



JANUARY 10, 2017 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. Tonne	Mr. Boden	Mr. Cocuzza	Mr. Foley	Mr. Hoff
✓	✓	✓	✓	✓

Meeting Minutes

Meeting Minutes December 14, 2016

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

Roll Call

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

Ordinances:

Second Reading

ORDINANCE #1589 Tax Abatement – 304-306 Main Street

ORDINANCE GRANTING TAX ABATEMENT PURSUANT TO N.J.S.A. 40A:21-1, ET SEQ., "FIVE YEAR EXEMPTION AND ABATEMENT LAW" TO PAR REALTY, LLC FOR NEW CONSTRUCTION ON 304-306 MAIN STREET IN THE BOROUGH OF KEANSBURG.



JANUARY 10, 2017 MEETING MINUTES

WHEREAS, the Borough of Keansburg (“Borough”) may enter into agreements with developers and/or owners of property that are in areas in need of redevelopment or rehabilitation within the Borough, as determined by the Council in accordance with N.J.S.A. 40A:12A-1 et seq. providing tax abatements and/or exemptions for the construction of commercial or industrial structures within the Borough pursuant to the Act; and

WHEREAS, the Borough has determined that it is in the best long term interest of the Borough to grant a short term tax abatement and enact this Ordinance to allow Par Realty, LLC to obtain a program for payments in lieu of taxes; and

WHEREAS, Par Realty, LLC has completed new construction on a mixed-use building for commercial and residential use on 304-306 Main Street, which the Borough believes will attract additional residents to live and work in the Borough and such benefits are greater to the Borough than any short term effects associated with the proposed tax abatement, if any.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth and State of New Jersey, as follows:

1. That Par Realty, LLC shall be granted a short-term, five (5) year abatement for Block 185, Lot 1 and shall be structured as follows:
 - a. In the first full tax year after completion of the Construction, no payment in lieu of taxes shall be required;
 - b. In the second full tax year after completion of the Construction, twenty percent (20%) of taxes otherwise due shall be paid by Par Realty, LLC;
 - c. In the third full tax year after completion of the Construction, forty percent (40%) of taxes otherwise due shall be paid by Par Realty, LLC;
 - d. In the fourth full tax year after completion of the Construction, sixty percent (60%) of taxes otherwise due shall be paid by Par Realty, LLC;
 - e. In the fifth full tax year after completion of the Construction, eighty percent (80%) of taxes otherwise due shall be paid by Par Realty, LLC;

BE IT FURTHER ORDAINED that the Mayor and Council of the Borough of Keansburg being the same is hereby authorized to execute a five (5) year tax abatement which is to be consistent with the terms of this Ordinance as certified by the Borough Attorney for the Borough of Keansburg and as reviewed by the Tax Assessor of the Borough of Keansburg.



JANUARY 10, 2017 MEETING MINUTES

BE IT FURTHER ORDAINED that his Ordinance shall take effect immediately after the final passage and publication as required by law.

Mr. Cusick asked for a roll call vote to open the meeting to the public for Ordinance #1589:

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Mr. Cusick asked for a roll call vote to close the meeting to the public for Ordinance #1589:

Roll Call

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

Mr. Cusick asked for a roll call vote to adopt Ordinance #1589:

Roll Call

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



JANUARY 10, 2017 MEETING MINUTES

ORDINANCE #1590

Planning Board Fees

ORDINANCE AMENDING CHAPTER 22 (DEVELOPMENT REGULATIONS) SECTION 3.14 (PLANNING BOARD; FEES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG (Refundable Application Escrow Fees)

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg as follows: Section 1:Chapter XXII (Development Regulations), Section 3.14 (Planning Board; Fees) shall read:

I. Refundable Application Escrow Fees.

The fees required by this subsection shall be for the purpose of reimbursing the Borough for direct fees, costs, charges and expenses of an extraordinary nature made by the professional consultants retained by or on behalf of the Borough and/or its boards, commissions or agencies in reviewing, testifying and/or assisting the Borough in the evaluation, planning and proper design of municipal services and facilities necessary to accommodate the present or anticipated needs of a proposed development. Said refundable application escrow fee shall be calculated at three (3) times the total application fee.

