

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
December 8, 2010
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. DePompa	Mrs. Strydio	Mr. Hoff	Mr. Cocuzza
✓	✓	✓	✓	✓

Ordinances:

Second Reading:

ORDINANCE #1503 – Landlord Registration Fees

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING) SECTION 4.1 (RENTAL PROPERTY REGISTRATION REQUIRED) AND SECTION 4.2 (LICENSING)

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Section 4.1 entitled Rental Property Registration Required and Section 4.2 Licensing of Chapter XI (Building and Housing) of the Revised General Ordinances of the Borough of Keansburg are hereby amended and supplemented as follows:

- Section 1: Section 4.1 “Rental Property Registration Required” *shall read:*
- a) The owner of every rental property, with the exception of owner-occupied units, in the Borough of Keansburg shall file a Rental Registration Statement Properties vacant or available for sale shall also be subject to file Rental Registration Statement.
 - b) The Rental Property Registration Statement shall be filed on an annual basis on or before March 1 of each year after which time a late fee shall be assessed.
- Section 2: Section 4.2 “License Required” *shall read:*
- b) 1. No person(s), corporations or business entity shall rent, lease or let any residential property to any person or persons without obtaining a license. Properties that are vacant or available for sale

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are subject to said requirement. This section shall not apply to owner-occupied units.

2. The annual nonrefundable license fee shall be as follows:

Ownership of one (1) unit through nine (9) units:

Two hundred fifty dollars (\$250.00) for each rental dwelling unit

Ownership of ten (10) units or more:

One hundred fifty dollars (\$ 150.00) for each rental dwelling unit.

Ownership of rental units by a bona-fide resident of the Borough of Keansburg:

One hundred fifty dollars (\$ 150.00) for each rental dwelling unit.

For purposes of this Ordinance ownership shall mean the same individual(s), partnership, business entity or corporate name vested in the property and on the title of ownership.

For purposes of this Ordinance a bona-fide resident of the Borough of Keansburg shall be determined by the prescribed identification methods utilized and sanctioned by the Borough of Keansburg.

In the event that ownership of the property is transferred, the new owner shall apply for a license by completing a new Rental Property Registration application and submitting the applicable fee within ten (10) days of transfer or shall be subject to a late fee.

Section 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.

Section 4: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

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Section 5: 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 6: 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 for Ordinance #1503:

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

Arturo Morcilo
58 West Shore Street

Mr. Morcilo is a landlord in town. Inquired into how he would be effected by the new ordinance. Mr. Cusick stated that since he lives in town his license fee would remain the same as last year.

Mr. Cusick asked for a roll call vote to close the meeting to the public for Ordinance #1503:

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

Mr. Cusick asked for a roll call vote to adopt Ordinance #1503

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

Resolutions:

RESOLUTION #10 – 227 Payment of Bills (12-08-10)

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

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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	\$1,110,408.36
Water & Sewer	142,405.81
Grant	83,425.91
Trust	71,142.45
Capital	8,613.80
W&S Capital	210,775.60
Total:	\$1,626,771.93

Mr. Cusick asked for a roll call vote

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

RESOLUTION #10 – 228 Authorize Budget Transfer (12-8-10)

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:

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 2010 budget appropriations :

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FROM			TO		
a/c#	Name	Amount	a/c#	Name	Amount
01-20-145-100	Tax Collector S& W	\$5,500.	01-22-195-100	Construction S &W	\$10,000.
01-22-196-100	Code S&W	\$5,000.	01-26-290-100	Streets/Roads S&W	\$2,000.
01-25-250-100	Dispatcher S&W	\$5,000.	01-20-130-100	Finance S&W	\$1,500.
01-31-446-200	Natural Gas O&E	\$3,000.	01-26-293-100	Garage S&W	\$2,000.
01-31-440-299	Telephone O&E	\$4,000.	01-31-435-200	Street Lighting O&E	\$4,000.
01-36-472-299	Social Security	\$5,000	01-26-310-200	Building & Grounds	\$3,000.
			01-32-465-200	Sanitation	\$5,000.
		\$27,500			\$27,500

Mr. Cusick asked for a roll call vote

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

RESOLUTION #10 – 229 Authorize Emergency Demolition of Block Lot

RESOLUTION – EMERGENCY PURCHASE – B&D DEMOLITION – EMERGENCY PURCHASE OF SERVICES FOR CONSTRUCTION DEMOLITION AFTER A FIRE – LOCATED AT BEACHWAY, LOT 184 LOT 1 AND BLOCK 3 AND A PORTION OF LOT 1 WITHIN THE BOROUGH OF KEANSBURG – NOT TO EXCEED \$21,000

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 a fire at Borough of Keansburg Block 184 Lot 1 (a.k.a. Kalian Property) and Block 3 and a portion of Lot 1, located on Beachway (nearest corner Oakwood Place) said work could not be

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accomplished by the Borough's Vendor of Record, as the Borough does not retain a demolition firm as a matter of regular business practice.

Whereas, an emergency purchase was made by B&D Demolition, 233 Walling Place, Middletown, NJ 07748 in the amounts listed below for demolitions service regarding a fire and public safety purposes:

Description	Invoice No.	Amount
320 CAT Long Reach with 55 Boom, with Operator, to demolish two standing elevator shafts at Harbor Lights on Beachway on 10/11/10	2010 KEAN01	\$1,800.00
200 JD with Thumb, with Operator, to move debris as per Fire Marshall's instruction on Beachway on 10/11/10.	2010 KEAN01	\$1,600.00
320 CAT Long Reach with 55 foot Boom and 200 JD with Thumb, both with operators, to demolish five units of Beachside Associations: 500, 504, 508, 512 and 516 Beachway @ \$2,500/unit	2010 KEAN02	\$12,500.00
10/11/10 move 320 CAT Long Reach with 55 Boom from Yard to Keansburg; \$400 IN/OUT	2010 KEAN03	\$800.00
10/11/10 move 200 JD with Thumb from Yard to Keansburg; \$400 IN/OUT	2010 KEAN03	\$800.00
TOTAL		\$17,500.00

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the payment of \$17,500.00 to B&D Demolition, 233 Walling Place, Middletown, NJ 07748 for the emergency purchase described herein in accordance with NJSA 40A:11-6

Mr. Cusick asked for a roll call vote

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

RESOLUTION #10 – 230 Authorize Execution of Public Entity Resolution

Whereas, the Borough of Keansburg is required to name those officials who will be responsible to conduct the business of the Borough; and,

Whereas, the Borough of Keansburg does maintain a fiscal relationship with Valley National Bank; and,

Therefore Be It Resolved that the Mayor and Council of the Borough of Keansburg hereby authorize Raymond O'Hare, Borough Manager, Thomas Cusick, Municipal Clerk and Patrick DeBlasio, Chief Financial Officer to act as signers of the bank accounts located at Valley National Bank and that the Finance Department Senior Account Clerk and the Deputy Municipal Clerk Attest the resolution.

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Mr. Cusick asked for a roll call vote

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

RESOLUTION #10 – 231 Canceling 2010 Tax Receivables

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that by direction of the Tax Collector the following tax amounts be canceled:

BLOCK	LOT	AMOUNT	REASON
18	30	\$2,135.70	Ownership by Borough
70	7	217.35	Exempt Veteran

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

Mr. Cusick asked for a roll call vote

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

Council Discussion:

Police Chief Pigott
Status of Conditional Liquor License Approval:
CARRIED TO JANUARY MEETING

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- Councilman Boden** Announced that the Wolftones will again perform at the New Point Comfort Firehouse on March 5, 2011. Tickets for the event will be \$25.00
- Councilwoman Strydio** Spoke about the great turn-out for the Tree Lighting and wished everyone Happy Holidays and New Year.
- Deputy Mayor Hoff** Thanked Mr. O’Hare, Mr. Cusick, the Department of Public Works, Chief Pigott and other Councilmembers for their help with the Tree Lighting Ceremony. Spoke about the great turnout. Wished everyone Happy Holidays
- Councilman DePompa** Wished all a Merry Christmas and a Happy New Year.
- Councilwoman Strydio** Discussed leaf pick-up.
- Mayor Cocuzza** Wished all a Merry Christmas and a Happy New Year

Communications:

**Keansburg Fire Department
New Members**

- | | |
|----------------|---------------|
| Chris Mullener | Keansburg EMS |
| Sean Veith | Keansburg EMS |

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Open to the Public:

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

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

Jim Walsh
165 Shore Blvd

Bayshore Watershed Council. Open space precious to any Community.

Mr. Cusick stated that the Borough did hold a public hearing on November 10th on the diversion issue. Stated that the Borough does take residents concerns seriously.

Dick Stryker
115 Carr Ave

Spoke about the flooding on Carr Avenue. Thanked Councilman DePompa and Dennis O’Keefe for assistance with the lighting on Port Monmouth Road & Main Street

Tim Pascucci
19 Maple Avenue

Spoke about open space. Against putting a parking garage on Beachway. Spoke about the loss of storefront businesses; lack of business of Main Street.

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

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

Executive Session:

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

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

EXECUTIVE SESSION CONVENED

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Mr. Cusick asked for a roll call vote to return from Executive Session:

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

Adjournment

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

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



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 December 12, 2010

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg