

REGULAR MEETING  
BOROUGH COUNCIL  
BOROUGH OF RUMSON  
November 11, 2025

A regular meeting of the Borough Council of the Borough of Rumson was held on November 11, 2025 at 7:30 p.m.

Pledge of Allegiance.

Present: Council President Conklin, Kingsbery, Pomphrey, Smith.

Absent: Casazza, Lospinuso.

David Marks, Municipal Engineer, was present.

Mitchell Jacobs, Borough Attorney, was present.

Eric Paone-Hurd, Deputy Municipal Clerk, was present.

Mayor Hemphill declared a quorum present and announced that the Notice Requirements of the Open Public Meetings Act have been met for this meeting by:

- The posting and mailing of a schedule of all regular and work meetings of the Borough Council for the year 2025 to the Asbury Park Press and the Two River Times.
- The posting of the meeting agenda, on the Borough of Rumson Website ([www.rumsonnj.gov](http://www.rumsonnj.gov)).

On motion by Councilmember Pomphrey, seconded by Councilmember Kingsbery, the minutes of the previous meetings on October 14<sup>th</sup> & October 28<sup>th</sup> were approved as written, copies having been forwarded to all Council members.

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**COMMUNICATIONS:**

**LETTER FROM THOMAS P. SANTRY, P.A. NOTIFYING THE BOROUGH OF RUMSON OF AN APPLICATION TO THE NJDEP FOR A WATERFRONT DEVELOPMENT APPLICATION AND COASTAL WETLANDS INDIVIDUAL PERMIT FOR 12 BROADMOOR DRIVE ALSO KNOWN AS BLOCK 119, LOTS 8 & 8.01.**

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The Municipal Clerk/Administrator received a letter Thomas P Santry, p.a., notifying The Borough of Rumson of an application to the NJDEP for a waterfront Development Application and Coastal Wetlands Individual Permit for 12 Broadmoor Drive also known as Block 119, Lots 8 & 8.01.

On motion by Councilmember Kingsbery, seconded by Councilmember Pomphrey, this communication was ordered received. All in favor.

**LETTER FROM DOLPHIN ENVIRONMENTAL SERVICES NOTIFYING THE BOROUGH OF RUMSON OF AN APPLICATION TO THE NJDEP FOR A FRESHWATER GENERAL PERMIT #8 FOR 45 WASHINGTON AVENUE ALSO KNOWN AS BLOCK 136, LOT 1.**

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The Municipal Clerk/Administrator received letter from Dolphin

Environmental Services notifying The Borough of Rumson of an application to the NJDEP for a Freshwater General Permit #8 for 45 Washington Avenue also known as Block 136, Lot 1.

On motion by Councilmember Kingsbery, seconded by Councilmember Pomphrey, this communication was ordered received. All in favor.

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**COMMITTEE REPORTS:**

Councilmember Pomphrey spoke at this time. Pomphrey stated that the efforts of the RumsonAmerica250 committee continue to be strong and she is excited about the enthusiasm the community continues to show for the celebration. Pomphrey thanked everyone for their support.

Council President John J. Conklin III spoke at this time. Conklin commended the keynote speaking of the Rumson Veterans Day Ceremony, Garner Smyth, stating that he did a really great job. Conklin continued by saying it's one of the best days of the year within the Rumson community, and reflected on the fact that Borough Council is able to do the work it does because of the sacrifices the men and women of the armed forces made for the nation. Conklin thanked everyone for coming out despite the inclement weather. Councilmember Smith seconded Conklin's comments, and reflected on how Smyth mentioned on all the individuals that are named on the monuments throughout Victory Park.

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**UNFINISHED BUSINESS:**

None.

