BOROUGH OF DEAL

Mayor
SAMUEL M. COHEN
Department of Public Affairs
and Public Safety

Commissioner
DAVID SIMHON
Department of Public Works,
Parks & Beaches and Public Property

Commissioner
JACK A. KASSIN
Department of Revenue and Finance

190 Norwood Avenue, P.O. Box 56 • Deal, New Jersey 07723 • (732) 531-1454

DEAL MAYOR AND COMMISSIONERS
MEETING MINUTES: FRIDAY, OCTOBER 2, 2026

CALL TO ORDER / SALUTE TO FLAG / PUBLIC ANNOUNCEMENT

Mayor Samuel Cohen and the Board of Commissioners convened for this Regularly Scheduled Meeting of Deal Borough in Borough Hall on Friday, October 2, 2026, at 11:00 A.M.

The Pledge of Allegiance was led by Mayor Samuel Cohen.

Acting Municipal Clerk Carrie Sniffen made the Public Announcement:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, notice of this meeting of Deal Borough's Board of Commissioners has met the requirements of the law, published in The Coaster on January 8, 2026, posted in the Municipal Building public bulletin board, in the Police Station - which is open to the public 24/7, and on the borough website at www.DealNJ.gov.

Roll Call

Mayor Samuel Cohen	Commissioner David Simhon	Commissioner Jack A. Kassin
Present	Present	Present

Staff Present: Acting Municipal Clerk Carrie Sniffen, Business Administrator Dan Kowsaluk, Chief Ronen Neuman, Attorney Adam Pfeffer, Engineer Sam Avakian

ORDINANCES

Second Reading / Adoption

The following ordinances, introduced on first reading on September 8, 2026, were considered on second reading. The public hearing was opened on each and closed. The ordinances were adopted on second and final reading:

Ordinance 26-13: AN ORDINANCE OF THE BOROUGH OF DEAL AMENDING THE SALARY OF THE MUNICIPAL PROSECUTOR

Adopted on second reading. **MOTION:** Commissioner David Simhon **SECONDED BY:** Mayor Samuel Cohen

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Ordinance 26-14: AN ORDINANCE AMENDING CHAPTER 13A OF THE "REVISED GENERAL ORDINANCES OF THE BOROUGH OF DEAL, 1972, 1997" CONCERNING CERTAIN PERMIT FEES FOR VARIOUS USES IN THE BOROUGH OF DEAL

Adopted on second reading. **MOTION:** Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Ordinance 26-15: AN ORDINANCE AMENDING CHAPTER 3 ("NOISE") OF THE CODE OF THE BOROUGH OF DEAL TO AMEND THE ENFORCEMENT AND PENALTY PROVISIONS THEREOF

Adopted on second reading. **MOTION:** Mayor Samuel Cohen **SECONDED BY:** Commissioner David Simhon

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Ordinance 26-16: AN ORDINANCE OF THE BOROUGH OF DEAL, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, VACATING AND EXTINGUISHING THE PUBLIC RIGHT, TITLE AND INTEREST IN AND TO A PORTION OF SMITH STREET (ALSO KNOWN AS "JACOB LANE"), ADJACENT TO BLOCK 1, LOT 1.01 AND BLOCK 2.01, LOT 1.01 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF DEAL, PURSUANT TO N.J.S.A. 40:67-1 ET SEQ.

Adopted on second reading. **MOTION:** Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Ordinance 26-17: AN ORDINANCE AMENDING CHAPTER VI OF "REVISED GENERAL ORDINANCES OF THE BOROUGH OF DEAL, 1982" BEACH REGULATIONS

Adopted on second reading. **MOTION:** Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

First Reading / Introduction

The following ordinance was introduced on first reading:

Ordinance 26-18: AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF DEAL TO ESTABLISH GRADING, DRAINAGE AND STORMWATER MANAGEMENT STANDARDS

Introduced. **MOTION:** Mayor Samuel Cohen **SECONDED BY:** Commissioner Jack A. Kassin

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

The second reading for this Ordinance will take place at the Board of Commissioners meeting on Monday, November 2, 2026 at 9:00 A.M., court room at 190 Norwood Avenue Deal Borough Hall.

