

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
November 14, 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	✓	✓	✓

Chris Ackerman, Borough Attorney, will coordinate a meeting with the Housing Authority

Presentation:

Representatives of St. Mark's: Rev. Murray, Tammy Young-Community Affairs, Cindy Medina – Warden spoke with the Borough Council about St. Mark's and Monmouth County Long Term Recovery Group

Redevelopment Agency:

Legal Services Center – Nick Stiletto, Ray Osterbye 208 Main Street

Mr. Stiletto introduced himself to the Borough Council. The Legal Services Center will have two attorneys and clerical and I/T staff. Hours of operation will be conducted from Monday to Saturday.

Mr. DePompa entered at this time.

Resolution:

RESOLUTION # 13-147 REDEVELOPMENT AGENCY – 208 Main Street

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

BE IT FURTHER RESOLVED that Legal Services Center is directed to confer with the Zoning Officer and Construction Official to obtain necessary permit approvals.

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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			✓			

Meeting Minutes:

Meeting Minutes October 23, 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			✓			
Mr. Boden						✓

Ordinances:

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

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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.

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.

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- 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.

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.

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			✓			

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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Mr. Cusick asked for a roll call vote to close 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 adopt Ordinance #1543:

Roll Call

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

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.

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.

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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 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			✓			

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

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Mr. Cusick asked for a roll call vote to adopt Ordinance #1544:

Roll Call

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

Resolutions:

RESOLUTION # 13-141 Payment of Bills (11.14.13)

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:

Current	\$928,426.59
Grant	12,193.02
Trust	9,657.00
Water & Sewer	99,878.27

Total:	\$1,050,154.88

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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 # 13-142 Authorize Execution of the 2014 Food Shopping Agreement (SCAT)

THIS RESOLUTION IS HELD AT THIS TIME – DECEMBER 17, 2013 MEETING

RESOLUTION # 13-143A Professional Services Agreement (T&M – Remediation DPW)

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

T&M Associates

hereby appointed as Borough Engineer for engineering services for

**Remedial Investigation Activities/Keansburg Department of Public Works
Public Interest No. 009895 / NJDEP Case# 87-08-12-1653**

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement dated July 19 2013, with T&M Associates in the proposal amount of \$55,100.00 plus reimbursable expenses.
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 proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

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Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

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 # 13-143B Professional Services Agreement (T&M – Certification Pump Station)

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

T&M Associates

hereby appointed as Borough Engineer for engineering services for

**Biennial Certification/Keansburg Pump Station
Case Tracking# 25457 /Activity Reference No. PFR000001**

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement dated July 19 2013, with T&M Associates in the proposal amount of \$5,375.00 plus reimbursable expenses.
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 proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

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Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

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 # 13-143C Professional Services Agreement (T&M – Site Remediation)

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

T&M Associates

hereby appointed as Borough Engineer for engineering services for

**Municipal Exemption for Remediation of Contaminated Sites
Keansburg Bayshore Oil Facility
Public Interest No. G000029992 /NJDEP Case No. BF000001**

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement dated July 19 2013, with T&M Associates in the proposal amount of \$4,000.00 plus reimbursable expenses.
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 proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

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Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

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 # 13-144 Payment of Bills (11.14.13) #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:

Current	\$403,608.79
Capital	9,133.42
Grant	970.00
Trust	5111.67
Water & Sewer	19,285.63

Total:	\$438,109.51

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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 # 13-145 Professional Services Agreement (Millennium Strategies)

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

Millennium Strategies

hereby appointed as Borough Engineer for engineering services for

**FEMA Public Assistance Consultant / Disaster Recovery Grant Writer
Proposal Dated October 1, 2013**

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement dated October 1, 2013, with **Millennium Strategies** in the proposal amount of \$5,000.00 per month plus reimbursable expenses, not to exceed 6 months, for a total of \$30,000.00.
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 proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

Mr. Cusick asked for a roll call vote:

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Roll Call

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

RESOLUTION # 13-146 Authorize to Bid (Tri Axle Roll Off Truck)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, state of New Jersey that the Borough Manager and the Municipal Clerk are hereby authorized to advertise and receive bids for a

Tri Axle Roll Off Truck for use in the Department of Public Works.

BE IT FURTHER RESOLVED that a certified copy of this resolution is to be forwarded to the Chief Financial Officer.

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		✓	✓			

Communications:

Announcement: Thanksgiving Eve 11/27/13 – Ecumenical Mass / Pentecostal Church

Mr. Ussmann

Mr. Ussmann reported on revenues collected by the Water/Sewer Department. Two leaks will be repaired on Carr Avenue in the near future.

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

Roll Call

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

Executive Session:

Mr. Cusick asked for a roll call vote to enter into Executive Session:

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 reconvene from Executive Session:

Roll Call

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


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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
November 14, 2013

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg