



Minutes
Meeting of the Municipal Council
Wednesday, January 28, 2026
REGULAR MEETING

I. Executive Session - 4:00 p.m.

A. 2026-78 Resolution Authorizing A Meeting Which Excludes The Public

B. Public Safety

1. Police Monthly Report December 2025 & 2025 Yearly Report

C. Contract Negotiation

1. Block 705, Lot 4.01, 900 Springwood Avenue

2. New Cingular Wireless PCS, LLC at 1700 Kingsley Avenue, Block 4304, Lot 1

D. Attorney-Client Privilege

II. Workshop Session - 6:00 p.m.

Call to Order/Roll Call

Attendee Name	Status
Mayor John Moor	Present
Deputy Mayor Amy Quinn	Present
Council member Angela Ahbez-Anderson	Present
Council member Yvonne Clayton	Present
Council member Eileen Chapman	Absent
City Clerk Anthony Cucci	Present
City Manager Adam Cruz	Present
Deputy City Manager Cassandra Dickerson	Present
City Attorney Kevin Starkey	Present

Silent Prayer/Moment of Reflection

Salute to the Flag

Announcement - Open Public Meetings Act

As to comply with the "Open Public Meetings Act," Chapter 231, P.L. 1975, adequate Notice of this meeting has been provided in the following manner: The Annual Notice was forwarded to the Asbury Park Press, The Coaster and The Star Ledger on January 15, 2026, and posted on the bulletin board the same date. All notices are on file with the City Clerk.

Special Event Applications:

Director of Recreation, Leesha Floyd presented special events applications to Mayor and Council.

Items to be Presented:

Matters from City Council

Council member Ahbez-Anderson had no matters at this time.

Council member Clayton had no matters at this time

Deputy Mayor Quinn stated, I want to thank a few people for this weekend. I'm glad there's so many people here to hear this. Asbury Park is the only municipality in Monmouth County that has two code blues. What that means is we house people are unhoused during storms; we house them in two places. Trinity; so, I want to give a huge shout out to Father Chase. And the second one is Mercy Center; I want to give a shout out to Kim Guadagno. There are 53 municipalities in Monmouth County. Of the 53, about 5, and we're two because we do it twice, are the only ones that do code blue. And the reason that was really important this weekend is because code blue goes from about 7:00PM to about 6:00AM but people need some place to go during the day when there's a blizzard. And so, I want to thank our fire department for picking everybody up, putting them in the transportation center and putting the heat on. So, thank you to our fire department, and I really hope towns in Monmouth County start to step up their code blue and start picking up, so Asbury doesn't have to have two, and some towns could just have one because most towns have none. So, I want to thank our fire department, Trinity, and Mercy Center for really coming through this week.

Mayor Moor stated, Amy good job. I wish some of the towns would step up also and stop bringing people to Asbury Park, because that's what's happening. These other towns are having their police departments bring everybody to Asbury Park; it's totally wrong that no other town in this county gives a darn about people that are homeless and need shelter.

Matters from City Manager

City Manager Adam E. Cruz had no matters at this time.

Matters from City Attorney

City Attorney, Kevin Starkey stated, I would like to make an announcement for the benefit of the

public. There's been a resolution added to the agenda tonight. It is Resolution 2026-105. This is related to- I'm sure people have read the reports about the Casino and the breezeway. And a proposal by Madison – Asbury Retail for potential demolition. This resolution will authorize the City's redevelopment counsel- who's sitting right here in the front row to take action, including the issuance of notices of default to Madison because of this proposed demolition. And I just want to read one part of it; it'll authorize the mayor of the city, his designees and city staff, professionals, and consultants on behalf of the city to take all necessary and appropriate actions to implement this resolution and authorized to take such further actions as may be necessary or appropriate to protect and advance the rights and remedies of the City. Because the actions that have been taken by Madison Marquette have raised significant potential for litigation. I have directed, as I always do in matters involving litigation, the Mayor and Council not to comment on what's going to be happening. Anyone here is free to make any comment you want about it. That's what the public hearing will be for. And if there are questions that I can answer, or Joe Maraziti, our redevelopment counsel, can answer, we'll try to do so. We're going to be somewhat circumspect as well in our answers, because we don't want to impair the rights of the City and the position of the City in any potential litigation going forward. So I just want to let everybody know that upfront before we get to the public comment period after the presentation tonight. Thank you.

Presentation by APW Redeveloper LLC for redevelopment of 3803, Lot 1 and part of Block 4503, lot 1 (200 Cookman Avenue and 100 Asbury Avenue)

III. Regular Meeting

A. Public Participation

A motion was made by Council member Ahbez-Anderson and seconded by Deputy Mayor Quinn to open the meeting to the public. All were in favor.

The following members of the public spoke:

Caitlyn Dabney, Heather Fowler, Sean, Kristen O'Mara, Kay Harris, Spencer Pellas, Joe Weeny, and Caitlyn Nasher made a comment about redevelopment maintaining historical integrity around the breezeway, casino, and carousel. Bob Zuckerman made a comment about the planning board and the breezeway. Katherine Healy thanked the council for a resolution and made a comment about a development group and their redevelopment schedule. Jameson Miller made a comment about historical integrity and the overabundance of luxury housing. Richard H. Richer made a comment about the Paramount Theater and funds. Kevin Strickland made a comment about the little leagues upcoming pancake breakfast and a soccer field to be installed behind the high school. Gabriella Cuccinotta made a comment about the Shade Tree Commission and sidewalks. Regine Flimlin made a comment about taxes and historic buildings. Frank Cuccinotta asked for clarification on default and a comment about when the PILOT agreement expires. Celia Morrissette made a comment about properties being foreclosed on.

A motion to close the meeting to the public was made by Mayor Moor and seconded by Deputy Mayor Quinn . All were in favor.

B. Minutes

RESULT: Passed
MOVER: Council member Yvonne Clayton
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

Executive Meeting Minutes: January 14, 2026

Regular Meeting Minutes: January 14, 2026

C. Consent Agenda Resolutions

All matters listed on the Consent Agenda are presented collectively to the City Council, and will be considered for approval with one vote. These matters are considered to be routine in nature, and there will be no individual discussion of these items. If discussion is desired by one or more Council member(s) as to any particular item(s), then said item(s) shall be removed from the Consent Agenda and considered separately

RESULT: Passed
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

2026-79 Resolution Approving Special Event Applications

2026-80 Resolution Authorizing The Transfer Of Appropriation Reserves In The Fiscal Year 2025 Budget

2026-81 Resolution Amending Temporary Budget Appropriations For 2026 Budget

2026-82 Resolution To Prorate, Cancel, And Refund Taxes For Various Properties

2026-83 Resolution to Refund Overpaid Municipal Charges for Various Properties

2026-84 Resolution Authorizing An Annual Service Agreement For Mobile Date Service Coverage

2026-85 Resolution amending the contract with F&P Associates for LSRP Services at the DPW Garage

2026-86 Resolution authorizing the annual renewal of the City's Fleet Management Software License for 2026

2026-87 Resolution Authorizing Testing Required At The Sewer Plant To Maintain Department Of Environmental Protection Compliance

2026-88 Resolution Requesting A Second Grant Award Extension From The New Jersey Department Of Transportation For The LA-2023 LAIF Asbury Park City Transportation Center, Cookman Avenue, Lake Avenue, And Springwood Avenue Bicycle Rack And Locker Grant Project

2026-89 Resolution Accepting The Bid And Awarding Of A Contract For The Rehabilitation Of Block 3603, Lot 9, Qualifier C0206, 300 Seventh Avenue, Unit 10, In The City Of Asbury Park Pursuant To The Asbury Park Home Improvement Program To A-Plus Construction, Inc.

2026-90 Release Of Performance Bond For The Completed Townhouses At 1401 Kingsley Street And The Required Posting Of A Maintenance Fee Of \$2650.50

2026-91 Resolution Awarding a Contract for U.S. Environmental Protection Agency Brownfield Community-Wide Hazardous Substances CLEAN UP Grant Management and Services To Brownfield Redevelopment Solutions, Incorporated (BRS)

2026-92 Resolution approving change order #1 for the First Avenue Roadway Improvements Project

2026-93 Resolution Authorizing Appointments to the Planning Board

2026-94 Resolution Authorizing Appointments to the Business Advisory Committee

2026-95 Resolution Authorizing An Agreement With Mazza Recycling For The Processing And Disposition Of Recyclable Materials

2026-96 Resolution Approving 2022-2023 Alcoholic Beverage Control License for Asbury Music Company, Inc. in the City of Asbury Park, County of Monmouth, New Jersey

2026-97 Resolution for Liquor License Renewal 2023-2024 with 12.18 Ruling For Asbury Music Company

2026-98 Resolution for Liquor License Renewal 2024-2025 with 12.18 Ruling For Asbury Music Company

2026-99 Resolution Approving 2025-2026 Alcoholic Beverage Control License for Asbury Music Company, Inc. in the City of Asbury Park, County of Monmouth, New Jersey

D. Individual Resolutions

2026-55 Resolution approving change order #6 and request to exceed 20% change order threshold for Asbury Park Boardwalk Restroom Project

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

2026-100 Resolution Authorizing Payment Of Bills

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

2026-101 Resolution Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the City of Asbury Park

RESULT: Passed
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson
NAYS: Council member Yvonne Clayton

2026-102 Resolution Authorizing Uniform Shared Services Agreement Between The City Of Asbury Park, And The Monmouth Ocean Police Athletic League To Provide Space Within 9 Main Street, Asbury Park, New Jersey, For Recreation And Community Programs

RESULT: Passed
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

2026-103 Resolution Authorizing Appointments to the Mayor's Wellness Committee

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela

NAYS: Ahbez-Anderson, Council member Yvonne Clayton
None
2026-104 Resolution Authorizing An Appointment to the Housing Authority

RESULT: Passed
MOVER: Council member Yvonne Clayton
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

2026-105 Resolution Of The Mayor And City Council Of The City Of Asbury Park Authorizing Special Redevelopment Counsel To Issue Updated And/Or Additional Notices Of Default To Madison Asbury Retail, LLC With Specific Regard To The Casino Building For Failure To Meet Its Obligations Under The Subsequent Developer Agreement Between The City Of Asbury Park, Madison Asbury Retail, LLC And Asbury Partners, LLC Dated June 1, 2010

RESULT: Passed
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

E. Ordinances

1. Introduction

2026-1 Ordinance Of The City Of Asbury Park Adding A New Section 3-40 To The City Code, To Be Entitled "E-Mobility Devices And Lithium Ion Batteries"

RESULT: Passed - Introduced 1/28/2026
MOVER: Deputy Mayor Amy Quinn
SECONDER: Mayor John Moor
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

2026-2 Ordinance Amending the Main Street Redevelopment Plan

RESULT: Passed - Introduced 1/28/2026
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Yvonne Clayton
NAYS: None

F. Adjournment

The meeting was adjourned at 7:35 PM

A motion to close the meeting was made by Council member Ahbez-Anderson and seconded Deputy Mayor Quinn.

Respectfully submitted by:

Anthony Cucci, City Clerk