RESOLUTIONS

Resolutions 26-182 through 26-188A were approved as a block. **MOTION:** Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

The individual resolutions are set forth in full below for the record:

Res 26-183: RESOLUTION AMENDING CLAIMANT CERTIFICATION REQUIREMENT

MOTION: Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

WHEREAS, N.J.A.C. 5:30-9A.6 and 5:31-4.1 allows for greater flexibility for local units when implementing the claimant certification requirement set forth in N.J.S.A. 40A:5-16(a); and

WHEREAS, the local units are now given discretion to require a claimant certification as it deems necessary and appropriate; and

WHEREAS, the Chief Financial Officer recommends that a claimant signature only be required for Refunds, Advance Payments, Employee Reimbursements, or for services provided exclusively and entirely by an individual (i.e. sole proprietors); and

WHEREAS, as a continued internal control, N.J.S.A. 40A:5-16(b) still requires local units a written or electronic certification of some officer or duly designated employee of the local unit having knowledge of the facts that the goods have been received by, or the services rendered to, the local unit prior to any disbursements of funds; and

WHEREAS, the Chief Financial Officer recommends the adoption of this Claimant Signature policy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, that effective immediately, claimant's signatures will only be required for Refunds, Advance Payments, Employee Reimbursements, or for services provided exclusively and entirely by an individual.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be provided to the Chief Financial Officer for implementation.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Res 26-184: RESOLUTION APPROVING MONMOUTH UNIVERSITY STUDENT GOVERNMENT ASSOCIATION'S REQUEST TO INCLUDE DEAL BEACHES AS A WORKSITE FOR THE ANNUAL "BIG EVENT"

MOTION: Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

WHEREAS, the Monmouth University Student Government Association ("SGA") has requested to include the Deal Beaches (Phillips Avenue Entrance) as a worksite for the University's Annual "Big Event" community service day; and

WHEREAS, the Big Event is Monmouth University's largest day of service, uniting students, faculty, and staff to give back to the towns and neighborhoods that support the University throughout the year; and

WHEREAS, this year's Big Event will be held on Saturday, October 10, 2026, beginning at 9:00 AM; and

WHEREAS, SGA has offered to coordinate logistics and provide supplies as needed to ensure the worksite project runs smoothly; and

WHEREAS, the Governing Body of the Borough of Deal finds that the proposed clean-up and beautification of the Deal Beaches (Phillips Avenue Entrance) will benefit the Borough and its residents and wishes to approve SGA's request.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, that the request of the Monmouth University Student Government Association to include the Deal Beaches (Phillips Avenue Entrance) as a worksite for the Annual Big Event, to be held on Saturday, October 10, 2026, beginning at 9:00 AM, is hereby approved.

BE IT FURTHER RESOLVED, that the appropriate Borough departments are authorized to coordinate with the Monmouth University Student Government Association to facilitate access to and logistics for the Deal Beaches (Phillips Avenue Entrance) worksite.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Res 26-185: RESOLUTION APPROVING MONMOUTH UNIVERSITY LOVE BLUE'S REQUEST TO HOST BEACH CLEANUPS AT THE DEAL BEACHES

MOTION: Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

WHEREAS, Sara Nelson, President of Love Blue at Monmouth University, has requested to host beach cleanups at the Deal Beaches (Phillips Avenue, Roosevelt Avenue, and Deal Esplanade) during the Fall 2026 semester; and

WHEREAS, Love Blue has previously held beach cleanups at these locations and wishes to continue this community service; and

WHEREAS, the proposed cleanup dates are Wednesday, September 30, 2026 at 4:15 PM; Wednesday, October 7, 2026 at 4:15 PM; Friday, October 9, 2026 at 4:15 PM; Saturday, October 24, 2026 at 10:30 AM; and Wednesday, October 28, 2026 at 4:15 PM; and

WHEREAS, Love Blue has offered to coordinate logistics and provide supplies as needed to ensure the cleanup events run smoothly; and

WHEREAS, the Governing Body of the Borough of Deal finds that the proposed beach cleanups will benefit the Borough and its residents and wishes to approve Love Blue's request.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, that the request of Monmouth University's Love Blue to host beach cleanups at the Deal Beaches (Phillips Avenue, Roosevelt Avenue, and Deal Esplanade) on the dates identified above during the Fall 2026 semester is hereby approved.

