required. Prior to erecting any new fence on a property within the Borough, the property owner must apply for and receive approval from the Zoning Officer in keeping with Borough Code Chapter 32. Repair or Replacement of existing fencing shall not require Zoning Approval.

b.

Front Yard Fencing. This shall include any fencing located in the area from the front property line along the street upon which the property is addressed to the front building line. Fencing located in this area shall not exceed three (3) feet in height and shall be made of metal, wood, vinyl or a similar material.

c.

Rear Yard Fencing. This shall include any fencing located in the area from the front building line to the rear property line and running across the rear property line. Fencing located in this area may be of solid type made of wood, vinyl or a similar material and shall not exceed six (6) feet in height.

d.

Side Yard Fencing with No Street Frontage. Fencing located in this area may be of solid type made of wood, vinyl or a similar material and shall not exceed six (6) feet in height. No side yard fence may extend beyond the front building line.

e.

Fencing on Lots Abutting Two Streets. Fences located on the property lines that abut streets shall be set back from the street edge a minimum of twenty (20) feet and shall not exceed six (6) feet in height and shall be made of metal, wood, vinyl or a similar material.

Fencing located on the property lines that do not abut a street, shall be made of metal, wood, vinyl or a similar material and shall not exceed six (6) feet in height.

g.

Fence Construction. The finished side of all fences erected in accordance with the provisions hereof shall face the adjoining property and/or street line. Any portion of a fence construction intended or utilized for the support of the fence shall be located on the inside of the fence, facing the principal portion of the tract of land upon which the fence is erected.

h.

Encroachments. All fences shall be erected within property lines, and no fence shall be located so as to encroach upon an adjoining property or a public right-of-way.

i.

Prohibited Fencing Materials. The following fences and fence construction materials are specifically prohibited in all zones in the Borough; barbed wire, canvas, concrete, cloth and electrically charged material.

MAYOR DOYLE INTRODUCED THE APPROVAL OF PRIOR MEETING MINUTES:

Resolution 2025-106 Approving the Proposed Minutes for the Regular Meeting of the Mayor and Council Conducted on July 8, 2025 (By Title)

Motion: Mr. Baxter
Second: Ms. Pendleton

Comments/Discussion: None

Voting Record:

| | | | | | | |
|----------------|----------------|----------------|----------------|----------------|-------------|----------------|
| Mr. Baxter | Mr. Fumo | Mr. Gabriel | Ms. Healy | Ms. Pendleton | Mr. Weber | Mayor Doyle |
| <u>Yes</u> /No | Yes/No | <u>Yes</u> /No |
| Abs. | Abs. | Abs. | Abs. | Abs. | <u>Abs.</u> | Abs. |

MAYOR DOYLE INTRODUCED THE RESOLUTIONS ON THE CONSENT AGENDA:

Resolution 2025-107 Approving the Closure and Use of Certain Portions of Central and River Avenues for Sailfest (Rotary Club of Toms River) on September 6, 2025 and Approving the Issuance of a Social Affair Permit to the Rotary Club for this Event (By Title)

Motion: Mr. Fumo
Second: Mr. Baxter

Resolution 2025-108 Authorizing the Mayor and the Borough Clerk to Execute an Employment Contract with Sergio DePinto of the Island Heights Police Department with an Effective Date of June 21, 2025 (By Title)

Motion: Ms. Pendleton
Second: Mr. Gabriel

Resolution 2025-109 Authorizing the Mayor and the Borough Clerk to Execute Shared Services Agreements with the Island Heights Board of Education for the Provision of a School Resource Police Officer and Snow Removal Services for the 2025-26 School Year (By Title)

Motion: Mr. Fumo
Second: Ms. Healy

Resolution 2025-110

Authorizing the Mayor and the Borough Clerk to Execute an Employment Agreement Between the Borough and Jonathan Brodbeck to Serve as Public Works Director for Calendar Years 2025 through 2027 (By Title)

Motion: Mr. Fumo
Second: Ms. Pendleton

Resolution 2025-111

Approving the Refund of a Utility Charge Overpayment on Block 53 – Lot 3 – 9 Highland Avenue to David Shipman of Lavallette, New Jersey in the Amount of \$240.00

Motion: Mr. Baxter
Second: Mr. Gabriel

Resolution 2025-112

Approving the Use of the Memorial Baseball Field by Toms River Spartans Baseball for Practice Sessions on Monday and Wednesday Evenings, Between the Hours of 5:30 PM and 8 PM from August 13, 2025 to November 25, 2025 (By Title)

Motion: Mr. Fumo
Second: Mr. Baxter

Comments/Discussion by Council Members of Items on the Consent Agenda:

