

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

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

Mr. Pete Joyner of Jersey Central Power and Light introduced Jacqueline DeFelice, who is the new representative for the Borough. She will be working out of the Union Beach office. Asked all to visit the expanded website.

Jackie introduced herself to Council and left information regarding company and website.

Redevelopment:

Redevelopment Agency: Optimum Healthcare – 199 Main Street

Dr. Anthony Palmieri spoke to Council concerning a medical practice to be located at 199 Main Street. Stated the practice will include a staff of approximately 4-5 people . There will be no exterior changes to be made to the building. There will be no storage of oxygen and medical waste disposal will be through the pharmacist (building owner).

Dr. Luca not a partner and there will not be pain management.

Mr. DePompa entered at this time.

Resolution:

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg that it does hereby approve the application of Optimum Healthcare under its authority as the Redevelopment Agency of the Borough; and

BE IT FURTHER RESOLVED that Optimum Healthcare is directed to make application to the Keansburg Planning Board of Adjustment for site plan approval for 199 Main Street.

Mr. Cusick asked for a roll call vote:

Roll Call

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013
MEETING MINUTES

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

Recognition:



Mayor and Council wish to congratulate members of Keansburg’s Business Community for being voted among the 2013 BEST of Monmouth County by readers of the Asbury Park Press.

2013 Best of the Best

Best Outdoor Entertainment
Keansburg Amusement Park

Bakery
Dixie Lee Bakery

2013 Among the Best

Family Attraction
Keansburg Amusement Park

Assisted Living
Bayside Manor

Meeting Minutes:

Meeting Minutes September 25, 2013

Mr. Cusick asked for a roll call vote to accept the minutes and place same on file:

Roll Call

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

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

| | | | | | | |
|-----------|--|--|--|--|---|--|
| Mr. Boden | | | | | ✓ | |
|-----------|--|--|--|--|---|--|

Ordinances:

First Reading:

ORDINANCE #1544 – TRAFFIC: Residential Parking Only – Violation Fees

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII (TRAFFIC), THE SECTION ENTITLED “RESIDENTIAL PARKING ONLY”, ESTABLISHING A PENALTY, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1: BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that the Section entitled "Residential Parking Only" of Chapter VII (Traffic), be amended and supplemented as follows:

PENALTY: Any person, firm or corporation violating any provision of this Section shall be fined forty (\$ 40.00) dollars; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

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 and approval by the Department of Transportation.

Mr. Cusick asked for a roll call vote and set down for a Public Hearing Ordinances #1544 on November 14, 2013 at 7pm.:

Roll Call

| | Moved | Seconded | Ayes | Nays | Absent | Abstain |
|-------------|-------|----------|------|------|--------|---------|
| Mr. Foley | ✓ | | ✓ | | | |
| Mr. DePompa | | | ✓ | | | |

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

| | | | | | | |
|-------------|--|---|---|--|---|--|
| Mr. Hoff | | ✓ | ✓ | | | |
| Mr. Cocuzza | | | ✓ | | | |
| Mr. Boden | | | | | ✓ | |

Second Reading:

ORDINANCE #1543 – Development Regulations: Amend Permitted Uses in R-5A Zone

“AN ORDINANCE AMENDING SECTION 22-5.9 AND SECTION 22.10, PROHIBITING SINGLE FAMILY HOUSING IN THE BEACHWAY AVENUE WATERFRONT REDEVELOPMENT DISTRICT”

The Amendments to §22-5.10 shall appear underlined and in bold

§22-5.10 Regulations Controlling the B-2 Mixed Use Commercial-Residential Zone District.

- a. *Purpose.* The B-2 Mixed Use Commercial-Residential Zone District is intended to encourage revitalization and economic development of a commercial area oriented to the Raritan Bayfront. Major redevelopment is supported through a conditional use provision that allows mixed use commercial-residential development. Older commercial recreation uses which are presently a characteristic land use within this zone district are maintained as permitted uses.
- b. *Permitted Uses and Structures.*
 - 1. Any use permitted in the B-1 General Commercial Zone, **except for single family homes located within Block 184, Lots 1 (formerly 1&2) and 3.**
 - 2. Amusement parks
 - 3. Amusement arcades.
 - 4. Marinas
 - 5. Water transportation
 - 6. Detached single family dwellings meeting the requirements of the R-5 Zone District, **except for single family homes located within Block 184, Lots 1 (formerly 1&2) and 3.**
 - 7. Essential services.
 - 8. Community residences for the developmentally disabled and shelters for victims of domestic violence.

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

- c. *Required Accessory Uses and Structures.*
 - 1. Off-street parking subject to the provisions of subsection 22-9.3a.
 - 2. Off-street loading subject to the provisions of subsection 22-9.4.
- d. *Permitted Accessory Uses and Structures.*
 - 1. Ground, wall, window and exempt signs subject to the provisions of subsection 22-7.24.
 - 2. Fences and walls subject to the provisions of subsection 22-7.25.
 - 3. Customary accessory uses and structures incidental to a permitted use subject to the provisions of Section 22-7.
- e. *Conditional Uses.* Permitted subject to the provisions of Section 22-6:
 - 1. Mixed use development.
 - 2. Public utilities.
 - 3. Reserved.
 - 4. Motor vehicles service stations and repair garages.
- f. Standards and regulations shall be in accordance with Schedule referred to in Section 22-5, subsection 22-5.1 and a part of this Chapter.

§22-5.9 Regulations Controlling the B-1 General Commercial Zone

- b. *Permitted Uses and Structures.*
- 6. Detached single family dwellings meeting the requirements of the R-5 Zone District, **except for single family homes located within Block 184, Lots 1 (formerly 1&2) and 3.**

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.

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

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

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.

