



# JANUARY 27, 2016 MEETING MINUTES

Mr. Cusick read:

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 all to rise and recite:

**Salute to the Flag**

Mr. Cusick asked all to remain standing for a moment of silence

**In Memoriam:**



Former Keansburg  
Borough Manager



New Jersey State Senator  
**Eugene J. Bedell**



Mr. Cusick took:

**Roll Call**

<b>Mr. DePompa</b> Absent	<b>Mr. Boden</b> ✓	<b>Mr. Cocuzza</b> Excused	<b>Mr. Foley</b> ✓	<b>Mr. Hoff</b> ✓
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**Presentation:**



## JANUARY 27, 2016 MEETING MINUTES

Mayor Hoff and the Borough Council presented to:

Mrs. Arlene Kelaher

# Proclamation

**WHEREAS**, the Mayor and Council of the Borough of Keansburg appreciate the contributions of its Residents; and,

**WHEREAS**, the retirement of Arlene Kelaher from the Dixie Lee Bakery has given the Borough Council an opportunity to recognize Arlene for all that she means to our Community; and,

**WHEREAS**, Arlene Carr Kelaher has been a life-long resident of the Borough who has a wonderful history of volunteering in school and civic activities for many years; and,

**WHEREAS**, Arlene has touched the lives of so many members of our town, especially our children and teenagers. Arlene has been the quintessential Girl Scout Leader, the Mom behind the scenes sewing costumes for school plays, coaching our cheerleaders, organizing school dances and activities to raise funds to make our children's lives just that much better; and,

**WHEREAS**, the Keansburg Borough Council is honored to recognize Mrs. Arlene Kelaher at this time.

**NOW, THEREFORE, BE IT DEEMED** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby congratulate Arlene Kelaher on the occasion of her retirement; and

**BE IT FURTHER DEEMED** that the Borough Council humbly thanks Arlene Kelaher for all she contributes to Our Community and a special thanks for being a "Second Mom" to our Borough's youth over the years; and

**BE IT FURTHER DEEMED** that a certified copy of this Proclamation be presented with our heartfelt love and thanks on behalf of a grateful Community on this 27<sup>th</sup> day of January, 2016.



## JANUARY 27, 2016 MEETING MINUTES

### Meeting Minutes

Meeting Minutes January 6, 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. DePompa					✓	
Mr. Cocuzza					✓	
Mr. Boden	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			

### Presentation to Redevelopment Agency

Raritan Bay Brewing Company – Paul Benfer and Jeff Benfer –

Mr. Benfer introduced his family members who will be involved with running the operation. Hours of operations, parking, façade improvements and necessary square footage was discussed. Parking and delivery area seem to be satisfactory.

The Benfer family is working with the landlord for necessary improvements to the storefront. Tasting hours will be conducted between Thursday and Sunday from 3pm and 8pm.

**Mr. DePompa entered the meeting at the time 7:25pm**

### Resolutions:

RESOLUTION # 16-013

Redevelopment Agency Recommendation to the Planning Board

**WHEREAS** the Mayor and Council of the Borough of Keansburg did conduct a hearing in its capacity as Redevelopment Agency for the Raritan Bay Brewing Company for a proposed location at 69-71 Highway 36; and,

**WHEREAS**, at this time the Redevelopment Agency has not made any specific recommendations in this matter.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council acting as the Redevelopment Agency refers this application to the jurisdiction of the Keansburg Planning Board of Adjustment.



## JANUARY 27, 2016 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

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

### Ordinances:

#### Second Reading:

**ORDINANCE #1576**                      Salary Ordinance – Classified

AN ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES, SALARY RANGES, INCREMENTS, WAGES AND FEES FOR CERTAIN OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

WHEREAS the Borough of Keansburg requires a mechanism through which specific salaries are set within those salary ranges;

NOW THEREFORE, BE IT by the Keansburg Borough Council:

- A.     The Following salary ranges are hereby established for certain Classified offices and positions under the Municipal Government of the Borough of Keansburg.

