

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
November 12, 2009
Meeting Minutes

Mr. Cusick read the following:

ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND THE STAR - LEDGER 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. Boden	Mr. Cocuzza	Mr. Hoff	Mrs. Strydio	Mr. DePompa
√	√	Excused	Excused	√

Mr. Cusick stated that there will be meeting of the Borough Council at 7p.m. in addition to this Special Meeting

Scope Hearing :

Mr. Cusick:

This meeting at 6 o'clock, purpose being scope hearing for property at St. John's Park located at St. John's Place near Highway #36.

At this time, I would like to turn the meeting over to our Borough Attorney, Chris Ackerman, to give an explanation of the hearing this evening.

Mr. Ackerman:

Good evening. The purpose of this hearing is to accept public comment for a diversion of park land located at St. John's Park. The use for this diversion will be to expand the existing compound of the existing cell tower site. The land(s) proposed for diversion are approximately 1,000 square feet comprising of approximately 50 by 20 area which will be adjacent to the existing 30 by 30 area.

The compelling public need for this includes expanding of cellular communication services with multiple services with multiple carriers it is bound to be in the best interest of the residents and businesses of the Borough of Keansburg who rely heavily on the use of wireless communications.

The alternative to building on the site or expanding on this site would be to construct a new tower in another location in the Borough. Expanding the existing site will keep another tower from being constructed at an alternate location at the

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borough minimizing the negative impact associated with environmental land use, ascetic issues with construction of a new tower.

At this time I would like to open up any questions and comments from the public with regard to this proposed diversion at St. John's Park.

Mr. Cusick: With that I'll take a motion from Council to open this public hearing – if I can get a motion.

Mr. Cocuzza: Inaudible

Mr. Cusick: Mr. Cocuzza. A second.

Mr. Boden: Second.

Mr. Cusick: Seconded by Mr. Boden. I'm going to take a roll call vote to open to the public on this matter.

Mr. Cusick: Mr. Boden?

Mr. Boden: Yes

Mr. Cusick: Mr. Cocuzza?

Mr. Cocuzza: Yes

Mr. Cusick: and Mr. DePompa?

Mr. DePompa: yes

Mr. Cusick: Thank you. As our Borough Attorney stated if there is any member of the public that wishes to speak on this matter if they come forth state their name and address for the record.

Mr. Cocuzza: Close

Mr. Cusick: Seeing no members of the public speaking I have a motion by Mr. Cocuzza to close the meeting.

Mr. Boden: inaudible (noddod to second motion)

Mr. Cusick: seconded by Mr. Boden to close the public portion. I'll take a roll call vote to close the public portion on this matter. Mr. Boden?

Mr. Boden: Yes

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Mr. Cusick: **Mr. Cocuzza?**

Mr. Cocuzza: **Yes**

Mr. Cusick: **and Mr. DePompa:**

Mr. DePompa: **Yes**

Mr. Cusick: **Thank you**

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

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	√		√			
Mr. Cocuzza		√	√			
Mr. Hoff					√	
Mrs. Strydio					√	
Mr. DePompa			√			

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	√		√			
Mr. Cocuzza		√	√			
Mr. Hoff					√	
Mrs. Strydio					√	
Mr. DePompa			√			

Mr. Hoff arrived at this time

Mrs. Strydio arrived at this time

Presentations:

40 Carr Avenue – Redevelopment Application

At this time there was a presentation of 40 Carr Avenue. Mr. Sautner is seeking to retain use of 2 second-floor apartments and two professional/commercial uses on the ground floor. There was discussion on parking and the renovation of the exterior of the building.

Resolution :

RESOLUTION #09-163:40 Carr Avenue – Redevelopment Application

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WHEREAS, an application was submitted by Stingray Holdings, LLC for property located at 40 Carr Avenue (Block 14, Lot 3) to the Keansburg Borough Council serving as the Redevelopment Agency of the Borough of Keansburg; and

WHEREAS, said application was presented by Frank Sautner, a principal in Stingray Holdings, LLC; and

WHEREAS, the applicant has proposed two (2) professional uses on the ground floor and maintaining two (2) apartments on the second floor.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council and the Redevelopment Agency of the Borough of Keansburg that it does hereby approve the application of Stingray Holdings, LLC for property located at 40 Carr Avenue (Block 14, Lot 3) to be comprised of two (2) professional uses on the ground floor and two (2) apartments on the second floor; and

BE IT FURTHER RESOLVED that the applicant is directed to consult with the Borough Clerk’s office for the availability of off-street parking in the Raritan Avenue Municipal Lot; and

BE IT FURTHER RESOLVED that the exterior colors of the façade be approved by the Keansburg revitalization Committee.

Mr. Cusick asked for a roll call vote:

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

Adjournment

Mr. Cusick asked for a roll call vote:

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