

# Mayor and Council Newsletter

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Official Council Meeting Minutes

October 14, 2025

## **COUNCIL PRESIDENT WEBER CALLED THE MEETING TO ORDER 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.

## **COUNCIL PRESIDENT WEBER LED ALL IN THE SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA**

## **COUNCIL PRESIDENT WEBER REQUESTED THE ROLL CALL OF THE MAYOR AND COUNCIL AND BOROUGH PROFESSIONALS:**

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

**COUNCIL PRESIDENT WEBER INTRODUCED:**

**Ordinance 2025-12 – Public Hearing - Proposed Adoption**

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

The Public Hearing on Proposed Ordinance 2025-12 is now open,  
Persons who wish to comment should ask to be recognized and  
State your name for the record:

Public Comments:

No Comments

Council President Weber entertained a:

Motion to Close Public Hearing:

Motion: Mr. Gabriel

Second: Mr. Baxter

Voice Vote: Yes: Unanimous No:

Council President Weber entertained a:

Motion to Waive Reading and Adopt Ordinance 2025-12  
As Introduced:

Motion: Mr. Baxter

Second: Mr. Fumo

Voting Record:

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

**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.

**COUNCIL PRESIDENT WEBER INTRODUCED:**

**Ordinance 2025-13 – Public Hearing - Proposed Adoption**

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

The Public Hearing on Proposed Ordinance 2025-13 is now open,  
Persons who wish to comment should ask to be recognized and  
State your name for the record.

Public Comments:

No Comments

Council President Weber entertained a:

Motion to Close Public Hearing:

Motion: Mr. Baxter

Second: Mr. Fumo

Voice Vote:                      Yes: Unanimous                      No:

Council President Weber entertained a:

Motion to Waive Reading and Adopt Ordinance 2025-13  
As Introduced:

Motion: Mr. Baxter  
Second: Ms. Healy

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Healy	Ms. Pendleton	Mr. Weber	Mayor Doyle
<u>Yes</u> /No	<u>Yes</u> /No	<u>Yes</u> /No	<u>Yes</u> /No	Yes/No	<u>Yes</u> /No	<u>Yes</u> /No
Abs.	Abs.	Abs.	Abs.	<u>Abs.</u>	Abs.	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<sup>8</sup> 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.

**COUNCIL PRESIDENT WEBER INTRODUCED THE:**

**APPROVAL OF PRIOR MEETING MINUTES**

Resolution 2025-122

Approving the Proposed Minutes for the Regular Meeting of the Mayor and Council Conducted on September 2, 2025 (By Title)

Motion: Mr. Fumo  
Second: Mr. Baxter

Comments/Discussion: 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>	Yes/No	<u>Yes/No</u>	Yes/No
Abs.	Abs.	Abs.	Abs.	<u>Abs.</u>	Abs.	<u>Abs.</u>

**COUNCIL PRESIDENT WEBER INTRODUCED THE RESOLUTIONS ON THE CONSENT AGENDA:**

Resolution 2025-123

Approving and Accepting the 2024 Annual Audit Report submitted by Robert Hulsart and Company of Wall, New Jersey

Motion: Mr. Baxter

Second: Mr. Fumo

Resolution 2025-124

Approving and Accepting the Corrective Action Plan for the Municipal Audit for the Year Ending December 31, 2024

Motion: Mr. Gabriel

Second: Mr. Baxter

Resolution 2025-125

Authorizing the Mayor, the Borough Clerk and the Borough Engineer to Request an Extension of the Contract Award Date for the 2024 Department of Transportation Municipal Aid Grant for the Chestnut, Park and Westray Avenue Road Improvements

Motion: Mr. Baxter

Second: Mr. Fumo

Resolution 2025-126

Approving and Authorizing the Proposal from the Borough Engineer to Provide Services Related to the Design and Reconstruction of the Simpson Avenue Groin in an Amount Not to Exceed \$27,400.00 (By Title)

Motion: Mr. Fumo

Second: Mr. Baxter

Resolution 2025-127

Authorizing and Setting the Date and Time for Trick or Treating in the Borough and Establishing a Curfew for Unaccompanied Minors

Motion: Mr. Gabriel

Second: Mr. Baxter

Resolution 2025-128

Approving the Appointment of Sergio DePinto to the Position of Full Time Police Officer for the Island Heights Police Department with an Effective Date of September 27, 2025

Motion: Mr. Gabriel

Second: Ms. Healy

Resolution 2025-129

Approving and Authorizing the Refund of Utility Charge Overpayments on Block 8 – Lot 5 – 136 Chestnut Avenue to Neil Brosnan of Toms River, New Jersey in the Amount of \$738.42

Motion: Mr. Fumo

Second: Mr. Baxter

Resolution 2025-130

Approving the Use of the Wanamaker Complex by the Island Heights Volunteer Fire Company on October 18, 2025 for Trucktoberfest and Approving the Issuance of a Social Affair Permit Therefore (By Title)