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**NEW BUSINESS:**

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**RESOLUTION CANCELING REFUNDING OF RAFFLE LICENSE FEE TO PREFERRED BEHAVIORAL HEALTH.**

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2025-1111-165

Councilmember Smith offered the following resolution and moved its adoption:

**RESOLUTION CANCELING PREVIOUSLY APPROVED REFUND OF RAFFLE FEES**

WHEREAS, the Rumson Borough Council previously approved a refund of raffle license fees to Preferred Behavioral Health Group by Resolution No. 2025-1014-144 adopted October 14, 2025, due to the organization's initial indication that the event would not be held; and

WHEREAS, it has since been determined that the raffle event did, in fact, take place as originally planned; and

WHEREAS, the Governing Body now finds it necessary and appropriate to cancel the previously approved refund authorization, as the fees were duly required for the event conducted;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Rumson, County of Monmouth, State of New Jersey, that the refund of raffle license fees previously approved for Preferred Behavioral Health Group, as mentioned above, is hereby rescinded; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be provided to the Borough Chief Financial Officer, Borough Clerk, and Preferred Behavioral Health Group for their information and records.

Resolution seconded by Councilmember Pomphrey and carried on the following roll call vote:

In the affirmative: Conklin, Kingsbery, Pomphrey, Smith.

In the negative: None.

Absent: Casazza, Lospinuso.

## **RESOLUTION AWARDING CONTRACT TO FSD ENTERPRISES LLC FOR CELLULAR TOWER CONSULTING.**

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2025-1111-166

Councilman Kingsbery offered the following resolution and moved its adoption:

### **RESOLUTION TO AUTHORIZE THE AWARD OF A “FAIR AND OPEN” PROFESSIONAL SERVICE CONTRACT FOR CELLULAR ANTENNA INSTALLATION CONSULTANT SERVICES**

WHEREAS, the Borough of Rumson has a need to acquire consulting services from a cellular antenna telecommunications consultant as a fair and open contract pursuant to the provision of N.J.S.A. 40A:11-4.1-on October 28, 2025 at 11:00AM, two (2) sealed bids were received for the Professional Service Contract for Cellular Antenna Installation Consultant Services; and

WHEREAS, the Borough Administrator/Clerk has reviewed the bids and considered the recommendations; and

WHEREAS, the Borough Council finds that the lowest most responsive bid from a responsible bidder, FSD Enterprises, LLC of Little Silver, NJ for in the amount of \$2,000 retainer, 25% of the gross first year lease payment from current tenants and 35% of the gross first year lease payment from any new tenants, and

WHEREAS, the Mayor and Council of the Borough of Rumson does hereby accept the bid of FSD Enterprises, LLC of Little Silver, NJ as recommended by the Borough Administrator/Clerk; and

NOW, THEREFORE, BE IT RESOLVED BE IT FURTHER RESOLVED that the Mayor and/or Municipal Administrator/Clerk are hereby authorized and directed to do the following:

- 1) Enter into a professional services contract with FSD Enterprises, LLC of Little Silver, NJ to perform cellular antenna installation consultant services as set forth in FSD’s response to the Borough’s “Request for Proposals.”
- 2) The engagement of FSD Enterprises, LLC is awarded a contract pursuant to R.S. 40A:11-5 with competitive bidding as a “Professional Service” under the provisions of the Local Public Contracts Law because the service rendered or performed is to be done by a person authorized by law to practice a recognized profession and whose profession and practice is regulated by law and bids are required per competitive contracts.
- 3) A copy of this resolution should be on file with the proposal in the Municipal Clerk’s Office in the Borough of Rumson.

- 4) A notice of award shall be published in The Asbury Park Press or Two River Times as required by law within ten (10) days of its passage.

CERTIFICATION AS TO AVAILABILITY OF FUNDS

I, Matthew Palmer, Chief Finance Officer of the Borough of Rumson hereby certify that funds are available from the following accounts: Professional Services: in 2025 or 2026-01- -019-200.

Resolution seconded by Councilmember Pomphrey and carried on the following roll call vote:

In the affirmative: Conklin, Kingsbery, Pomphrey, Smith.  
In the negative: None.  
Absent: Casazza, Lospinuso.

**RESOLUTION AUTHORIZING APPROPRIATION TRANSFER.**

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2025-1111-167

Councilmember Kingsbery offered the following resolution and moved its adoption:

2025 APPROPRIATION TRANSFER RESOLUTION

WHEREAS, it has become necessary to expend for certain purposes specified in the budget an amount in excess of the respective amounts appropriated therefore, and there shall be an excess in one or more appropriations; and

BE IT RESOLVED by the Mayor and Council of the Borough of Rumson (by 2/3 vote) that the following transfers between appropriations be and the same are hereby approved:

TO:	
Police Other Expenses	\$ 125,000.00
Total:	\$ 125,000.00
FROM:	
Legal Other Expenses	\$ 125,000.00
Total:	\$ 125,000.00

BE IT FURTHER RESOLVED that the Borough Chief Financial Officer be and is hereby authorized and directed on November 12, 2025 to debit and credit said accounts for 2025 accordingly.

Resolution seconded by Councilmember Smith and carried on the following roll call vote:

In the affirmative: Conklin, Kingsbery, Pomphrey, Smith.  
In the negative: None.  
Absent: Casazza, Lospinuso.

## **MOTION FOR BOROUGH ADMINISTRATOR AND BOROUGH ENGINEER TO SOLICIT BIDS FOR THE SANITARY SEWER REHABILITATION PROGRAM PHASE 4.**

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Councilmember Kingsbery made a motion for the Borough Administrator and Borough Engineer to solicit bids for the Sanitary Sewer Rehabilitation Program Phase 4.

Motion was seconded by Councilmember Smith.

In the affirmative: Conklin, Kingsbery, Pomphrey, Smith.

In the negative: None.

Absent: Casazza, Lopsinuso.

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### **CONSENT AGENDA:**

None.

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### **ANNOUNCEMENTS BY THE MAYOR:**

Borough Hall will be closed on Thursday, November 27th and on Friday, November 28th for the Thanksgiving holiday. There will be no garbage collection on Thanksgiving Day, November 27th and collection will be on the next regular collection day. However, there will be garbage collection on the day after Thanksgiving, Friday, November 28th for those scheduled for Friday collection. Have a happy and safe Thanksgiving.

Please remember that the Borough prohibits all vehicles from parking overnight (prohibited 3:00 a.m. to 5:00 a.m.) on Borough streets starting December 1st and continuing through March 31st. This is to allow for proper salting and snow removal from our streets.

The Borough's Annual Christmas Tree Lighting at Victory Park will be held on Sunday, December 7th at 5:00 p.m. We hope to see you for this very special family event to kick off your holiday season.

The employees of the Rumson Department of Public Works will be holding their Annual Toy Drive again this year. A new, unwrapped gift or a gift card for a boy or girl can be dropped off at the Public Works Garage behind Borough Hall on Friday, December 12th from 3:00 p.m. to 6:00 p.m. and on Saturday, December 13th from 9:00 a.m. to 1:00 p.m. We ask that you help to make this year's DPW Annual Toy Drive a great success.

The next Regular Meeting of the Borough Council will be on Tuesday, December 9th at 7:30 p.m. The meeting agenda will be posted to the Borough of Rumson website at [www.rumsonnj.gov](http://www.rumsonnj.gov) at least 48 hours prior to the start of the meeting.

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### **FINANCIAL OFFICER'S REPORT:**

The Financial Officer's Report disclosed the following as of October 31, 2025:

BOROUGH OF RUMSON

CHIEF FINANCIAL OFFICER REPORT TO THE MAYOR AND COUNCIL

Analysis of Cash for the Month Ending:      October 31, 2025

FUNDS	Beginning Balance	Cash Receipts	Disbursements	Ending Balance
1. CURRENT FUND				
Current Fund Checking	17,789,148.87	3,798,296.36	(1,509,001.19)	20,078,444.04
Change Funds	400.00	0.00	0.00	400.00
Investments Rumson BAN	4,800,000.00	0.00	0.00	4,800,000.00
Total Current Fund	22,589,548.87	3,798,296.36	(1,509,001.19)	24,878,844.04
2. CAPITAL FUND				
Capital Fund Checking	9,791,851.24	320,238.00	(432,816.84)	9,679,272.40
Total Capital Fund	9,791,851.24	320,238.00	(432,816.84)	9,679,272.40
3. PAYROLL & PAYROLL AGENCY				
Payroll	0.01	349,246.86	(349,246.86)	0.01
Payroll Agency	0.01	212,961.20	(212,961.20)	0.01
Total Payroll & Payroll Agency	0.02	562,208.06	(562,208.06)	0.02
4. TRUST FUNDS				
Trust Fund Checking	633,153.91	35,296.00	(38,909.06)	629,540.85
Unemployment Trust	35,829.77	97.14	0.00	35,926.91
Recreation Trust	380,407.41	9,780.00	(6,535.71)	383,651.70
C.O.A.H. Trust	3,522,978.28	229,706.52	(2,151.40)	3,750,533.40
Law Enforcement Trust Fund	504.15	1.37	0.00	505.52
LEAD (formerly DARE)	17,317.29	46.95	0.00	17,364.24
Cafeteria Plan	2,076.60	0.00	(293.59)	1,783.01
Animal Control Trust Fund	28,608.92	27.00	(4,386.36)	24,249.56
Total Trust Funds	4,620,876.33	274,954.98	(52,276.12)	4,843,555.19
TOTAL ALL FUNDS	37,002,276.42	4,955,697.40	(2,556,302.21)	39,401,671.65