Classified Service	Salaries and Wages	
	Minimum	Maximum
Account Clerk	\$30,000.00	\$60,000.00
Assessing Clerk	\$30,000.00	\$55,000.00
Assistant Municipal Clerk	\$30,000.00	\$65,000.00
Assistant Superintendent Water/Sewer	\$31,600.00	\$85,000.00
Assistant Supervisor/Roads	\$32,600.00	\$85,000.00
Building Inspector Trainee	\$5,000.00	\$25,000.00
Building Sub Code Official (P/T)	\$5,000.00	\$35,000.00



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Clerk	\$30,000.00	\$65,000.00
Clerk/Typist	\$30,000.00	\$65,000.00
Code Enforcement Officer	\$30,000.00	\$90,000.00
Code Enforcement Officer (P/T Hourly)	\$11.00/hour	\$15.00/hour
Code Enforcement Officer (P/T)	\$5,000.00	\$40,000.00
Construction Official	\$16,600.00	\$65,000.00
Deputy Municipal Court Administrator	\$30,000.00	\$60,000.00
Electrical SubCode Official (P/T)	\$5,000.00	\$30,000.00
Employees Benefits Clerk/Typist	\$22,600.00	\$50,000.00
Equipment Operator	\$27,600.00	\$50,000.00
Evidence Control/Technical Services Support Clerk	\$30,000.00	\$70,000.00
Evidence Control/Technical Services Support Officer	\$30,000.00	\$70,000.00
Fire SubCode Official (P/T)	\$3,000.00	\$25,000.00
Laborer	\$30,000.00	\$60,000.00
Laborer (P/T)	\$18,600.00	\$45,000.00
Librarian (P/T)	\$10.00/hour	\$35.00/hour
Librarian Assistant	\$26,000.00	\$45,000.00
Mechanic	\$30,000.00	\$70,000.00
Mechanical Broom Operator	\$30,000.00	\$75,000.00
Payroll Clerk	\$30,000.00	\$50,000.00
Payroll Clerk (P/T)	\$4,300.00	\$10,000.00
Plumbing Sub Code Official (P/T)	\$5,000.00	\$25,000.00
Police Records Clerk	\$30,000.00	\$60,000.00
Principal Payroll Clerk	\$30,000.00	\$60,000.00
Program Development Specialist I	\$25,000.00	\$50,000.00
Public Works Repairer	\$30,000.00	\$60,000.00



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Qualified Purchasing Agent	\$30,000.00	\$65,000.00
Recreation Director (P/T)	\$4,000.00	\$30,000.00
Recycling Coordinator	\$2,000.00	\$10,000.00
School Traffic Guard	\$9.25/hour	\$20.00/hour
Senior Account Clerk	\$30,000.00	\$65,000.00
Senior Employees Benefits Clerk	\$30,000.00	\$60,000.00
Senior Mechanic	\$30,000.00	\$75,000.00
Senior Police Records Clerk	\$26,600.00	\$60,000.00
Special Police Officer Class II	\$12.00/hour	\$35.00/hour
Supervisor/Roads	\$39,600.00	\$90,000.00
Tax Clerk	\$30,000.00	\$50,000.00
Tax Clerk (P/T)	\$4,000.00	\$20,000.00
Technical Assist. To Construction Office (TACO) (F/T - P/T)	\$26,600.00	\$65,000.00
Telecommunications Operator	\$30,000.00	\$60,000.00
Telecommunications Operator (P/T)	\$10.00/hour	\$20.00/hour
Telephone Operator/ Receptionist	\$17,100.00	\$40,000.00
Violations Clerk	\$30,000.00	\$40,000.00
Water Repairer/Sewer Repairer (P/T)	\$11.00/hour	\$14.00/hour
Water Repairer/Sewer Repairer / Water Plant Operator	\$29,600.00	\$60,000.00
Water Treatment Plant Operator	\$31,600.00	\$65,000.00
Zoning Officer	\$13,600.00	\$50,000.00

- B. The Borough Council shall annually, by resolution, set the salary of each person employed by the Borough of Keansburg.
- C. The Borough Manager shall hereby have the authority to set starting salaries for each new municipal employee and to increase existing salaries, remaining within the preset



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range, at his or her discretion. However, the Borough Manager’s salary can only be set and/or changed by resolution of the Borough Council.

