

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
November 12, 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
Absent	Excused	✓	✓	✓

Meeting Minutes:

Meeting Minutes October 22, 2014

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

Ordinances:

First Reading:

ORDINANCE #1559 – Title 39 – Beachside Gardens Townhouses

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII (PARKING METER ZONES AND PARKING LOTS), SECTION 5 (TRAFFIC REGULATIONS OF PUBLIC OR SEMI-PUBLIC NON-PROFIT INSTITUTIONS OR CORPORATIONS) 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 Chapter VIII (Parking Meter Zones and Parking Lots), Section 5 entitled “Traffic Regulations of Public or Semi-Public Non-Profit Institutions or Corporations of the Revised General Ordinances be amended and supplemented as follows:

c. *Beachside Gardens Townhouses, 165 Shore Boulevard, Block 184, Lot 6.*

The following designated and particularly described areas are subject to this section:

- 1. The entrance and driveways on Shore Boulevard.**
- 2. The parking area.**

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 All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.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 #1559 on December 17, 2014 at 7pm.:

Roll Call

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

ORDINANCE #1560 – Vacant Housing Registration

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING), SECTION 11-4 (RENTAL PROPERTY REGISTRATION) 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 Chapter XI (Building and Housing), Section 11-4 (Rental Property Registration) of the Revised General Ordinances be amended and supplemented as follows:

Section 11-4.2 Licensing

d. Any owner of a vacant property as defined herein shall within ninety (90) calendar days after the building becomes a vacant property or within ninety (90) after assuming ownership of the vacant property, whichever is later; or within ten (10) calendar days of receipt of notice by the Borough of Keansburg, file a registration statement for such vacant property with the Borough Construction Department on forms provided by the Borough for such purpose. Failure to receive notice by the Borough of Keansburg shall not constitute grounds for failing to register the property.

e. Vacant Property Registration Fee Schedule shall be:

Initial Registration (first twelve month term)	\$ 500.00
First Renewal (second twelve month term)	1,500.00
Second Renewal (third twelve month term)	3,000.00
All Subsequent Renewals (each twelve month term)	5,000.00

Section 11-4.6 Definitions

OWNER shall mean the person, title holder any agent of the title holder having authority to act with respect to a property, any foreclosing entity subject to the provisions C: 108-51 9P.L. 2008, c. 127, Section 17 as amended by P.L. 2009, c. 296), corporation or business entity which owns, purports to own or exercise control over any residential rental property.

VACANT PROPERTY shall mean any building used or to be used as a residence which is not legally occupied or at which substantially all lawful construction operations or residential occupancy has ceased, and which is in such condition that it cannot be legally be reoccupied without repair or rehabilitation, including but not limited to any property meeting the definition of abandoned property in N.J.S.A. 55:19-80; provided, however, that any property where all building systems are in working order, where the building and grounds are maintained in good order, or where the building is in habitable condition, shall not be deemed a vacant property for purposes of this Ordinance.

- 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 #1559 on December 17, 2014 at 7pm.:

Roll Call

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

Resolutions:

RESOLUTION # 14-152 Authorize Approval of Monmouth County Multi Jurisdiction Natural Hazard Mitigation Plan Draft dated 2014

WHEREAS The Monmouth County Office of Emergency Management has released a draft Multi-Jurisdictional Natural Hazard Mitigation Plan prepared by URS and dated 2014; and

WHEREAS, pursuant to Part 201.6 of the Disaster Mitigation Act of 2000 (DMA 2000), as amended, Monmouth County, New Jersey has developed this Update of its Multi-

Jurisdictional Natural Hazard Mitigation Plan to identify hazards that threaten the County and ways to reduce future damage associated with these hazards; and

WHEREAS, as a pending community Rating System municipality, The Borough of Keansburg desires to indicate its approval of said draft Plan with the understanding that adoption of the final version of the Plan will be required after approval by the appropriate State and Federal agencies

WHEREAS, the Mayor and Council of the Borough of Keansburg has reviewed the draft plan and finds same to be consistent with its goals and objectives.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg does hereby adopt the 2014 Update of the Multi-Jurisdictional Natural Hazard Mitigation Plan prepared by URS for the Monmouth County Office of Emergency Management.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Floodplain Manager.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-153 Appointment of OEM Coordinators (*O'Hare, Pigott & Rogan*)

