

**BOROUGH OF KEANSBURG**  
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY  
July 23, 2014  
**Meeting Minutes**

Mr. Cusick read the following:

ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS  
AND PLACED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING OF THE BOROUGH OF KEANSBURG.

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

Mr. DePompa	Mr. Boden	Mr. Cocuzza	Mr. Hoff	Mr. Foley
✓	✓	Excused	✓	✓

**Oath of Office of Acting (Deputy) Mayor**

Oath of Office was administered to:

The Honorable George Hoff's Oath of Office was administered by **Mayor Thomas Foley**.

I, **George Hoff**, do solemnly swear  
that I will faithfully, impartially and  
justly perform all the duties of the  
office of **Acting Mayor** according to  
the best of my ability. So help me  
God.

**PUBLIC HEARING:**

**Plenary License:      Person-to-Person transfer [The Cabana to Club Miami]**

Mr. Cusick asked for a roll call vote to open the meeting to the public:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff		✓	✓			
Mr. Foley			✓			

***NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME***

Mr. Cusick asked for a roll call vote to close the meeting to the public:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. Cocuzza						
Mr. DePompa			✓			
Mr. Hoff	✓		✓			
Mr. Foley			✓			

**Resolutions:**

**RESOLUTION # 14-107**                      Plenary Person to Person Transfer (Club Miami)

**WHEREAS**, an application has been received by the Mayor and Council of the Borough of Keansburg from The Cabana LLC, 307 Beachway to Jersey Shore Bar & Grill Inc. located at 307 Beachway for a Person-to-Person and a Place-to-Place transfer of Liquor License Plenary Distribution License No. 1321-33-029-008 from; and

**WHEREAS**, the application form for said transfer is in proper form, and the proper certified check has been received by the Borough Clerk; and

**WHEREAS**, publication of the transfer has been made in “The Asbury Park Press” on April 16, 2014 and April 23, 2014; and

**WHEREAS**, the applicant has disclosed and the Mayor and Council have reviewed the source of all funds used in the purchase of the license and the licenses business and all additional financing obtained in connection with the licensed business; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the application of Jersey Shore Bar and Grill Inc. located at 307 Beachway to transfer a Plenary Retail Distribution License No. 1321-33-029-009 from person-to-person, place to place, being The Cabana LLC, 307 Beachway it is hereby approved.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. Cocuzza						
Mr. DePompa			✓			
Mr. Hoff	✓		✓			
Mr. Foley			✓			

**Meeting Minutes:**

**Meeting Minutes June 25, 2014**

Mr. Cusick asked for a roll call vote to accept the minutes of **June 25, 2014** and place same on file:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff		✓	✓			
Mr. Foley			✓			

**Meeting Minutes July 1, 2014**

Mr. Cusick asked for a roll call vote to accept the minutes of **July 1, 2014** and place same on file:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	

Mr. DePompa			✓			
Mr. Hoff		✓				✓
Mr. Foley			✓			

**Ordinances:**

**First Reading:**

**ORDINANCE #1557 – FLOOD DAMAGE PREVENTION AMENDMENT**

AN ORDINANCE AMENDING CHAPTER XIV – (FLOOD DAMAGE PREVENTION), AMENDING ORDINANCE 1436 SECTIONS 14-3.2(A), 14-3.2(B) AND 14-3.2(C), AMENDING ORDINANCE 1535 SECTIONS 14-3.2(A), 14-3.2(B) AND 14-3.2(C), OF THE REVISED GENERAL ORDINANCES

**SECTION 1.**

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter XIV (FLOOD DAMAGE PREVENTION) of the Revised General Ordinances be amended and supplemented to include the following:

**DELETE:**

ORDINANCE NUMBER 1436 SECTIONS 14-3.2(A), 14-3.2(B) AND 14-3.2(C), in its entirety,

**DELETE:**

ORDINANCE 1535 SECTIONS 14-3.2(A), 14-3.2(B) AND 14-3.2(C), in its entirety.

**ADD: Shall Read**

14-3.2a) A scientific and engineering report entitled “Flood Insurance Study, Monmouth County, New Jersey (All Jurisdictions” dated September 25, 2009 with revisions as noted in the Preliminary FIS effective date “Preliminary January 31, 2014.

14-3.2b) A document entitled: Flood Insurance Rate Map for Monmouth County, New Jersey (All Jurisdictions) as shown on index and panel(s) 34025C0034G, 34025C0042G and 34025C0055G, the effective date is Preliminary January 31, 2014.

14-3.2c) Documents entitled: The FIRM, Flood Insurance Rate Map, Monmouth County, New Jersey (All Jurisdictions) Panel 34 of 457, Panel 42 of 457 and Panel 55 of 457 all dated January 31, 2014 and identified as “Preliminary” shall take precedence over previous panels and FIS in construction and development regulations only.

The above documents are hereby adopted and declared to be part of this Ordinance. The Flood Insurance Study, maps and advisory documents are on file at Keansburg Borough Hall, George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734.

Section 2: REPEALER. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

Section 4: SEVERABILITY. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

Mr. Cusick asked for a roll call vote and set down for a Public Hearing Ordinances #1557 on August 20, 2014 at 7pm.

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff		✓	✓			
Mr. Foley			✓			

**Resolutions:**

**RESOLUTION # 14-105** Payment of Bills (6/25/14)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

**BE IT FURTHER RESOLVED** that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law:

Capital	\$1,752,360.87
Dog Trust	9.00
Grant	642.60
Trust	55,515.37
Unemployment Comp.	175.50
Water/Sewer	253,412.62
<b>Total:</b>	<b>\$2,062,115.96</b>

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff			✓			
Mr. Foley		✓	✓			

**RESOLUTION # 14-106** Appointments to Recreation Committee (2014)

**BE IT FURTHER RESOLVED**, by the  
 Mayor and Council  
 of the  
 Borough of Keansburg  
 that it does hereby reappoint,

**Voting Members**

---

- Eileen Enright**
- Ginger Rogan**
- Tina Manoes**

**Lisa Strydio**

**Robert Kistner**

**Don Kistner**

**Raymond Preston**

**Michael Gonzales**

**Appointment Member #9**

**Appointment Member #10**

**As Members of the Keansburg Recreation Committee, for a term to run from August 1, 2014 to July 31, 2015.**

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff			✓			
Mr. Foley		✓	✓			

**RESOLUTION # 14-107**

***RESOLUTION PLACED EARLIER IN MEETING***

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff			✓			
Mr. Foley		✓	✓			

**RESOLUTION # 14-108**

**Award of Bid (Raritan Ave Drainage Improvements – Phase II)**

**WHEREAS**, the Borough of Keansburg advertised and received six (6) bids for a Raritan Avenue Drainage Improvements – Phase II on Friday , June 20, 2014; and

**WHEREAS**, six (6) bids was received and opened in public by the Borough Clerk; and

**WHEREAS**, the following bids were received:

Company Name	Bid Amount
<b>Mazzara Trucking &amp; Excavation, Wrightstown, NJ</b>	<b>\$438,328.00</b>
CMS Construction, Newark, NJ	\$473,475.00
S. Brothers, South River, NJ	\$491,836.60
Your Way Construction, Irvington, NJ	\$534,658.00
Black Rock, Old Bridge, NJ	\$597,309.00
L & L Paving, Tinton Falls, NJ	\$603,385.00

**WHEREAS**, the Borough Attorney has reviewed the bids and has determined that **Mazzara Trucking & Excavation, Wrightstown, NJ** is the lowest and responsible bidder for this Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for Raritan Avenue Drainage Improvements – Phase II to: **Mazzara Trucking & Excavation, Wrightstown, NJ** in the total amount of **\$438,328.00**; and

**BE IT FURTHER RESOLVED** that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer
2. Concurrence of Award by the New Jersey Department of Transportation.

Patrick DeBlasio

\_\_\_\_\_  
Patrick DeBlasio, Chief Financial Officer

**BE IT FURTHER RESOLVED** that the Mayor and Municipal Clerk are authorized to execute the contract with **Mazzara Trucking & Excavation, Wrightstown, NJ** after the review by the Borough Attorney, Concurrence of Award by NJDOT, and Chief Financial Officer’s certification.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff				✓		
Mr. Foley		✓	✓			

**RESOLUTION # 14-109**      Payment of Bills (6/25/14) #2

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

**BE IT FURTHER RESOLVED** that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law:

Capital	\$129,095.23
Current	22,310.73
Water/Sewer	744.66
<b>Total:</b>	<b>\$152,150.62</b>

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff			✓			
Mr. Foley		✓	✓			

**Communications:**

*The next Borough Council meeting will take place on Wednesday, August 20<sup>th</sup>*

**Northern Monmouth Chamber of Commerce**

**True Jesus Church, Elizabeth, NJ**  
Baptism – Sunday, August 24, 2014

**Keansburg Fire Department**

*Deceased*

Martin Lohsen

*Resignations*

Alex Revoredo  
 Lindsay Murray  
 Tom MacDonald

Keansburg Fire Company #1  
 Keansburg EMS  
 Keansburg EMS

**Terminations**

Jack Lazar

Keansburg EMS

**New Members**

Terrance Murray

Keansburg Fire Company #1

Mr. Cusick asked for a roll call vote to place this communication on file:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff		✓	✓			
Mr. Foley			✓			

**Department Reports:**

Steve Ussmann

Reported on revenues collected.

Reported that a hydrant hit by a tour bus on Beachway. \$7,276.00 cost and police report submitted to insurance with addition to loss of water.

James Falco

Reported on the Adopt a Planter program

Jay Harzold,  
 T & M Associates

Discussed the monthly engineer’s report and updates on the Tennis Courts. First coat applied for repair.

Mr. Boden

Announced the NPC Super 50-50 will be drawn on August 1<sup>st</sup>.

Mr. Hoff

Announced that there will be a Car Wash on August 3<sup>rd</sup> for the Girl’s softball team.

Mr. Foley

Announced the on Sunday, July 27<sup>th</sup> there will be an event sponsored by the Revitalization Committee, “Cruisin’ with the Arts”

The Irish Festival on August 2<sup>nd</sup> will include a Gaelic Mass, food and entertainment.

**Open to the Public:**

Mr. Cusick asked for a roll call vote to open the meeting to the public:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff	✓		✓			
Mr. Foley			✓			

Terry McGrath  
49 Wilson Ave

Neighbor issues with 274 Carr Ave. Code violations and debris

Rick Crossnohere  
100 Shore Blvd

Read article on how Union Beach is dealing with abandoned homes.

Asked about Request for Proposal for Borough Planner

Mr. Harzold explained that the RFP is designated for strategic recovery from Superstorm Sandy

Mr. Cusick asked for a roll call vote to close the meeting to the public:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff	✓		✓			
Mr. Foley			✓			

**Executive Session:**

Mr. Cusick asked for a roll call vote to enter into EXECUTIVE SESSION:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff	✓		✓			
Mr. Foley			✓			

**EXECUTIVE SESSION COMMENCED: REDEVELOPMENT**

Mr. Cusick asked for a roll call vote to return from EXECUTIVE SESSION:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff		✓	✓			
Mr. Foley	✓		✓			

**Adjournment**

Mr. Cusick asked for a roll call vote to place this communication on file:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. Cocuzza					✓	
Mr. DePompa			✓			
Mr. Hoff	✓		✓			
Mr. Foley			✓			