Respectfully submitted by:

Matthew J. Palmer

Matthew J. Palmer, Chief Financial Officer

On motion by Councilmember Pomphrey, seconded by Councilmember Pomphrey, the Financial Officer’s Report was ordered received and carried on the following roll call vote:

In the affirmative: Conklin, Kingsbery, Pomphrey, Smith.

In the negative: None.

Absent: Casazza, Lospinuso.

**CONSIDERATION OF BILLS AND CLAIMS (RESOLUTION):**

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Councilmember Kingsbery offered the following Resolution and moved its adoption:

Vendor Name	Amount
ADDISON GRONAU	75.00
AMAZON.COM SERVICES LLC	885.65
AMAZON.COM SERVICES LLC	168.88
AMERICANWEAR INDUST UNIFORMS	939.20
AMERICANWEAR INDUST UNIFORMS	45.00
ANDREW JAMES STANCO	250.00
A N J E C	450.00
GANNETT NEW YORK/NEW JERSEY	181.76
AT NORTHERN NEW JERSEY,LLC	4,653.67
AT NORTHERN NEW JERSEY,LLC	8,496.77
AT NORTHERN NEW JERSEY,LLC	307.84
LLOYD BUSH	510.00
COLLIN CAMPION	75.00
CARROT-TOP INDUSTRIES	656.09
COLLIERS ENGINEERING & DESIGN	250.00
COLLIERS ENGINEERING & DESIGN	4,471.25
RAYMOND CORBETT	450.00
MONMOUTH COUNTY TREASURER	2,783,061.52
MONMOUTH COUNTY TREASURER	166,880.87
MONMOUTH COUNTY TREASURER	429,376.72
LOUIS M CUPO	450.00
CHACE W DASZKOWSKI	150.00
DETCO	2,550.64
LAUREN DOTOLI	15.00
ELLA JEAN ESPOSITO	255.00
FAIR HAVEN HARDWARE INC	5.35
MATTHEW GILSON	70.00
GLOBE PETROLEUM INC	410.00

HUGHES ENVIRONMENTAL SERVICES	13,500.00
JASPAN HARDWARE	138.59
JERSEY SHORE REGIONAL HEALTH	255.00
J.N.M. HOLDINGS, INC.	1,860.89
JOHN GUIRE SUPPLY,LLC	129.96
JUSTIN KRON	365.00
DIMITRIOUS KARAFOTAKIS	140.00
KYLE MCMANUS ASSOCIATES LLC	112.50
LAWES OUTDOOR POWER EQUIPMENT	133.75
LAWES OUTDOOR POWER EQUIPMENT	59.82
DAVID MARKS	1,133.05
MAZZA RECYCLING SERVICES, LTD	5,543.15
MAZZA MULCH,INC	17,640.00
MCCARTER & ENGLISH, LLP	270.00
JOSEPH MCFARLAND	450.00
MCKENNA LANE	275.00
MGL PRINTING SOLUTIONS	477.00
MICHAEL GOLDING	70.00
MOLLY FLEMING	35.00
TREASURER, COUNTY OF MONMOUTH	1,977.36
MONMOUTH COUNTY TAX ADMIN.	1,051.05
COLIN MURPHY	325.00
NATIONAL CENTER FOR SAFETY	246.00
NATIONAL WATER MAIN CLEANING	185,225.00
NEW JERSEY AMERICAN WATER	13,926.99
NEXVORTEX LLC	449.10
NJ DEPARTMENT OF LABOR	11,053.00
NJ NATURAL GAS CO.	4,114.45
STATE OF NJ PENSIONS/ACTIVE	114,455.21
STATE OF NJ PENSIONS/RETIREE	85,929.01
ONE CALL CONCEPTS	340.10
PHOENIX ADVISORS	1,600.00
POSTMASTER	609.84
POWERHOUSE SIGNWORKS	7,300.00
PRESTON GOODE	450.00
PUMPING SERVICES INC	520.02