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

TO BE CARRIED TO NOVEMBER MEETING

Mr. Cusick asked for a roll call vote to carry the Public Hearing Ordinances #1543 on November 14, 2013 at 7pm.:

Roll Call

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

Resolutions:

RESOLUTION # 13-135 Payment of Bills (10.23.13)

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 | \$7,067.47 |
| Current | 906,316.84 |
| Dog Trust | 33.00 |

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

| | |
|---------------|-----------------------|
| Trust | 5,717.01 |
| Water & Sewer | 325,724.98 |
| Total: | \$1,244,859.30 |

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 13-136 Authorize Insertion of Revenue Item (Body Armor Grant)

REQUESTING APPROVAL OF INSERTION OF \$4,339.02 THE 2013 BUDGET REVENUE AVAILABLE FROM THE BODY ARMOR REPLACEMENT PROGRAM GRANT

WHEREAS, N.J.S. 40:4-87 provides that the Director of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Keansburg hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the 2013 Year in the sum of \$4,339.02 which item is now available as a revenue from the Body Armor Replacement Program Grant.

BE IT FURTHER RESOLVED that a like sum of \$4,339.02 be and the same is hereby appropriated under the caption of:

Body Armor Replacement Program Grant.

Mr. Cusick asked for a roll call vote:

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

Roll Call

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

RESOLUTION # 13-137 Refund of Fees (Sylvester)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following payment be made to

Amount: \$35.00

Reason: Refund of fees

Payable to: Deborah Sylvester
83 Main Street
Keansburg, NJ 07734

REF:
voucher #13-01451

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above:

Mr. Cusick asked for a roll call vote:

Roll Call

| | Moved | Seconded | Ayes | Nays | Absent | Abstain |
|-------------|-------|----------|------|------|--------|---------|
| Mr. Foley | ✓ | | ✓ | | | |
| Mr. DePompa | | | ✓ | | | |

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

| | | | | | | |
|-------------|--|---|---|--|---|--|
| Mr. Hoff | | ✓ | ✓ | | | |
| Mr. Cocuzza | | | ✓ | | | |
| Mr. Boden | | | | | ✓ | |

RESOLUTION # 13-138 Payment of Bills Addendum

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 | \$10,855.85 |
| Current | 817,859.90 |
| Grant | 4,650.00 |
| Trust | 14,476.42 |
| Water & Sewer | 41,780.26 |
| Total: | <u><u>\$889,622.43</u></u> |

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 13-139 Budget Transfer (10/23/13)

RESOLUTION – AUTHORIZING TRANSFERS BETWEEN BUDGET APPROPRIATIONS PURSUANT TO N.J.S.A.40A:4-58

WHEREAS, N.J.S. 40A:4-58 provides for the transfer as permitted between budget appropriations during the last two months of the fiscal year:

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Keansburg (not less than two thirds of the governing body affirmatively concurring) that transfers between CY 2013 budget appropriations effective as of November 1, 2013 :

FROM **TO**

| a/c# | Name | Amount | a/c# | Name | Amount |
|-----------------|---------------------|----------|-----------------|---------------------|----------|
| 3-01-23-220-200 | GROUP INSURANCE O&E | -56,500. | 3-01-20-150-100 | TAX ASSESSOR S&W | 4,500. |
| 3-01-31-435-200 | STREET LIGHTING O&E | -5,000. | 3-01-22-195-100 | CONSTRUCTION S&W | 8,000. |
| | | | 3-01-26-290-100 | STREETS&RDS S&W | 25,000. |
| | | | 3-01-26-293-200 | GARAGE O&E | 10,000. |
| | | | 3-01-31-430-200 | UTILITIES- ELECTRIC | 5,000. |
| | | | 3-01-31-447-200 | UTILITIES- GASOLINE | 5,000. |
| | | | 3-01-36-476-100 | LIBRARY S&W | 4,000. |
| | | \$61,500 | | | \$61,500 |

Mr. Cusick asked for a roll call vote:

Roll Call

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

Department Reports:

Dennis O’Keefe, DPW Superintendent reported that 36 homes have been demolished under the Borough program with more to continue.

Councilman DePompa reported a pothole at Forest and Park Avenues.

Councilman Hoff inquired into the status and timetable of the beach replenishment project. A proposed concert was not scheduled due the impending project.

Chief O’Hare, Borough Manager, stated that both the federal government shutdown and a problem discovered during the bid process delayed the start of the Project.

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

Mobilization of the project should begin in November with construction to begin in January.

Steve Ussmann, Water Plant Superintendent, gave a report on revenue collected by the Department.

The Council welcomed Steve back to his job since he was injured last month.

Councilman Hoff Discussed the NJ 101.5FM LIGHT UP NEW JERSEY event to take place at Baywalk East, Main Street and Beachway at 6pm on Tuesday, October 29th. This event will be followed by a non-denominational mass at St. Ann’s at 7:30pm.

Also announced that the Tree Lighting will take place on Monday, December 2 with a rain-date of Friday, December 6th.

Mr. Hoff

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

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Roll Call

| | Moved | Seconded | Ayes | Nays | Absent | Abstain |
|-------------|-------|----------|------|------|--------|---------|
| Mr. Foley | ✓ | | ✓ | | | |
| Mr. DePompa | | | ✓ | | | |

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
October 23, 2013

MEETING MINUTES

| | | | | | | |
|-------------|--|---|---|--|---|--|
| Mr. Hoff | | ✓ | ✓ | | | |
| Mr. Cocuzza | | | ✓ | | | |
| Mr. Boden | | | | | ✓ | |

Adjournment

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

Roll Call

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



I, THOMAS P. CUSICK, Clerk of the
Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the
foregoing is a true copy of meeting minutes of a regularly scheduled public meeting held on
October 23, 2013

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg