



## February 17, 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 asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

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

**Executive Session:**

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

**Roll Call**

	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**

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



## February 17, 2016 MEETING MINUTES

### Ordinances:

#### First Reading:

**ORDINANCE #1579**                      Amendment to the Redevelopment Plan

**AN ORDINANCE OF THE BOROUGH OF KEANSBURG AMENDING A REDEVELOPMENT PLAN FOR THE PROPERTY KNOWN AND DESIGNATED AS BLOCK 184, LOT 1 and LOT 3, BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**WHEREAS**, by Resolution #171-A, dated July 27, 2005, the Mayor and Council of the Borough (the "Governing Body") determined to designate the area within the Borough's boundaries as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"); and

**WHEREAS**, by Ordinance No. 1403, adopted on February 22, 2006, pursuant to the Redevelopment Law, *N.J.S.A. 40A:12A-4(a)(3)* and *-7*, the Borough adopted a Redevelopment Plan for the Beachway Avenue Waterfront Redevelopment Area (the "Redevelopment Plan") encompassing Lots 1, 2, and 3 in Block 184 (the "Redevelopment Area"); and

**WHEREAS**, the purpose of adopting a Redevelopment Plan is to set forth an outline for the planning, development, redevelopment and rehabilitation of the designated Redevelopment Area; and

**WHEREAS**, Section 3.4 of the Redevelopment Plan must be amended to address the revised manner in which construction will occur in the Redevelopment Area; and

**WHEREAS**, the amendment to Section 3.4 of the Redevelopment Plan will state the following:



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**3.4 Phasing.** The Redevelopment Area shall be developed in three phases, as depicted in Map 3- Concept Plan, and as described below:

**Phase I:** Phase I includes the southwestern two-thirds of Block 184, Lot 1, including lands on the northern side of Beachway Avenue. Up to two (2) structures containing up to 32 Dwelling Units (DU's) each, and all associated Site Improvements, shall be constructed under Phase I of the Redevelopment. Prior to the issuance of building permits for any construction in Phase II of the redevelopment, a minimum of 56 out of the total 64 DU's (7/8 of total DU's in Phase I) within Phase I must be sold. If the developer is unable to sell the remaining 8 units (1/8 of total DU's in Phase I), these may be leased on an annual basis, however no more than 4 total units (1/8 of building DU's) per building may be leased, unless otherwise mutually agreed upon in writing by the Borough and Developer.

**Phase II:** Phase II includes the northeastern third of Block 184, Lot 1, and the southern corner of Block 184, Lot 3, including lands at the northwestern intersection of Beachway Avenue and Oakwood Place. Up to two (2) structures, one with up to 32 DU's and one with up to 40 DU's, and all associated Site Improvements shall be constructed under Phase II of the Redevelopment. Prior to the issuance of building permits for any construction in Phase III of the redevelopment, a minimum of 63 out of the total 72 DU's (7/8 of total DU's in Phase II) within Phase II must be sold. If the developer is unable to sell the remaining 9 units (1/8 of total DU's in Phase II), these may be leased on an annual basis, however no more than 1/8 of any total building's DU's may be leased (4 & 5 per building, respectively), unless otherwise mutually agreed upon in writing by the Borough and Developer. Associated Site Improvements required prior to the issuance of building permits for any construction in Phase III include the baywalk extension and the public parking area pursuant to Sections 3.3.5 and 3.3.11, respectively, of this Redevelopment Plan Amendment.

**Phase III:** Phase III includes the remainder of Block 184, Lot 3 not included in Phase II, including lands to the north of the intersection of Beachway Avenue and Oakwood Place and to the west of the intersection of Beachway Avenue and Bay Avenue. Up to two (2) structures containing up to 40 DU's each, and all associated Site Improvements shall be constructed under Phase III of the Redevelopment. If the developer is unable to sell all of the Phase III DU's no more than 5 DU's per building (1/8) may be leased on an annual basis, unless otherwise mutually agreed upon in writing by the Borough and Developer.

**WHEREAS** the Borough Council believes that amending Section 3.4 of the Redevelopment Plan is consistent with the Master Plan of the Borough of Keansburg and/or is designed to effectuate the



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goals/findings set forth therein, as well as furthering the orderly redevelopment of the Beachway Avenue Waterfront Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Keansburg as

follows:

1. That the Borough Council of the Borough of Keansburg does hereby adopt the aforementioned Amendment to Section 3.4 the Redevelopment Plan;
2. That the remaining provisions of the Redevelopment Plan for the Beachway Avenue Waterfront Redevelopment Area, known and designated as Block 184, Lots 1, 2, and 3 in the Borough of Keansburg, County of Monmouth, State of New Jersey shall remain in full force and effect; and
3. That the Mayor, Borough Manager, Borough Clerk, Borough Attorney, and other appropriate Borough officials are hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Ordinance.
4. That the provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.
5. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.
6. That the within Ordinance shall take effect immediately, or as otherwise allowed by law.



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

### Adjournment

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

### Roll Call

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



## February 17, 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  
**February 17, 2016**

***Attest:***

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