RAYMOND A RAYA	233.33
ROBERT MIKOLON	70.00
ROCK BROOK CONSULTING GROUP	2,717.50
THOMAS S ROGERS	142.64
THOMAS S ROGERS	39.44
THOMAS S ROGERS	28.48
RUMSON ELEMENTARY SCHOOL DIST	4,659,492.83
RFH REGIONAL HIGH SCHOOL	3,181,796.49
SEABOARD WELDING SUPPLY, INC	75.55
SERVICE TIRE TRUCK CENTER,INC	1,033.50
SERVICE TIRE TRUCK CENTER,INC	500.00
SERVICE TIRE TRUCK CENTER,INC	835.00
SF MOBILE-VISION	26,126.00
SHORE AUTO SUPPLY,INC	1,551.55
SIP'S PAINT & HARDWARE	78.99
SITEONE LANDSCAPE SUPPLY	31.63
STAPLES,INC	261.73
STAPLES,INC	905.85
STAPLES,INC	169.96
STAPLES,INC	192.93
STELLA LIVINGSTON	35.00
COLE TISHLER	150.00
TOM'S FORD	169.95
PETER/SARAH TSELIOS	720.00
UGI ENERGY SERVICES,LLC	63.57
ANTHONY J. VECCHIO	1,082.50
VERIZON	88.47
VERIZON WIRELESS	96.27
VOIP SUPPLY,LLC	3,447.93
GEORGE WALL LINCOLN	474.57
TESSA KELLY WALZ	50.00
JOSEPH WHITEHOUSE	200.00
TEDDY WHITEHOUSE	25.00
THERESE WOLLMAN	112.92
FAIR HAVEN HARDWARE INC	44.98
UGI ENERGY SERVICES,LLC	9.55
WAGEWORKS	100.00
	<b>11,761,406.16</b>

Resolution seconded by Councilmember Pomphrey and carried on the following roll call vote:

In the affirmative: Conklin, Kingsbery, Pomphrey, Smith.

In the negative: None.

Absent: Casazza, Lospinuso.

#### **COMMENTS FROM COUNCIL:**

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Councilmember Pomphrey spoke at this time. Pomphrey thanked the Rumson Fair Haven Regional High School thanked the Veterans appreciation club for also attending the 2025 Veterans Day Ceremony.

#### **COMMENTS FROM THE PUBLIC:**

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Lynn Elliot, 52 Avenue of Two Rivers, approached the podium. Elliot, reflecting on her time living in Essex County, focused on long-term zoning and planning for the Borough. She asked Borough Council for direction regarding future growth, potential overbuilding, and how residents can work collaboratively with the Borough to express their concerns. Mayor Hemphill responded that the Borough's Ordinances and Master Plan guide both immediate and long-term municipal needs, noting that Borough Council and its professionals consistently review opportunities for improvement while ensuring residents retain their property rights. Borough Engineer David Marks shared that the Borough is currently undertaking a Master Plan re-examination to be completed in 2026. This process will influence future ordinances, and residents are encouraged to share feedback with the Borough's professionals for consideration. Borough Administrator Thomas Rogers added that the Master Plan significantly impacts future planning and that the Borough is developing a resident feedback form. He cited generator regulations as an example of how ordinances evolve with technological changes. Rogers also clarified the role of the Planning Board in reviewing the Borough Planner's recommendations and forwarding them to Borough Council for consideration.