- D. All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed insofar as they are inconsistent.
- E. This Ordinance shall be effective 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. DePompa			✓			
Mr. Cocuzza					✓	
Mr. Boden		✓	✓			
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:

**Roll Call**

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

Mr. Cusick asked for a roll call vote to adopt Ordinance #1576:

**Roll Call**

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







## JANUARY 27, 2016 MEETING MINUTES

RESOLUTION # 16-005

Authorization to Refinance MCIA Funding Bonds

WHEREAS, the Borough Council of the Borough of Keansburg, in the County of Monmouth, New Jersey (the "Borough"), has heretofore issued the following series of bonds: General Obligation Bonds, Series 2008, issued in the original aggregate principal amount of \$4,412,000, dated December 4, 2008, which bonds are subject to redemption (on or after December 1, 2018) prior to their stated dates of maturity, maturing on or after December 1, 2019 in an aggregate amount of \$2,227,000, inclusive (the "Refunded Bonds"); and

WHEREAS, the Borough desires to redeem the Refunded Bonds on any date at a redemption price of 100% of the principal amount of the Refunded Bonds and has adopted a bond ordinance entitled "Refunding Bond Ordinance Of The Borough Of Keansburg, In The County Of Monmouth, New Jersey, Providing For The Refunding Of All Or A Portion Of The Borough's General Obligation Bonds, Series 2008, Dated December 4, 2008, Appropriating An Amount Not Exceeding \$2,600,000 Therefor And Authorizing The Issuance Of Not To Exceed \$2,600,000 General Improvement Refunding Bonds Of The Borough Of Keansburg For Financing The Cost Thereof," which authorized refunding bonds to be issued to refund the Refunded Bonds;

BE IT RESOLVED BY BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG IN THE COUNTY OF MONMOUTH, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) that:

Section 1. There shall be issued bonds of the Borough in an amount not to exceed \$2,600,000 bonds, being a portion of the bonds authorized by an ordinance entitled: (Ord. No. 1563)

"REFUNDING BOND ORDINANCE OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY, PROVIDING FOR THE REFUNDING OF ALL OR A PORTION OF THE BOROUGH'S GENERAL OBLIGATION BONDS, SERIES 2008, DATED DECEMBER 4, 2008, APPROPRIATING AN AMOUNT NOT EXCEEDING \$2,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$2,600,000 GENERAL IMPROVEMENT REFUNDING BONDS OF THE BOROUGH OF KEANSBURG FOR FINANCING THE COST THEREOF."

Section 2. The bonds referred to in Section 1 hereof are sometimes hereinafter collectively referred to as the "Bonds." The Bonds may be issued in one series as "General Improvement Refunding Bonds, Series 2016". The Bonds of said issue (i) shall be dated the date of delivery of the Bonds, (ii) shall mature in the years 2019 through 2023, or such other years as may be determined by the Chief Financial Officer, (iii) shall bear interest at the interest rates per annum as determined by the Chief Financial Officer, (iv) shall be sold at such price or prices as determined by the Chief Financial Officer, and (v) may be subject to redemption prior to their stated maturities as determined by the Chief Financial Officer, as shall be set forth in the proposal for the purchase of the Bonds acceptance



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of which is authorized pursuant to Section 5 hereof. The Bonds shall be numbered one consecutively upward, and will be issued in fully registered form.

Section 3. The Bonds shall be payable as to interest at the corporate trust office of TD Bank, National Association, Cherry Hill, New Jersey, payable on the May 15 and November 15 prior to each June 1 and December 1, commencing June 1, 2016, in an amount equal to the interest accruing to each such June 1 and December 1, and payable as to principal at the corporate trust office of TD Bank, National Association, payable on the fifteenth day of the month immediately preceding the due date therefor. Interest on the Bonds shall be calculated on the basis of a 360-day year or twelve 30-day calendar months.

The Bonds shall be subject to the parameters set forth as follows and otherwise consistent with the terms included in the application submitted by the Authority (as hereinafter defined) on behalf of the Borough to the Local Finance Board in the Department of Community Affairs, State of New Jersey (the "Local Finance Board") on March 17, 2015 (the "Application"): (i) the aggregate principal amount of the Bonds does not exceed \$2,600,000, (ii) the maturity structure or weighted average maturity for the Bonds is substantially similar to the structure submitted to the Local Finance Board in the Application, and (iii) all conditions described in the Application as submitted to the Local Finance Board for the sale of the Bonds are satisfied.

Section 4. The Bonds shall be signed by the Mayor or Deputy Mayor and the Borough Chief Financial Officer, by their manual or facsimile signatures, and the corporate seal of the Borough shall be affixed thereto, or imprinted or reproduced thereon and shall be attested by the manual or facsimile signature of the Clerk or Deputy Clerk of the Borough.

Section 5. The Bonds are hereby sold and awarded to the Monmouth County Improvement Authority (the "Authority") by an Authorized Officer at a price determined by the Authorized Officer pursuant to the terms of a Bond Purchase Agreement between the Borough and the Authority (the "Bond Purchase Agreement"). The Mayor and Deputy Mayor are hereby authorized on behalf of the Borough to execute the Bond Purchase Agreement by and between the Borough and the Monmouth County Improvement Authority and the Continuing Disclosure Agreement by and between the Borough and TD Bank, National Association.

Section 6. The Bonds and the registration provisions endorsed thereon shall be in substantially the following form:

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



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Mr. Boden			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			

RESOLUTION # 16-006 2016 Appointment of Monmouth County Community Development Representatives (Mary Foley/George Hoff)

**BE IT RESOLVED** that the Mayor and Council of the Borough of Keansburg wish to seek participation in the Monmouth County Community Development program; and

**BE IT RESOLVED** that in order to maintain that involvement, Representatives of the Community must be named by Resolution; and

**BE IT FURTHER RESOLVED** that the governing body does hereby appoint:

Mary Foley, as Representative

Councilman George Hoff, as Alternative Representative

For the term of January 1, 2016 through December 31, 2016

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be sent to

Ms. Debbie Dovedytis,  
Assistant Program Analyst  
Monmouth County Community Development  
Hall of Records Annex  
One East Main Street  
Freehold, New Jersey 07728

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

RESOLUTION # 16-007

2015-2016 Annual Plenary Renewal – Ashcree LLC



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**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term of July 1, 2015 through June 30, 2016

### Ashcree LLC Sinsations

**1321-33-012-008**

**BE IT FURTHER RESOLVED** that the MUNICIPAL CLERK may issue the **2015-2016 LICENSE** contingent on the receipt of the State Tax Clearance and all other fees and documents.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

RESOLUTION # 16-008

Annual Plenary Renewal – Chaser’s (Multiple Years)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term:

- Annual Plenary Renewal **2012-2013**
- Annual Plenary Renewal **2013-2014**
- Annual Plenary Renewal **2014-2015**
- Annual Plenary Renewal **2015-2016**

### Chaser’s Inc

**1321-33-013-007**



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**BE IT FURTHER RESOLVED** that the MUNICIPAL CLERK may issue the **2015-2016 LICENSE**

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

RESOLUTION # 16-009

Authorize Execution of the Safe and Secure Application 2016

**STATE OF NEW JERSEY  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF CRIMINAL JUSTICE**

**SAFE AND SECURE COMMUNITIES PROGRAM**

**RESOLUTION OF PARTICIPATION**

A RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY FEDERAL GRANT PROGRAM ADMINISTERED BY THE DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY.

WHEREAS, the **BOROUGH OF KEANSBURG POLICE DEPARTMENT** wishes to apply for funding of approximately **\$ 60,000.00** with a match of **\$234,032.00** for an approximate project total cost of **\$ 305,680.00** for a project under the State of New Jersey **SAFE AND SECURE COMMUNITIE'S** Grant Program, and

WHEREAS, the **KEANSBURG BOROUGH COUNCIL** has reviewed the accompanying application and has approved said request, and

WHEREAS, the project is a joint effort between the **Department of Law and Public Safety and KEANSBURG POLICE DEPARTMENT** for the purpose described in the application;

THEREFORE, BE IT RESOLVED by the **KEANSBURG BOROUGH COUNCIL**: that

1. As a matter of public policy the **KEANSBURG BOROUGH COUNCIL** wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
2. The Attorney General will receive funds on behalf of the applicant.
3. The Division of Criminal Justice shall be responsible for the receipt and review of the applications for said funds.



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4. The Division of Criminal Justice shall initiate allocations to each applicant as authorized.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

RESOLUTION # 16-010

Authorize Prep & Execution of Notice to Bidders (W/S Emer. Repairs)

**Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize Kim Gonzales, Borough QPA, to prepare bid specifications for:

**Emergency Water / Sewer System Repairs; and,**

**Water/Sewer Chemicals**

for the Borough of Keansburg.

**Be It Further Resolved** that the Borough QPA is authorized to advertise for receipt of bids for the Solid Waste Removal Services in accordance with the Local Public Contracts Law.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

RESOLUTION # 16-011

CY2016 Temporary Budget Amendment



## JANUARY 27, 2016 MEETING MINUTES

WHEREAS, The Revised Statutes of New Jersey 40A:4-20 provides for the adoption of emergency temporary appropriations in addition to temporary appropriations necessary for the period between the beginning of the current fiscal year and the date of the adoption of the Local Budget for the Calendar Year 2016.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of Keansburg, that the following amendments to the temporary appropriations be made in the amounts and for the purposes herein set forth for the period between January 1, 2016 and the adoption of the Local Budget for the Borough of Keansburg, County of Monmouth and State of New Jersey for the Calendar Year 2016:

### Borough of Keansburg General Appropriations

Acc #		General Government	2016	
			Salaries & Wages	Other Expenses
25	111	Parking Meter Maintenance		6,000
26	310	Building & Grounds		15,000
25	255	LOSAP		45,500.
23	215	Workers Compensation		260,000
23	210	Liability Insurance		275,057
			<b>Total Appropriations</b>	<b>601,557</b>

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**Discussion:**

**Department Reports:**



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- Mayor Hoff* Thanks to DPW and the W/S Departments for snow removal
- James Falco* Working with NJNG and Borough Engineers in regard to road repairs. Storm costs approximately \$22,000
- Steve Ussmann* Reported on revenues collected. Report on filter replacement. Three water main repairs two accomplished by the staff and one by Apollo Sewer.
- Dan Mattson* Discussion on NJNG and Shore Blvd. Hopeful that construction award at next meeting, construction will be approximately five months.
- Mr. Mattson also reported on this status of the outfall project and Raritan Avenue repaving which should be completed by early April. The televising of Borough sewer lines is in progress.*
- The façade improvement project is moving along and all business owners have met with the Architect.*

**Communications:**

**Open to the Public:**

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

**Roll Call**

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

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. DePompa			✓			





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

**Executive Session:**

Mr. Cusick asked for a roll call vote to go into EXECUTIVE SESSION:

**Roll Call**

*Monmouth County Tax Assessment Program*

*Mr. Cusick took at roll call vote:*

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

## EXECUTIVE SESSION CONVENED

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

**Roll Call**

*Mr. Cusick took at roll call vote:*

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

RESOLUTION # 16-012 - EXTENDING REDEVELOPMENT AGREEMENT – 30 Days (ARISA/Harvestate)

**WHEREAS**, the Borough Of Keansburg, acting as Redevelopment Entity, and ARISA/Harvestate at Keansburg, LLC as Redeveloper entered into the Redevelopment Agreement and executed same on August 6, 2015; and

**WHEREAS**, Article 2.3, Section a of the Redevelopment Agreement states “The Redeveloper shall have all rights set forth in this Agreement subject to the Redeveloper or the Borough obtaining an interest in the...property within six (6) months from the date of this Agreement.”; and



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**WHEREAS**, Article 2.3, Section a of the Redevelopment Agreement states “If prior to the expiration of the six (6) month period progress has been made in securing an equitable interest, either party shall have the right to extend the six (6) month period...to allow for the completion of obtaining the equitable interest.”; and

**WHEREAS**, a meeting was held between Stakeholders of ARISA/Harvestate at Keansburg, LLC (“the Developer”), and Borough of Keansburg Officials on 26 January 2016; and

**WHEREAS**, Stakeholders of ARISA/Harvestate indicated that progress has been made in securing an equitable interest; and

**WHEREAS**, Stakeholders of ARISA/Harvestate requested a thirty (30) day extension of the above referenced six (6) month period, through March 8, 2016 (the “Time Extension”);

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

1. That the Mayor and Council of the Borough find that entering into the Time Extension is in the best interests of the Borough.
2. That the Borough Manager and Municipal Clerk be and hereby are authorized and directed to execute the Time Extension in a form acceptable to the Borough Attorney, between the Borough of Keansburg and ARISA/Harvestate.

Mr. Cusick asked for a roll call vote:

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

### Adjournment

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

### Roll Call

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



## JANUARY 27, 2016 MEETING MINUTES



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 27, 2016**

***Attest:***

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**Thomas P. Cusick**  
*Municipal Clerk*  
*Borough of Keansburg*