Motion: Mr. Baxter

Second: Mr. Fumo

Resolution 2025-131

Authorizing the Mayor and the Borough Clerk to Advertise Solicitations for Professional Services for Calendar Year 2026

Motion: Mr. Gabriel

Second: Mr. Baxter

Resolution 2025-132

Recognizing and Expressing the Support of the Mayor and Council for National Friends of Libraries Week

Motion: Ms. Healy

Second: Mr. Baxter

Resolution 2025-133

Authorizing the Mayor and the Borough Clerk to Pursue Options to offer Full Time Borough Employees a High Deductible Health Insurance Plan Option Beginning in Calendar Year 2026

Motion: Mr. Gabriel

Second: Mr. Baxter

Resolution 2025-135

Approving and Authorizing the Proposal from the Borough Engineer for the Lake Avenue Water Main Extension and Drainage Improvements in an Amount Not to Exceed \$53,800.00 (By Title)

Motion: Mr. Fumo

Second: Mr. Baxter

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

**Mr. Gabriel** – The hiring of Class II Part Time Police Officers has become much more difficult and expensive in the current labor environment so we made the decision to add another Full time Officer (Officer DePinto) to our Department and we will seek to have two part Time Officers for the summer months and to maintain seven full time officers including the lieutenant and sergeant.

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

**Christine Maloney** – As your Librarian I want to thank the Mayor and Council for recognizing friends of the Libraries Week. The work that our Friends group does adds some much to the Library experience for all of our patrons. Our Friends of the Library raise funds to help us purchase books and supplies as well as games and activities for adults and children. We are very lucky to have such an active and dedicated Friends group here in the Borough.

**Betsy Hyle** – Our Friends of the Library have been so pleased to work with Christine for many years now. She has worked to expand library access and use in the Borough for both adults and children. Many of our residents make great use of the computers and other technology at our branch and Christine and her staff are always ready to help our residents with books and resources.

Council President Weber entertained a:

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

Motion: Mr. Baxter  
Second: Mr. Gabriel

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>	Yes/No	<u>Yes/No</u>	Yes/No
Abs.	Abs.	Abs.	Abs.	<u>Abs.</u>	Abs.	<u>Abs.</u>

**COUNCIL PRESIDENT WEBER INTRODUCED THE BILL LIST:**

Resolution 2025-134

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

Motion: Mr. Baxter  
Second: Mr. Fumo

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>	Yes/No	<u>Yes/No</u>	Yes/No
Abs.	Abs.	Abs.	Abs.	<u>Abs.</u>	Abs.	<u>Abs.</u>

**COUNCIL PRESIDENT WEBER INTRODUCED THE COUNCIL MEMBER REPORTS:**

**Ms. Healy** – Our schools have gotten the year off to a good start.

At our Elementary School there was a visit from our Fire Company for Fire Prevention Week with lessons for the students on fire safety. Results from State Testing show that our students in grades three to six are performing above the State average in each category. The Pasta Dinner put on by the sixth grade class and parents will take place on November 13<sup>th</sup>. Tickets are available through the school and the PTO.

At Central Regional, I met with our Board Representative Sue Cowdrick as well as the Principal and Superintendent for the Middle and High Schools and reviewed their programming and schedule for the new school year.

**Mr. Fumo** – Our Fire Company participated in Sailfest and responded to twenty three calls for service over the past month. They are looking forward to the Trucktoberfest event on October 18<sup>th</sup> and all are welcome.

Our OEM Coordinator (Doug Platt) did an excellent job keeping us all informed during the recent storm. All of our first responders handled calls involving downed trees and power lines and kept everyone safe.

Our Halloween Parade and Beach Bonfire will take place on October 24<sup>th</sup> starting at the Wanamaker Complex at 6 PM. We will be showing The Adams Family movie on Wanamaker Field on October 25<sup>th</sup> at 7:30 PM.

**Mr. Baxter** – Our Planning Board will be meeting this week with a requested Use Variance on the agenda.

Our Court receipts for 2025 have been in line with expectations. We will be interviewing soon for a new Court Administrator as our current Administrator will retiring at the end of this year.

**Mr. Gabriel** – We welcome Officer DePinto as a new full time member of our Police Department. Our police issued ninety five summons during the past month and six hundred thirty year to date.

**Mr. Weber** – Thanked everyone who attended the meeting and provided input on this evening's agenda.

**COUNCIL PRESIDENT WEBER INTRODUCED THE PRIVILEGE OF THE FLOOR (PUBLIC COMMENT):**

No Comments

**COUNCIL PRESIDENT WEBER ENTERTAINED A:**

Motion to Adjourn

Motion: Mr. Baxter

Second: Mr. Gabriel

Voice Vote:                      Yes: Unanimous                      No \_\_\_\_\_

The Meeting was adjourned at 7:25 PM.

**Respectfully Submitted,**

**Sean Asay  
Borough Clerk**