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

Raymond O'Hare

As Office of Emergency Management Coordinator, effective January 1, 2015; and for a three (3) year term to expire December 31, 2017; and

James Pigott

As Office of Emergency Management Deputy Coordinator, effective January 1, 2015; and for a three (3) year term to expire December 31, 2017; and

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that the position of Deputy Emergency Management Coordinator be filled by

Virginia Rogan

As Office of Emergency Management Deputy Coordinator, effective January 1, 2015; and for a one (1) year term to expire December 31, 2015

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-154 Authorize Execution Associated Humane Society Contract/Agreement

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the Borough Manager and Municipal Clerk to execute the Associated Humane Society Contract/Agreement for CY2015 for the stated amount of \$36,671.20.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-155 Payment of Bills (11/12/14)

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	\$53,823.64
Current	492,810.77
Dog Trust	21.60
Grant	591.20
Trust	7,026.14
Unemployment Trust	2,180.00
Water/Sewer	71,144.38
Total:	\$627,597.73

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-156 Appointment of Special Officers 2015

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

**Joseph Lamb
Guillermo Rivera
John Swartz**

As a Special Police Officer Class II for 2015; and,

BE IT FURTHER RESOLVED that the Borough Council that a certified copy of this Resolution be forwarded to the Keansburg Police Department.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-157 Emergency Purchase (*repair of Well #5*)

RESOLUTION – EMERGENCY PURCHASE – AC Schultes of Woodbury Heights, NJ – EMERGENCY REPAIR OF Pump/Motor Repair of Well #5 – NOT TO EXCEED \$35,000

Whereas, NJSA 40A:11-6 provides that a purchase, contract or agreement may be made, negotiated or awarded without public advertising for bids and bidding therefore, notwithstanding that the cost of contract price will exceed the amount set in the prevailing bidding threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of performance of services, provided:

A written requisition for the performance of such work or labor, or the furnishing of materials, supplies or services is filed with the contracting agent or his deputy in charge describing the nature of the emergency, the time of its occurrence and the need for invoking this section, certified by the officer or director in charge of the department wherein the emergency occurred, or such other officer or employee as may be authorized to act in the place of said officer or director, and the contracting agent or his deputy in charge, being satisfied that the emergency exists, is hereby authorized to award a contract for said work or labor, materials, supplies or services; and

WHEREAS, an emergency situation meeting the criteria set forth above resulting from a **Pump/Motor Repair of Well #5**

WHEREAS, an emergency purchase/repair was made by **AC Schultes of Woodbury Heights, NJ** in the amount not to exceed of \$35,000 for said water main repairs

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the payment of \$35,000 to **AC Schultes of Woodbury Heights, NJ** for the emergency purchase described herein in accordance with NJSA 40A:11-6

Mr. Cusick asked for a roll call vote:

Roll Call

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

Mr. Foley			✓			
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RESOLUTION # 14-158 Award of Proposal – Sinkhole: Twilight Ave and Grove Place

WHEREAS, the Engineer for the Borough of Keansburg requested quotes for sinkhole repairs at Twilight Ave and Grove Place within the Borough of Keansburg from "Superstorm Sandy" – received on November 6, 2014; and

WHEREAS, the following proposal were received:

S. Brothers	South River, NJ	\$15,986.25
Lucas Construction Group	Morganville, NJ	\$21,785.00
Fiore Paving Company	Oceanport, NJ	\$22,000.00

WHEREAS, the Borough Engineers has reviewed the quote and has determined that S. Brothers of South River, New Jersey 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 Engineer that it does hereby award the quote for sinkhole repairs at Twilight Ave and Grove Place within the Borough of Keansburg from "Superstorm Sandy"- to: S. Brothers of South River, New Jersey in the total amount of \$15,986.25; and

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract S. Brothers of South River, New Jersey after the review by the Borough Attorney and Chief Financial Officer's certification.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-159 Award of Proposal – Sinkhole: Center and Carr Ave

WHEREAS, the Engineer for the Borough of Keansburg requested quotes for sinkhole repairs at Center and Carr Avenues within the Borough of Keansburg from "Superstorm Sandy" – received on November 6, 2014; and

WHEREAS, the following proposal were received:

S. Brothers	South River, NJ	\$32,243.00
Lucas Construction Group	Morganville, NJ	Non responsive
Fiore Paving Company	Oceanport, NJ	Non responsive

WHEREAS, the Borough Engineers has reviewed the quote and has determined that S. Brothers of South River, New Jersey 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 Engineer that it does hereby award the quote for sinkhole repairs at Center and Carr Avenues within the Borough of Keansburg from "Superstorm Sandy"- to: S. Brothers of South River, New Jersey in the total amount of \$32,243.00; and

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract S. Brothers of South River, New Jersey after the review by the Borough Attorney and Chief Financial Officer's certification.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-160 Professional Services Agreement – Sinkhole: T&M

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that:

T & M Associates

be and is hereby authorized to perform engineering services for the Project sink hole improvements: Twilight Avenue Sinkhole (intersection Twilight Avenue and Grove Place), and Center Avenue Sinkhole (intersection Center Avenue near Carr Avenue) and

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Council accepts the proposal dated November 10, 2014 and the Borough Manager is hereby authorized to enter into an agreement with T & M Associates. Sinkhole Improvement stated in the contract amount not to exceed \$ 6,200.00 plus reimbursable costs is awarded immediately by the Keansburg Borough Council
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the project.
4. The amounts paid under the attached contract shall not exceed the amount appropriated by the Borough Council for such services.
5. The Chief Financial Officer certifies the availability of funds.

Patrick DeBlasio
 Patrick DeBlasio, Chief Financial Officer
6. A copy of this Resolution as well as the executed contract shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

Mr. Cusick asked for a roll call vote:

Roll Call

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

MR. BODEN ENTERED THE MEETING AT THIS TIME

RESOLUTION # 14-161 Professional Services Agreement (T&M – Seaview Ave Water Main Replacement)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that:

T & M Associates

be and is hereby authorized to perform engineering services for the Project
 Water Main Replacement Project – Seaview Avenue (KNBG-G1401
 and

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Council accepts the proposal dated November 4, 2014 and the Borough Manager is hereby authorized to enter into an agreement with T & M Associates. Water Main Replacement Project – Seaview Avenue stated in the contract amount not to exceed **\$ 31,700.00** plus reimbursable costs is awarded immediately by the Keansburg Borough Council
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the project.
4. The amounts paid under the attached contract shall not exceed the amount appropriated by the Borough Council for such services.
5. The Chief Financial Officer certifies the availability of funds.

Patrick DeBlasio
 Patrick DeBlasio, Chief Financial Officer
6. A copy of this Resolution as well as the executed contract shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 14-162

Appointment to the Recreation Committee (Gilardi)

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

Voting Member

Richard Gilardi

As a Member 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. DePompa					✓	
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			
Mr. Foley			✓			

Communications:

- *The next meeting of the Keansburg Borough Council will be **Wednesday, December 17th***
 - Keansburg Fire Department
New Members

Ariana Geibler Keansburg EMS Cadet

Jennifer Barbosa Keansburg EMS Cadet

Jackie Huynh Keansburg EMS Cadet

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

Roll Call

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

Discussion:

Steve Ussmann Reported on revenue collections

Jim Falco Discussed sinkhole repairs being coordinated with Dan Mattson of T&M

 Christmas Tree Lighting Ceremony to be held at 7pm on December 1

John Bennett,
Borough Attorney Is coordinating meetings with property owners and developers at Beachfront

Chief O’Hare Reported on fencing at Collins Field being installed. Equipment repair of loader

Mayor Foley Will have “Coffee with the Mayor” in December, event to be advertised.

Department Reports:

Open to the Public:

Mr. Cusick asked for a roll call vote:

Roll Call

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

Mrs. Selma Harris Thankful to Mr. Striedl and his assistants for their diligence in their recent renovation and raising of home

Thanks to Chief for handling on ASPCA matter.

Mr. Tom Harris Spoke about status of 127 Seeley Ave., property is a mess. Doors are unsecured.

Mr. Cusick asked for a roll call vote:

Roll Call

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

Adjournment

Mr. Cusick asked for a roll call vote:

Roll Call

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



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
November 12, 2014

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg