



August 26, 2015 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. DePompa	Mr. Boden	Mr. Cocuzza	Mr. Foley	Mr. Hoff
Excused	✓	✓	✓	✓

Meeting Minutes:

Meeting Minutes July 22, 2015

Meeting Minutes August 4, 2015

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			✓			



August 26, 2015 MEETING MINUTES

Resolutions:

RESOLUTION # 15-104 Payment of Bills (08/26/15)

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:

Capital	\$385,895.51
Current	1,588,954.95
Dog Trust	18.60
Grant	30,405.66
Trust	89,529.64
Water/Sewer	154,930.83
Water/Sewer Capital	26,154.47
Total:	\$2,275,889.66

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	✓		✓			



August 26, 2015 MEETING MINUTES

RESOLUTION # 15-105 Award of Bid – Sanitation Sewer Cleaning & CCTV Inspection

WHEREAS, the Borough of Keansburg advertised and received bids for **Sanitation Sewer Cleaning & CCTV Inspection** on Wednesday, August 19, 2015; and

WHEREAS, four (4) bids was received and opened in public by the Borough Clerk; and

WHEREAS, the following bids were received:

Russell Reid Waste Hauling - Keasbey, NJ	\$370,173.00
North American Pipeline Services - Freehold, NJ	\$249,833.75
National Water Main Cleaning - Kearny, NJ	\$235,557.50
Oswald Enterprises - Belford, NJ	\$173,887.75

WHEREAS, the Borough Attorney has reviewed the bids and has determined that **Oswald Enterprises of Belford, NJ** is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for **Sanitation Sewer Cleaning & CCTV Inspection** to: **Oswald Enterprises of Belford**

in the **total amount of \$173,887.75**; and

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with J Campbell Freightliner LLC of Monroe, New Jersey after the review by the Borough Attorney and Chief Financial Officer’s certification.

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	✓		✓			



August 26, 2015 MEETING MINUTES

RESOLUTION # 15-106

Emergency Purchase – Buster Pump (R.O. Pipe Feed)

RESOLUTION – EMERGENCY PURCHASE – A.C. Schultes., Woodbury Heights, NJ – EMERGENCY REPAIR OF Booster Pump located at Water Treatment Plant (Frazee Place) – NOT TO EXCEED \$6,852.00

Whereas, N.J.S.A. 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 resulting from an **EMERGENCY REPAIR OF Booster Pump located at Water Treatment Plant (Frazee Place)**).

WHEREAS, an emergency purchase/repair was made by **A.C. Schultes., Woodbury Heights, NJ** in the amount not to exceed of **\$6,852.00** for said water main repairs

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the payment of **\$6,852.00** to **A.C. Schultes., Woodbury Heights, NJ** for the emergency purchase described herein in accordance with N.J.S.A. 40A:11-6

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 # 15-107

Authorize Determination of Property Condemnation / Redevelopment

RESOLUTION OF THE BOROUGH OF KEANSBURG, DETERMINING THAT THE PROPERTIES IDENTIFIED AS BLOCK 184, LOTS 1 AND 3 BE DESIGNATED AS A CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.



August 26, 2015 MEETING MINUTES

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on February 25, 2015, the Borough Council (“Council”) of the Borough of Keansburg (“Borough”) adopted a Resolution authorizing and directing the Planning Board of the Borough (“Board”) to conduct a preliminary investigation and redevelopment study to determine whether certain properties, identified as Block 184, Lots 1 and 3, or any portions thereof (“Study Area”), meet the criteria set forth in the Redevelopment Law and should be designated as a Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as part of its preliminary investigation, the Board caused Stan Slachetka, P.P., AICP, from T&M Associates, the Board’s Consulting Planner, to prepare a Preliminary Investigation and Redevelopment Study (“Redevelopment Study”) for the Board for its consideration in determining whether the Study Area should be designated a Condemnation Redevelopment Area; and

WHEREAS, in addition to the foregoing, Mr. Slachetka prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels or property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b) (1); and

WHEREAS, a public hearing was conducted by the Board on July 13, 2014, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b) (3); and

WHEREAS, at the public hearing, the Board reviewed the Study Area, the map and associated documents, and heard testimony from Mr. Slachetka and others; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Condemnation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by resolution on July 13, 2015 (attached as Exhibit A), the Board recommended the Borough Council that Block 184, Lots 1 and 3 be designated as a Condemnation Redevelopment Area; and



August 26, 2015 MEETING MINUTES

WHEREAS, the Borough Council considered the Board’s recommendation at its regularly scheduled public meeting on August 26, 2015; and

WHEREAS, the Borough Council accepted the recommendation of the Planning Board to declare the Study Area as a Condemnation Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey accepts the recommendation from the Planning Board of the Borough of Keansburg and finds that Block 184, Lots 1 and 3 as shown on the official tax map of the Borough of Keansburg be and are hereby deemed to be a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED, that the designation of Block 184, Lots 1 and 3 as a Condemnation Redevelopment Area shall authorize the Borough, acting as the duly authorized redevelopment entity, to exercise the power of eminent domain to acquire any property in the Study Area; and

BE IT FURTHER RESOLVED, that the Borough hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

BE IT FURTHER RESOLVED, that the Clerk of the Borough of Keansburg shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

BE IT FURTHER RESOLVED, that within ten (10) days of the Borough Council’s adoption of the within Resolution, the Clerk of the Borough of Keansburg shall serve notice of the Borough Council’s determination and a copy of this Resolution upon all record owners of property within the Condemnation Redevelopment Area, those whose names are listed on the tax assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon such written submission, an address to which notice of the determination and Resolution may be sent; and

BE IT FURTHER RESOLVED, that such notice shall be in a form consistent with the requirements of N.J.S.A. 40A:12A-5(e) (i) and (ii); and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

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	✓		✓			



August 26, 2015 MEETING MINUTES

RESOLUTION # 15-108 Professional Services Agreement – T&M
Amendment to the Redevelopment Plan

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, state of New Jersey that:

T and M Associates

hereby appointed as Borough Engineer for engineering services for

**Engineering Services Proposal
Redevelopment Plan Amendment
Block 184, Lots 1 and 3**

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal number KNBGOH-15002 dated August 26, 2015, with **T and M Associates** in the proposal amount of \$7,600.00 plus reimbursable expenses.
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i)) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

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		✓	✓			



August 26, 2015 MEETING MINUTES

RESOLUTION # 15-110 Payment of Bills (08/26/15) #2

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	\$13,493.98
Trust	12,529.48

Total:	\$26,023.46

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			✓			

Mr. DePOMPA ENTERED THE MEETING AT THIS TIME

Presentation:

PRESENTATION:

Redevelopment: RPM (Beachway & Raritan)

At this time there was a presentation before the Borough Council, acting as the Redevelopment Agency, by RPM Development Group for construction of 188 unit apartment / commercial complex at Beachway and Raritan Avenue. Number of parking spaces, water supply and drainage requirement as well the height of the structure were discussed. Number of market rate and affordable units were also reported.



August 26, 2015 MEETING MINUTES

Discussion:

Discussion – Developer’s Agreement – RPM

Discussion – P.I.L.O.T. Program – RPM – Raritan Lot Property

Resolutions:

RESOLUTION # 15-109 Authorize Execution of the Interim Cost Agreement [RPM]

Now Therefore Be It Resolved that the Mayor and Council of the Borough of Keansburg hereby authorize the Borough Manager and the Municipal Clerk to execute the Interim Cost Agreement with BEACHWAY URBAN RENEWAL ASSOCIATES L.P. as presented on August 26, 2015.

Be It Further Resolved that a certified copy of this resolution be forwarded to the Chief Financial Officer.

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 # 15-111 Authorize Execution of the Interim Redeveloper Agreement [RPM]

Now Therefore Be It Resolved that the Mayor and Council of the Borough of Keansburg hereby authorize the Borough Manager and the Municipal Clerk to execute the Interim Redeveloper Agreement with BEACHWAY URBAN RENEWAL ASSOCIATES L.P. as presented on August 26, 2015.

Be It Further Resolved that a certified copy of this resolution be forwarded to the Chief Financial Officer.



August 26, 2015 MEETING MINUTES

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 # 15-112

REDEVELOPMENT AGENCY: RPM – Block 15 Lot 1

Be It Resolved by the Mayor and Council of the Borough of Keansburg acting as the Redevelopment Agency that it does hereby consent to the application of RPM for premises to be located at BLOCK 15 LOT 1 to proceed to the Keansburg Planning Board of Adjustment.

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			✓			

Department Reports:

*Steve Ussmann
Water Plant Supervisor*

Reported on revenues for third quarter and the Booster Pump Replacement. Water test samples are satisfactory.

*James Falco
DPW*

Reported on Beach concerts and road repairs. Sited a date change for Beach Clean Up in September –now September 19th. Next Beach Clean Up will be October 24th.



August 26, 2015 MEETING MINUTES

Councilman Boden

September 26 – Opening of the Historical Museum 2pm to 6pm

Thanks to Jim Falco and DPW for work at the Historical Society.

Green Team meetings are going well and last meeting had 20 attendees

Mayor Hoff

Summer concert series continues into September..

Fran Mullan

Raritan Ave – last 3 weeks

Borough Engineer

Outfall extension at Bayview complete. Work to commence late September at Amusement Park outfall

Shore Blvd in final design stage and to be advertised shortly – Possible award in October.

Consideration on upcoming NJDOT program application should be given.

Engineer has contacted contractor on Tennis Court resurfacing.

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	✓		✓			

Jason Szalis
5 Fox Avenue

Taxes appeal



August 26, 2015 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. DePompa			✓			
Mr. Cocuzza	✓		✓			
Mr. Boden		✓	✓			
Mr. Foley			✓			
Mr. Hoff			✓			

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			✓			

Adjournment

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

Roll Call



August 26, 2015 MEETING MINUTES

	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
August 26, 2015

Attest:

Thomas P. Cusick
Municipal Clerk
 Borough of Keansburg