



Minutes
Meeting of the Municipal Council
Wednesday, February 11, 2026
REGULAR MEETING

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

A. 2026-106 Resolution Authorizing A Meeting Which Excludes The Public

B. Contract Negotiation

1. New Cingular Wireless PCS, LLC at 1700 Kingsley Avenue, Block 4304, Lot 1
2. Block 4105, Lot 1.01 (1209 Ocean Avenue, 100 Fifth Avenue, and 115 Fourth Avenue
3. Casino Building

C. 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 Eileen Chapman	Present
Council member Yvonne Clayton	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 stated, Good evening everyone, we have Movies by the Sea. The next movie is Home and it is Friday, February the 13th. It's at the Showroom Cinema, 707 Cookman Avenue. And the showtime is 5:00PM. Admission is free and it includes one popcorn and one drink. Limited tickets are available, also free parking is in the Municipal Parking Lot so that's this Friday, the 13th. I hope you'll come out, enjoy.

Council member Chapman had no matters at this time.

Council member Clayton was absent.

Deputy Mayor Quinn stated, the sidewalk sale application is one of the initiatives to try and support our local business, the national economy has not been kind to mom-and-pop places in town. So, in the fall we're going to have a sidewalk sale the second Sunday of the month with the Chamber; thank you for teaming up with the business committee. And people, if you have a retail business in town, you will be allowed to put your wares outside without going through the rigamarole of a permit and I say all of this to say if you can eat local, if you can shop local, if you can buy local, we strongly encourage you to do it.

Mayor Moor stated, I'd like to congratulate the Asbury Park High School Boys wrestling team on the recent victory and for the team winning its first divisional championship ever. One heck of a season, one heck of an improvement from years past. So again, congratulations to them and maybe down the road we'll get them a proclamation.

Matters from City Manager

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

Matters from City Attorney

City Attorney, Kevin Starkey stated, just one issue, if anyone is here tonight that was here at the last meeting, issues about the Casino and Madison Marquette; my direction at the last meeting to the Mayor and Council was not to discuss it because of potential litigation to not make any comment. I want everybody to know that is should not be taken as anything other than following my advice and direction on that. There will be a presentation- there's one scheduled for a week from today at the high school at 6:00PM, our redevelopment counsel will be there. It will be designed to just address the issues that have come up recently up there. So, while you're free to make comments tonight, questions might be better directed to our redevelopment counsel at next week's meeting. Thank you.

III. Regular Meeting

A. Public Participation

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

The following members of the public spoke:

Charles Latta, Seresea Peterson, Debbie Zimmerman, Thomas DeSeno, Kristen O'Meara made a comment about the preservation of Asbury's historic buildings. made a comment on the impact of Asbury's historical buildings. Kim Guadagno made a comment about the importance of warming centers and the care given in Asbury Park. Mike Garvello made a comment about Asbury Park TV and the information given via the council. John Nash made a comment about the upcoming sidewalk sale.

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

B. Minutes

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

Executive Meeting Minutes: January 28, 2026

Regular Meeting Minutes: January 28, 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 Eileen Chapman
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman
NAYS: None

2026-107 Resolution Approving Special Event Applications

2026-108 Resolution to Adjust Sewer Charges on Various Accounts

2026-109 Resolution to Refund Overpaid Municipal Charges for Various Properties

2026-110 Resolution Authorizing An Application To The New Jersey Urban Enterprise Zone Authority For Zone Assistance Funds In The Amount of \$125,000 Plan And Execute The Asbury Park Jazz Festival Event

2026-111 Resolution Authorizing An Application To The New Jersey Urban Enterprise Zone Authority For Zone Assistance Funds In The Amount Of \$15,000 To Fund The Annual Made (And Sold) In Asbury Park Vendor Event

2026-112 Resolution Authorizing An Application To The New Jersey Urban Enterprise Zone Authority For Zone Assistance Funds In The Amount of \$10,000 To Create A FIFA World Cup Downtown Viewing Event

2026-113 Resolution Authorizing Payment To Replace A Fuel Pump At The Department Of Public Works

2026-114 Resolution Authorizing The Purchase Of A New Influent Pump For The Wastewater Treatment Plant

2026-115 Resolution Authorizing Payment To S Brothers Inc. For Snow Removal

2026-116 Resolution Awarding A Bid For Remediation Services At 61–63 Ridge Avenue And 1219, 1407 And 1505 Springwood Avenues, Asbury Park, NJ