Elaine Eadon, 4 Wilson Circle, approached the podium. Eadon, referencing her remarks at the November 10, 2025 Planning Board meeting, clarified that she was inquiring about ways to restrict future subdivisions on larger properties. She also asked about corner-lot setbacks, the 25-foot requirement, and residential height limits. Marks responded that corner-lot setbacks and height limits vary by zone and that variances may be approved when appropriate. He noted there have been no recent changes to setback requirements. Rogers added that lots within a zone do not always conform to its standards, in which case variances may be granted. In response to Eadon's question, Rogers explained the ROI Overlay District, created as part of the Borough's Affordable Housing Plan, which allows property owners to maintain existing use or develop mixed-use residential and commercial buildings. Eadon also asked about a tree management system. Marks stated that Chapter 16, Subsection 1: Tree Preservation governs tree removal and replacement, and that large-scale development requirements. He reiterated that the Planner and Planning Board finalize Master Plan changes before Borough Council adopts them through ordinances.

Nancy Harren, 34 Warren Street, approached the podium. In response to Harren's question regarding the age of current zoning regulations, Marks stated that zoning standards, including R-2, date back to 1978. Harren expressed interest in updating the ordinance to prevent subdivisions on larger properties. Councilmember Kingsbery responded by noting the potential effect such limitations would have on property values and on the broader question of regulating private property owner rights. Harren also raised concerns regarding tree drip lines and enforcement across different species. Marks encouraged residents to send Master Plan comments

to Rogers and noted that a feedback form is in development. Rogers stated that input collected in 2026 will be summarized and provided to the Planning Board, and the Borough Planner will advise on feasibility. He emphasized that spot zoning—singling out specific properties for unique restrictions—is not permissible, and that Master Plan amendments require a public hearing prior to adoption.

Kostas Natsis, 10 Broadmoor Drive, approached the podium. Natsis, referencing the November 10, 2025 Planning Board meeting and comments at this Borough Council meeting, stated that as a developer he strives to follow all rules and expressed concern about potential changes mid-project. He acknowledged that zoning should evolve but asked that all considerations be weighed carefully. He noted that while the process is not perfect, he and his company work to act responsibly and emphasized that he lives in and cares about the community. Kingsbery, referring to exhibits presented at the November 10 meeting, highlighted concerns regarding the number of trees shown as being removed.

Stacey Smith, 51 Allen Street, approached the podium. Smith clarified that concerns raised were not personal toward Natsis but stem from broader worries about Rumson’s long-term development. She spoke to Rumson’s unique character and the importance of preserving existing community elements. Smith emphasized that development impacts not only trees and historic homes, but also emergency services, traffic, and school capacity. Rogers noted that the Borough does not have authority over utilities such as the power grid and suggested Smith contact Dr. Bormann regarding school enrollment trends. Smith stressed the importance of residents having opportunities for meaningful input. Rogers explained that the Master Plan must be updated at least every 10 years, per state statute. In response to questions on Affordable Housing, Rogers outlined the program’s rounds, noting that Round Three has concluded and Round Four is now underway, with the Borough’s plan under review. He provided an overview of the Borough’s Affordable Housing initiatives and partnerships, including work with Bergen County United Way. Rogers confirmed that recent projects comply with Round Three requirements. Natsis returned briefly to note his company’s contribution to the state-mandated Affordable Housing development fee.

Ann Rossbach, 7 North Ward Avenue, approached the podium. Rossbach spoke about the tension between preservation and development and expressed concern that Rumson is on a “slippery slope.” She requested a clear timeline for the Master Plan process and opportunities for public participation. Natsis returned once more to state that he makes every effort to preserve historic and older homes whenever feasible.

Council President John J. Conklin III spoke at this time. Conklin noted his appreciation for Natsis’s contributions but stated that focusing on a developer’s personal finances is not appropriate in these discussions. He referenced his long service to the town, including on the Zoning Board, where ordinance changes were based on thorough review and professional recommendations. He emphasized that decisions are guided by the future vision of the Borough and the potential impacts of changes. Conklin stated that public engagement is crucial and will continue. He encouraged residents to consider how they would feel if others sought to dictate what they could do with their own property.

## **ADJOURNMENT:**

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Councilmember Conklin made a motion to adjourn the meeting which was seconded by Councilmember Pomphrey. The meeting adjourned at 8:45 p.m. All in favor.

Respectfully submitted,

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Thomas S. Rogers  
Municipal Clerk/Administrator