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.



JANUARY 10, 2017 MEETING MINUTES

Mr. Cusick asked for a roll call vote to open the meeting to the public for Ordinance #1590:

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Mr. Cusick asked for a roll call vote to close the meeting to the public for Ordinance #1590:

Roll Call

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

Mr. Cusick asked for a roll call vote to adopt Ordinance #1590:

Roll Call

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



JANUARY 10, 2017 MEETING MINUTES

Borough of Keansburg General Appropriations

Acc #		General Government	2017	
			Salaries & Wages	Other Expenses
20	110	Borough Council	3,125.00	500.00
20	100	Office of Borough Manager	43,875.00	3,075.00
20	120	Office of the Borough Clerk	40,625.00	5,625.00
20	155	Legal Services		28,750.00
20	121	Elections		4,625.00
20	130	Office of Director of Finance	47,750.00	5,600.00
20	135	Annual Audit		11,750.00
20	145	Division of Tax Collector	12,875.00	2,750.00
20	150	Division of Tax Assessor	16,750.00	3,500.00
25	240	Division of Police Bureau	1,077,467.00	48,500.00
25	250	Dispatchers	40,500.00	0.00
25	243	Detective Bureau		1,000.00
25	244	Bureau of Street Crossing Guards	11,250.00	250.00
25	241	SRO Interlocal	0.00	



1917 - 2017



MUNICIPAL COUNCIL
REDEVELOPMENT AGENCY

JANUARY 10, 2017 MEETING MINUTES

25	260	Emergency Medical Services		6,750.00
25	265	Fire Department		26,250.00
22	196	Code Enforcement	33,125.00	1,000.00
25	266	Uniform Safety Act	9,250.00	1,500.00
20	165	Engineering		68,750.00
26	290	Streets & Roads	148,250.00	17,500.00
26	291	Snow Removal	25,000.00	25,000.00
25	111	Parking Meter Maintenance	6,250.00	2,750.00
26	310	Building & Grounds		25,750.00
26	293	Municipal Garage	32,250.00	22,000.00
		Sanitation		
32	465	-Contract		100,000.00
32	466	-Landfill Solid Waste		94,750.00
27	330	Health	2,750.00	12,875.00
27	340	Dog Regulation		9,600.00
28	370	Recreation, Parks & Playgrounds		2,375.00
28	375	Celebration of Public Events		1,250.00
28	380	Historical Society		250.00
25	275	Municipal Prosecutor	6,875.00	



1917 - 2017



MUNICIPAL COUNCIL
REDEVELOPMENT AGENCY

JANUARY 10, 2017 MEETING MINUTES

21	180	Planning Board	9,750.00	6,912.50
25	253	Emergency Management Services	5,000.00	1,250.00
		Insurances		
23	220	Group Insurance Plan for Employees	5,000.00	525,000.00
23	215	Workers Compensation		200,000.00
23	210	Liability Insurance		200,000.00
23	225	Disability Insurance		15,000.00
28	372	Transportation of Senior Citizens		3,000.00
43	490	Municipal Court	50,250.00	1,575.00
27	332	PEOSHA-Bd of Health		250.00
36	476	Municipal Library	8,000.00	1,500.00
22	195	Construction Code Official	46,125.00	1,375.00
		UTILITY EXPENSES & BULK PURCHASING		
31	430	Electricity		22,500.00
31	435	Street Lighting		27,500.00
31	440	Telephone		18,750.00
31	446	Natural Gas		7,000.00
31	450	Telecommunications Costs		1,875.00
31	447	Gasoline & Fuel Oil		38,750.00
36	472	Social Security System		65,000.00
35	470	Contingent		6,250.00
		TOTAL OPERATIONS WITHIN "CAPS"	1,682,092.00	1,677,762.50



1917 - 2017



MUNICIPAL COUNCIL
REDEVELOPMENT AGENCY

JANUARY 10, 2017 MEETING MINUTES

		OPERATIONS EXCLUDED FROM "CAPS"		
25	252	911 Emergency Dispatch-Police		3,500.00
25	255	LOSAP		15,000.00
36	471	PERS Pension		63,583.00
36	475	PFRS Pension		254,630.00
44	901	Capital Improvement Fund		125,000.00
46	875	Deferred Charges		
		MUNICIPAL DEBT SERVICE		
45	920	BOND Principal		488,000.00
45	925	BAN Principal		146,404.00
45	930	BOND Interest		156,154.50
45	935	NOTE Interest		209,665.94
45	940	Green Trust Loan		54,986.92
45	940	Interest on Special Emergency Notes		0.00
45	941	Capital Lease Program		32,945.00
45	960	Environmental Infrastructure Trust Loan		217,683.90
45	970	Demolition Bond		0.00
		TOTAL APPROPRIATIONS	1,682,092.00	3,445,315.76

		Water Sewer Utility Appropriations	<u>2017</u>	
			Salaries & Wages	Other Expenses
55	501	Operating	153,750.00	641,250.00
55	511	Capital Outlay		165,000.00
55	550	PERS		8,750.00
55	550	Social Security		12,000.00



1917 - 2017



MUNICIPAL COUNCIL
REDEVELOPMENT AGENCY

JANUARY 10, 2017 MEETING MINUTES

55	520	BOND Principal		958,000.00
55	520	BOND Interest		99,163.75
55	520	Environmental Infrastructure Trust Loan		83,305.07
55	520	BAN Principal		11,659.00
55	520	BAN Interest		48,306.44
		TOTAL APPROPRIATIONS	153,750.00	2,027,434.26

Mr. Cusick asked for a roll call vote:

Roll Call

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



JANUARY 10, 2017 MEETING MINUTES

RESOLUTION # 17-002

Payment of Bills (01.10.17)

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	\$724,983.42
Capital	3,500.00
Water/Sewer	120,518.75
SUI Trust	2,658.54
Trust	3,418.00

Total:	\$855,078.71

Mr. Cusick asked for a roll call vote:

Roll Call

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



JANUARY 10, 2017 MEETING MINUTES

RESOLUTION # 17-003 Authorize Execution of Safe & Secure Communities Grant

WITHDRAWN
Resolution not needed at this time (no longer required for this Grant)

RESOLUTION # 17-004 Appointment to the Recreation Committee

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

Voting Members

Jeanette Haughin

As Members of the Keansburg Recreation Committee, for an unexpired term ending July 31, 2017.

Mr. Cusick asked for a roll call vote:

Roll Call

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



JANUARY 10, 2017 MEETING MINUTES

RESOLUTION # 17-005

Appointment of Professionals (Prosecutor)

BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that it does hereby appoint:

Paul Grannick	Prosecutor
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for the Borough of Keansburg for the unexpired term ending June 30, 2017.

BE IT FURTHER RESOLVED that the Borough Manager and the Municipal Clerk are hereby directed to execute Professional Contracts with the above named professionals.

Mr. Cusick asked for a roll call vote:

Roll Call

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

Discussion:

Councilman Tonne

Stated he was happy to see demolition within the Community. Business owners maintaining areas.



JANUARY 10, 2017 MEETING MINUTES

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

Roll Call

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

Open to the Public:

*Thomas Harris
129 Seeley Ave*

*Spoke to Council about condition of neighboring homes

127 Seeley – overcrowded

131 Seeley – filthy conditions, dumping dog feces onto neighboring lot*

*Selma Harris
129 Seeley Ave*

*Loose Pitbull at 144 Seeley Ave

Matter to be referred to Code Enforcement and Animal Control

Spoke about driveway being blocked*

*Karen Moller
5 Horner Place*

Reported hearing a “humming” in the neighborhood. This occurrence has been since early September



JANUARY 10, 2017 MEETING MINUTES

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

Roll Call



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

Adjournment

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

Roll Call

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

1917 - 2017

I, Thomas P. Cusick, Municipal 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
January 10, 2017

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg