



## March 9, 2016 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**

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

**Meeting Minutes**

Meeting Minutes February 17, 2016

Meeting Minutes February 24, 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
<b>Mr. DePompa</b>			✓			
<b>Mr. Cocuzza</b>			✓			
<b>Mr. Boden</b>	✓		✓			
<b>Mr. Foley</b>					✓	
<b>Mr. Hoff</b>		✓	✓			

**Resolutions:**

RESOLUTION # 16-024

2016 Tonnage Grant

**WHEREAS**, the Mandatory Source Separation and Recycling Act, P.L., c. 102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and expand existing programs; and



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**WHEREAS**, the New Jersey Department of Environmental Protection and Energy is promulgating recycling regulations to implement the mandatory Source Separation and Recycling Act; and

**WHEREAS**, the recycling regulation impose on municipalities certain requirements as a condition for applying for tonnage grants, including, but not limited to, making and keeping accurate verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, a Resolution authorizing the Borough of Keansburg to apply for such tonnage grants will memorialize the commitment of the Borough to recycling and indicate the assent of the Mayor and Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and Recycling regulations; and

**WHEREAS**, such a Resolution should designate the individual authorized to ensure that the application is properly completed and timely filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the Borough hereby endorses the submission of a Municipal Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and Energy and designates

**James Falco,  
Recycling Coordinator,**

29 Church Street, Keansburg, NJ 07734, to ensure that the said application is properly filed; and

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant be deposited in a recycling trust fund to be used solely for the purposes of recycling.

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	✓		✓			



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RESOLUTION # 16-025

Appointment of OEM Coordinator (V.Rogan)

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

### Virginia Rogan

As Office of Emergency Management Deputy Coordinator, effective January 1, 2016; and for a one (1) year term to expire December 31, 2016

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 # 16-026

Appointment of Clean Communities Coordinator (Falco)

**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:

### JAMES FALCO

AS CLEAN COMMUNITIES COORDINATOR

for the Borough of Keansburg+

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	✓		✓			



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**Mr. Foley entered the meeting at this time (7:10 pm)**

### Presentation:

A presentation was made to the Borough Council at this time for a Recreation training program. The purpose would be to offer a pre-season intensive training workshop for various sports. The program would promote discipline, leadership and commitment to their sport, coaches and teammates. Facilities to be used would be St. John’s Park and the former Media Center at Bolger School.

The program would require \$6,500.00 from the Borough and a letter of endorsement from the Recreation Committee. It is the hope to keep the initial application fee inexpensive to promote participation.

### 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	✓		✓			

**Mr. Foley excused from meeting**

### EXECUTIVE SESSION CONVENED/Redevelopment

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		✓	✓			



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### Ordinances:

#### Second 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:

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



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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 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.



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6. That the within Ordinance shall take effect immediately, or as otherwise allowed by law.

Mr. Cusick asked for a roll call vote open the meeting to the public for Ordinance #1579:

**Roll Call**

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

Ron Gasiorowski  
 Attorney for Jersey Shore Beach  
 and Boardwalk

Stated that this amendment does have an impact on his client. 200 residential units is not compatible with the Redevelopment Plan and there is no mixed use in the proposed plan.

There is no sensibility to adjoining neighborhoods and beach access is blocked. Design standards of proposed unit is unattractive. He would like to request any review letters from the Planner.

Mr. Cusick asked for a roll call vote close the meeting to the public for Ordinance #1579:

**Roll Call**

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



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Mr. Cusick asked for a roll call vote open adopt Ordinance #1579:

**Roll Call**

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

**Open to the Public:**

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	✓		✓			

**NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME**

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	✓		✓			





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### 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	✓		✓			



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

**March 9, 2016**

***Attest:***

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