BE IT FURTHER RESOLVED, that the appropriate Borough departments are authorized to coordinate with Love Blue to facilitate access to and logistics for the beach cleanup events.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Res 26-186: RESOLUTION OF SUPPORT FOR THE ESTABLISHMENT OF REDUCED SPEED LIMITS ALONG ROUTE NJ 71 IN THE BOROUGH OF DEAL

MOTION: Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

WHEREAS, the New Jersey Department of Transportation ("NJDOT"), through its Division of Traffic Engineering, has conducted an investigation to determine the need to reduce the existing speed limit along Route NJ 71 in the Borough of Deal; and

WHEREAS, NJDOT's investigation supports reducing the speed limit along Route NJ 71 in the Borough of Deal; and

WHEREAS, in order to legally enforce these changes, NJDOT must issue a Traffic Regulation Order, which requires, pursuant to N.J.S.A. 39:4-8c, a resolution of support from the municipal governing body; and

WHEREAS, NJDOT has requested that a certified copy of this Resolution, bearing the Borough's raised seal, be submitted to Jaime Oplinger, Director of Traffic Engineering, New Jersey Department of Transportation; and

WHEREAS, the Governing Body of the Borough of Deal wishes to support the establishment of the speed limits set forth below along Route NJ 71.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, that the following speed limits along Route NJ 71 in the Borough of Deal are hereby approved and supported:

(a) For both directions of traffic:

Zone 1: 35 MPH between the Borough of Allenhurst – Deal Borough corporate line and the Deal Borough – Ocean Township corporate line (approximate mileposts 9.97 to 11.18); thence

(b) For the northbound direction of traffic:

Zone 2: 35 MPH between the Ocean Township – Deal Borough corporate line and Roosevelt Avenue (approximate mileposts 11.18 to 11.40); thence

Zone 3: 30 MPH between Roosevelt Avenue and the Deal Borough – City of Long Branch corporate line (approximate mileposts 11.40 to 11.68).

BE IT FURTHER RESOLVED, that any previously approved traffic regulations conflicting with this Resolution shall be rescinded upon approval of the Traffic Regulation Order by the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution, bearing the raised seal of the Borough of Deal, shall be forwarded to Jaime Oplinger, Director of Traffic Engineering, New Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 600, Trenton, New Jersey 08625-0600.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Res 26-187: RESOLUTION APPROVING THE IMPOSITION OF A CURFEW DURING THE 2026 HALLOWEEN PERIOD

MOTION: Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

WHEREAS, the Board of Commissioners of the Borough of Deal finds it necessary to impose temporary regulations during the Halloween and Mischief Night period to safeguard public safety, prevent vandalism, and maintain public order.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, that:

1. **Curfew Imposed:** No person under the age of 18 shall be permitted in any public place, public street, or public property within the Borough of Deal between 10:00 p.m. and 5:00 a.m., prevailing time, on each and every day beginning Friday, October 30, 2026, through the early morning of Monday, November 2, 2026, inclusive.
2. **Exemptions:** The curfew shall not apply to minors who meet any of the following criteria: accompanied by a parent, guardian, or person acting in lieu of a parent; traveling to or from employment, night school, religious services, or medical or dental treatment; participating in an organized, supervised event sponsored by schools, churches, civic groups, or government entities; or involved in a bona fide emergency.
3. **Mask/Costume Restrictions:** During the specified curfew hours, no person shall wear any facial appliance or partial mask in public places, streets, or public property, except for those participating in authorized Trick-or-Treat activities under supervision.
4. **Enforcement and Penalties:** Violation of this resolution by a minor may result in issuance of a summons; a fine not to exceed $200, and/or up to 30 days' imprisonment, consistent with prior Deal authority; and responsibility for any parent or guardian knowingly allowing the violation.
5. **Administration:** The Deal Police Department is hereby authorized and directed to enforce this curfew. Proper public notice shall be provided in accordance with Borough protocols.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Res 26-188: APPROVAL OF MEETING MINUTES FROM SEPTEMBER 8, 2026

MOTION: Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

WHEREAS, the Board of Commissioners of the Borough of Deal wishes to approve the minutes of the meeting held on September 8, 2026;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, that the minutes of the September 8, 2026 meeting of the Board of Commissioners are hereby approved.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

Res 26-188A: APPROVAL OF BILLS AND CLAIMS FROM SEPTEMBER 8, 2026

MOTION: Commissioner David Simhon **SECONDED BY:** Commissioner Jack A. Kassin

WHEREAS, the Board of Commissioners of the Borough of Deal wishes to approve the bills and claims from the meeting held on September 8, 2026;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, that the bills and claims from the September 8, 2026 meeting are hereby approved.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin***MOTION APPROVED***

PUBLIC COMMENTS

Isaac Dweck, Deal: Asked about the use of the courts at 21 Poplar Avenue. A response from Zoning Officer Frank DiRoma was read into the record: the Temporary Certificate of Occupancy (TCO) expired on October 1, 2026. All finishes must be completed and final inspections obtained; it appears the Construction Department has not yet completed all inspections. The following zoning requirements must also be met:

1. A final as-built survey showing all setbacks for structures and accessory structures;
2. The locations and heights of all fences; and
3. Labeling of all court uses.

Mr. Dweck further reported that the New Jersey Department of Environmental Protection (DEP) is looking into the courts, and stated that he will follow up with the DEP.

Mrs. Dweck, Poplar Avenue, Deal: Also spoke on the matter. She stated that she feels very misled regarding the process and asked why this was allowed to be built or to happen at all.

Mr. Dweck (Senior), Deal: Also spoke on the matter. He stated that he feels this is unfair and that the laws should be changed so that this cannot continue to happen.

Alice Adjmi, Deal: Spoke about the recent storm and the resulting flooding. She stated that she has been in contact with Burke Construction, which works on the sewer pipes with the Engineer's office, and that they have identified the following additional concerns:

1. Deal Lake needs to be dredged. Mrs. Adjmi will work to get a petition signed by all of the surrounding towns to get this process moving.

Mrs. Adjmi continued to read her list of issues. DPW Foreman Rob Roxey provided background on the issues and their current status:

- Route 71 is a state roadway, and the Borough will need to work with the State to improve drainage flow, as reported by Borough Engineer Sam Avakian.
- The U.S. Army Corps of Engineers is in the process of beginning the extension of the outfall pipe at Phillips Avenue.
- Poplar Brook and the flooding on Almyr Avenue still need to be addressed.

Alison Prager Larson, West Long Branch: Spoke about past flooding issues in Deal Harbour, and then questioned the relocation of the beach houses at the Deal Casino.

DPW Foreman Rob Roxey responded, explaining the reasons for the relocation, including the DEP fines, as well as the new locations and options the Borough is taking into consideration.

Raina Grossman, Deal: Questioned the new price structure for next year and the future of the beach houses at the Deal Casino. She noted that her beach house will now be located in the second row, and asked that this be taken into consideration.

Borough Engineer Sam Avakian responded with a wrap-up on the future of the beach house locations and explained why the beach houses need to remain in their new location.

No further comments from the public. Public comments closed.

COMMUNICATIONS / REPORTS

Communications: A letter was received from Deputy Fire Chief Simons commending Deal Firefighter Charles Rivera for the successful rescue of two people at a structure fire in Long Branch. The letter also conveyed the appreciation of the Long Branch Battalion Chief to Firefighter Rivera.

The Borough of Deal has received an award from the New Jersey Department of Transportation (NJDOT) for its Safe Routes to School program.

Chief of Police Report: Chief of Police Ronen Neuman gave a report on the recent nor'easter storm and the flooding that took place in Deal and the surrounding towns. He was very pleased with the response of his OEM team, Captain W. Hulse and Det. N. Dowling, and all officers on duty for this three-day event. He was also pleased with the support and response of the Department of Public Works, the Fire Department, and First Aid during the event.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:05 P.M.

Respectfully Submitted,

Carrie Sniffen
Acting Municipal Clerk