2026-117 Resolution for Special Emergency Appropriation for Update of Master Plan

2026-118 Awarding a Contract for Municipal Master Plan Elements and Master Plan Re-Examination

2026-119 Resolution Amending Resolution 2026-55, "Resolution Approving Change Order #6 And Request To Exceed 20% Change Order

Threshold For Asbury Park Boardwalk Restroom Project" To Correct A Dollar Amount

2026-120 Resolution Authorizing a Professional Service Contract with Hackensack Meridian Team Health P.C. for Employment Exams and Physicals

D. Individual Resolutions

2026-121 Resolution Authorizing Payment Of Bills

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 Eileen Chapman
NAYS: None

2026-122 Resolution approving change order #10 for the new Fire Department Headquarters

RESULT: Failed
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Angela Ahbez-Anderson
AYES: Council member Angela Ahbez-Anderson
NAYS: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Eileen Chapman

Mayor Moor reintroduced the failed motion and it was seconded by Council member Chapman

RESULT: Reintroduced Motion - Approved
MOVER: Mayor John Moor
SECONDER: Council member Eileen Chapman
AYES: Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Mayor John Moor
NAYS: Deputy Mayor Amy Quinn,

2026-123 Resolution Of The City Of Asbury Park Authorizing The Execution Of A Redeveloper Agreement With Memorial Avenue Holdings Urban Renewal Company LLC Regarding A Redevelopment Project On The Property Located At 90 Memorial Drive Which Is Identified On The City Tax Map As Block 705, Lot 4.01 Located Within The Springwood Avenue Redevelopment Area

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

NAYS: None

E. Ordinances

2026-3 Ordinance Of The City Of Asbury Park Authorizing The Execution Of A Financial Agreement With Memorial Avenue Holdings Urban Renewal Company LLC For A Long Term Tax Exemption For The Redevelopment Project On The Property Located At 90 Memorial Drive Which Is Identified On The City Tax Map As Block 705, Lot 4.01 Located Within The Springwood Avenue Redevelopment Area

RESULT: Introduced 2/11/2026 - Passed

MOVER: Deputy Mayor Amy Quinn

SECONDER: Council member Eileen Chapman

AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman

NAYS: None

2026-4 Ordinance Repealing Existing Section 2-88 Development Fees, Of Chapter 2, Administration, Of The Code Of The City Of Asbury Park, In Its Entirety And Replacing It With A New Section 2-88, Development Fees, Providing Regulations For The Affordable Housing Trust Fund, Collection Of Development Fees And Expenditure Of Development Fees

RESULT: Introduced 2/11/2026 - Passed

MOVER: Deputy Mayor Amy Quinn

SECONDER: Council member Eileen Chapman

AYES: Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman

NAYS: Mayor John Moor

2026-5 Ordinance Repealing Existing Chapter 31, Affordable Housing, Of The Code Of The City Of Asbury Park, In Its Entirety And Replacing It With A New Chapter 12, Affordable Housing, Providing Comprehensive Regulations For The Administration Of Affordable Housing And Addressing The Current Requirements Of The Fair Housing Act And The Uniform Housing Affordability Controls (UhaC) Regarding The Asbury Park Affordable Housing Fair Share Obligation

RESULT: Passed

MOVER: Council member Eileen Chapman

SECONDER: Deputy Mayor Amy Quinn

AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman

NAYS: None

F. Public Hearing/Second Reading

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"

A motion to open 2026-1 to the public was made by Deputy Mayor Quinn and seconded by

Council member Chapman. All were favor.

No members of the public spoke.

A motion to close 2026-1 to the public was made by Council member Chapman and seconded by Deputy Mayor Quinn. All were in favor.

RESULT: Passed

MOVER: Council member Eileen Chapman

SECONDER: Deputy Mayor Amy Quinn

AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman

NAYS: None

2026-2 Ordinance Amending the Main Street Redevelopment Plan

A motion to open 2026-2 to the public was made by Mayor Moor and seconded by Council member Chapman. All were favor.

The following members of the public spoke: Kim Guadagno Seresea Peterson

A motion to close 2026-2 to the public was made by Mayor Moor and seconded by Council member Chapman. All were in favor.

RESULT: Passed

MOVER: Council member Angela Ahbez-Anderson

SECONDER: Council member Eileen Chapman

AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman

NAYS: None

G. Adjournment

The meeting was adjourned at 6:43 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