None

Comments/Discussion from the Floor on Items on the Consent Agenda:

None

Mayor Doyle entertained a:

Motion for Adoption of all of the Resolutions on the Consent Agenda:

Motion: Mr. Baxter
Second: Mr. Fumo

Voting Record:

| | | | | | | |
|---------------|---------------|---------------|---------------|---------------|-------------|---------------|
| Mr. Baxter | Mr. Fumo | Mr. Gabriel | Ms. Healy | Ms. Pendleton | Mr. Weber | Mayor Doyle |
| <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | Yes/No | <u>Yes/No</u> |
| Abs. | Abs. | Abs. | Abs. | Abs. | <u>Abs.</u> | Abs. |

MAYOR DOYLE INTRODUCED THE BILL LIST:

Resolution 2025-113

Approving Payment of all of the Items on the Bill List Submitted by the Purchasing Agent (By Title)

Motion: Mr. Fumo

Second: Mr. Baxter

Discussion/Comments: None

Voting Record:

| | | | | | | |
|---------------|---------------|---------------|---------------|---------------|-------------|---------------|
| Mr. Baxter | Mr. Fumo | Mr. Gabriel | Ms. Healy | Ms. Pendleton | Mr. Weber | Mayor Doyle |
| <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | <u>Yes/No</u> | Yes/No | <u>Yes/No</u> |
| Abs. | Abs. | Abs. | Abs. | Abs. | <u>Abs.</u> | Abs. |

MAYOR DOYLE INTRODUCED THE COUNCIL MEMBER REPORTS:

Ms. Healy – Our Elementary School is preparing for the start of classes on September 3rd. Their parking lot has been cleaned, sealed and lined. The Board has adopted a new five year strategic plan for the school that can be viewed on their website. They will be hosting popsicles with the principal on August 26th and all students and parents are welcome.

Central Regional will also start classes on September 3rd. They will host several back to school nights for parents and they urge everyone to look at their fall sports schedule and come out to support the teams.

Our library reports a very successful summer reading program for children and adults and they encourage everyone to check their website for fall events and author talks that are upcoming.

Mr. Fumo – Our First Aid Squad has responded to 145 calls this year achieving a 90% response rate to calls in the Borough. They have been acquiring new supplies and equipment including a “Lucas” CPR device.

Our Fire Company responded to thirty eight calls during the month of July including twelve water rescues while participating in three training drills. The Fire Company Car Show had a great turnout and will be back on the schedule for next summer.

Our Emergency Management Office reminds everyone that we are in the hurricane season, please monitor weather alerts and be prepared with supplies and medicines.

Ms. Pendleton – DPW installed several new potable water services and wastewater connections for new homes this past month. They cleared Lake Avenue of overhanging trees and removed several dead trees from Borough properties.

Our Cultural and Heritage Association is working with our Recreation Committee on planning for our America 250 Celebration on July 3, 2026 at the Wanamaker Complex. Stay tuned for more details. The Association Summer Speaker Series continues at the Ocean County Artists Guild.

The Peto Cup will take place on August 15th at the Toms River Yacht Club.

Mr. Baxter – Our Planning Board will meet next on September 11th with several applications to review.

Our Municipal Court revenue is over eighteen thousand dollars year to date; the Court will be in session next on September 8th.

Mr. Gabriel – Our Police Department is working through their annual recertification to maintain their department accreditation. Our Officers issued 115 summons during the month of July. Our police remind everyone that if you see a suspicious person or activities in the Borough, please call the police. Reporting such issues on social media will not result in a prompt investigation.

Mayor Doyle – I urge all of our residents to take a look at the property tax distribution table that will be distributed with our next Newsletter. This report shows the importance of the work that this Governing Body has done to control Borough spending and leverage grants for improvements and critical services.

As fall begins, we will have several road paving projects getting underway starting with Simpson Avenue to prepare for the school year. We are in the final stages of permitting to replace the groin at the bottom of Simpson Avenue to protect our historic Pavilion.

Remember to attend our traditional Labor Day Games hosted by our Fire Company at Memorial Field on September 1st.

Enjoy the rest of the summer and we will see everyone here after Labor Day.

MAYOR DOYLE INTRODUCED THE PRIVILEGE OF THE FLOOR (PUBLIC COMMENT):

No comments

MAYOR DOYLE ENTERTAINED A MOTION FOR ADJOURNMENT OF THE MEETING:

Motion to Adjourn

Motion: Mr. Fumo
Second: Ms. Healy

Voice Vote: Yes: Unanimous No _____

By unanimous consent, the meeting was adjourned at 7:25 PM in memory of Lisa McComsey Askoff.

Respectfully Submitted,

**Sean Asay
Borough Clerk**