



## September 23, 2015 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**

Mr. DePompa	Mr. Boden	Mr. Cocuzza	Mr. Foley	Mr. Hoff
Absent	✓	✓	✓	✓

**Moment of Thanks**

Keansburg Resident and Historical Society Member, Douglas Foulks addressed the Mayor and Council in reference to the restoration of the Keansburg Historical Society Museum. He stated that “We are back at the Museum!” He thanked the Borough Council, Borough Staff and James Falco for their hard work. The Museum will open on September 26<sup>th</sup>.

Mayor Hoff thanked the Historical Society for their hard work.

**Presentation**

**Aira Associates – 220-222 Main Street**

Peter Vignuolo, Attorney for AIRA Associates appeared before the Council, as the Redevelopment Agency, in reference to property located at 220-222 Main Street. Presented materials for a new luncheonette and ceramic store to be located at this property. Property owner is participating in the Streetscape Improvement Program and will be working with the Borough in the future for façade improvements.



## September 23, 2015 MEETING MINUTES

### Meeting Minutes:

#### Meeting Minutes August 26, 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	✓		✓			

### Ordinances:

#### ORDINANCE #1568

Acquisition of Property – Frances Place

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF REAL PROPERTY, APPROPRIATING \$70,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$70,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the "Borough"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$70,000, said sum being inclusive of all appropriations heretofore made therefor and including \$19,000 grant funds expected to be received from the County of Monmouth Municipal Open Space Grand Fund. No down payment is required or appropriated herein, in accordance with N.J.S.A. 40A:2-11c of the Local Bond Law.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$70,000, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond



## September 23, 2015 MEETING MINUTES

anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of the acquisition of real property, identified as Block 94, Lot 47 on the Borough of Keansburg Tax Map, also known as 17 Frances Place, Keansburg, including the demolition of any existing structures on the property and related property improvements, together with all purposes necessary incidental or apparent thereto, all as shown on and in accordance with plans, specifications or requisitions therefor on file with or through the Borough Chief Financial Officer, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$70,000, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$70,000, which is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is forty (40) years.



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(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$70,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$30,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto. This ordinance shall constitute a declaration of official intent for the purposes and within the meaning of Section 1.150-2(e) of the United States Treasury Regulations.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.



## September 23, 2015 MEETING MINUTES

Mr. Cusick asked for a roll call vote to introduce and set for public hearing on October 28, 2015 at 7pm:

**Roll Call**

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

**ORDINANCE #1569**                      Amendment Retail Hours Restriction

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXII (DEVELOPMENT REGULATIONS), SECTION 5.9 (REGULATIONS CONTROLLING THE B-1 GENERAL COMMERCIAL ZONE DISTRICT) AND SECTION 5.10 (REGULATIONS CONTROLLING THE B-2 (MIXED USE COMMERCIAL-RESIDENTIAL ZONE DISTRICT) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

***ORDINANCE #1569 HELD***

**ORDINANCE #1570**                      Establish the Borough of Keansburg Green Team Advisory Committee

AN ORDINANCE TO ESTABLISH A GREEN TEAM ADVISORY COMMITTEE IN THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

**SECTION 1. Creation:**

The Borough of Keansburg GREEN TEAM ADVISORY COMMITTEE is hereby established.

**SECTION 2. Members:**

A Committee shall consist of seven (7) members appointed by the Keansburg Borough Council, one of whom shall also be a member of the Borough Council,

- all of whom shall be residents of the municipality of Keansburg; and
- the members shall serve without compensation except as hereinafter provided.
- One member shall be the Borough Manager, as an Ex officio member.



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- The Borough Council representative shall be an Ex officio member
- Ex officio members shall not vote.

The Committee shall designate one of the members to serve as:

Chairman and presiding officer, Vice Chairperson and another as Secretary of the Committee.

The term of the office of the committee members shall be for 3 years.

The initial term shall commence on November 1, 2015 and expire on October 31, 2018.

The governing body may remove any member of the Committee for cause, or written charges served upon the member and after a hearing thereon at which the member shall be entitled to be heard in person or by counsel. A vacancy on the Committee occurring otherwise than expiration of a term shall be filled for the unexpired term in the same manner as the original appointment.

### **SECTION 3: Powers of Committee.**

The Committee is established for the protection, development or use of natural resources, located within territorial limits of the Borough of Keansburg for the purposes of sustaining said resources as put forth by the State of New Jersey Sustainability Committee.

### **SECTION 4: Appropriations:**

The Committee may incur such expenses as it may from time to time require, providing the same shall be within the limits of funds appropriated to it by the governing body.

### **SECTION 5:**

**EFFECTIVE DATE:** This Ordinance shall take effect immediately upon its passage and publication according to law.

### **SECTION 6:**

**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 7:**

**INCONSISTENT ORDINANCES.** All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.



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**SECTION 8:**

**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.

Mr. Cusick asked for a roll call vote to introduce and set for public hearing on October 28, 2015 at 7pm:

**Roll Call**

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

**ORDINANCE #1571**

PILOT – BEACHWAY URBAN RENEWAL ASSOCIATES 2015

**WHEREAS,** the Borough of Keansburg (the “Borough”) and its Municipal Council (the “Council”) pursuant to the requirements of the *Local Redevelopment and Housing Law*, N.J.S.A. 40A:12A-1 et seq. (the “Act”), may contract with redevelopers for the planning, re-planning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8(f); and

**WHEREAS,** pursuant to the Act, the Borough heretofore designated an Area in Need of Rehabilitation (the “Rehabilitation Area”), including property identified on the tax maps of the Borough as Block 15, Lot 1, and located at the intersection of Beachway and Raritan Avenue within the Borough; and

**WHEREAS,** pursuant to the Act, the Borough has duly adopted the *Redevelopment Plan for Main Street Node Carr and Raritan Avenues Route 36 Gateway Redevelopment Plan* for the Rehabilitation Area (the “Redevelopment Plan”); and

**WHEREAS,** the Borough has determined to designate Beachway Urban Renewal Associates, L.P. (the “Redeveloper”) as the approved redeveloper of Block 15, Lot 1, selected by the Borough to implement the Redevelopment Plan for the purpose of developing a mixed-use commercial and residential rehabilitation project to be known as the “Keansburg Mixed Income Redevelopment” (“the Keansburg Mixed Income”), to be constructed in one phase; and

**WHEREAS,** the project will qualify for a tax exemption and/or abatement under the Long Term Tax Exemption Law; and



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**WHEREAS**, the Redeveloper has presented to the Borough Council a summary of anticipated project benefits, including but not limited to projected economic output during the construction phase of the contemplated Keansburg Mixed Income, anticipated long-term job creation from project operations, and, in general, the generation of new revenue for the Borough through payments in lieu of taxes (PILOT); and

**WHEREAS**, the Borough Council deems it in the best interests of the Borough of Keansburg to grant a tax exemption and/or abatement under the Long Term Tax Exemption Law to Redeveloper, relative to construction of the Keansburg Mixed Income project; and

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

A. The Council authorizes the execution of an agreement substantially in the form attached hereto as Exhibit "A" and made a part hereof; and

B. The Council hereby authorizes and directs the Mayor of the Borough to execute, on behalf of the Borough, the agreement attached hereto as Exhibit "A"; and

C. The Council understands and agrees that the revenue projections set forth in Exhibit "A" are estimates and the actual payments in lieu of taxes to be paid by the Redeveloper to the Borough shall be determined pursuant to the Agreement; and

D. The Council understands that the Redeveloper has formed an urban renewal entity, namely Beachway Urban Renewal Associates, L.P., and that the Borough may enter into the payment in lieu of taxes agreement with such urban renewal entity.

The Municipal Clerk is hereby authorized to forward a certified true copy of this Ordinance to Beachway Urban Renewal Associates, L.P., c/o Edward G. Martoglio, Esq., 77 Park Street, Montclair, New Jersey 07042. The Municipal Clerk is hereby authorized to forward a certified true copy of this Ordinance, and the Financial Agreement implementing it, to both the Municipal Tax Assessor and the Director of the Division of Local Government Services.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent they are inconsistent herewith.

This Ordinance shall take effect upon passage and publication according to the law.





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Mr. Cusick asked for a roll call vote to introduce and set for public hearing on October 7, 2015 at 7pm:

### Roll Call

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

### Resolutions:

RESOLUTION # 15-113                      Payment of Bills (09/23/15)

**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	\$ 25,677.98
Current	1,295,698.03
Dog Trust	1.20
Grant	25,024.14
Trust	32,715.19
Unemployment Trust	175.50
Water/Sewer	377,413.71
Water/Sewer Capital	17,460.04
Total:	<b>\$1,774,165.79</b>



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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 # 15-114                      2015 Halloween Curfew

**Whereas,** Halloween will celebrated on Saturday, October 31, 2015; and

**Whereas,** The Mayor and Council are concerned with the safety and well-being of our youth; and,

**Whereas,** it is in the best interests of the residents of the Borough of Keansburg that a curfew be imposed on October 30<sup>th</sup> and October 31<sup>st</sup> 2015; and,

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that a curfew of 7 pm be imposed within the Borough of Keansburg for all youth under the age of eighteen years on Friday, October 30<sup>th</sup> and Saturday, October 31<sup>st</sup>, 2015; and,

**BE IT FURTHER RESOLVED** that Trick or Treating is allowed only between the hours of 12 pm (noon) through 7pm on Saturday, October 31<sup>st</sup>.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the Keansburg Police Department.

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			✓			



## September 23, 2015 MEETING MINUTES

RESOLUTION # 15-115                      Refund of Fees (duplicate fees-Waterpark)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following payment be made to

<b>Amount:</b>	\$1,500.00
<b>Reason:</b>	Refund of duplicate Amusement Ride Fees Ref: Mercantile License Permit #'s 15-050 & 15-099
<b>Payable to:</b>	Jersey Shore Waterpark 275 Beachway <b>PO BOX 189</b> Keansburg, NJ 07734

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is hereby directed to issue payment as stated above:

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 # 15-116                      Authorize Participation in the High Water Mark Initiative

Participate in the Monmouth County High Water Mark (HWM) Initiative

**WHEREAS**, through the Division of Planning and the Office of Emergency Management, the Monmouth County Board of Chosen Freeholders and the Monmouth County Sheriff's Office



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established the Community Rating System (CRS) Assistance Program to encourage municipal participation and advancement in the National Flood Insurance Program (NFIP) CRS program; and

**WHEREAS**, FEMA (Federal Emergency Management Agency) offers limited financial assistance to communities that want to raise flood risk awareness and conduct mitigation actions to protect the public from future flood events by posting high water mark signs that acknowledge the location of historic flood events; and

**WHEREAS**, the County of Monmouth in collaboration with Monmouth University’s Urban Cost Institute are coordinating efforts and providing additional assistance to those communities that wish to participate in FEMA’s national high water mark program; and

**WHEREAS**, coordination among municipalities in the County will provide a more cohesive message that improves community flood risk awareness and the need for mitigation both locally and throughout the region; and

**WHEREAS**, municipal participation in the Monmouth County High Water Mark Initiative is voluntary and is being offered at no cost to every municipality in the County, regardless of Community Rating System status; and

**WHEREAS**, municipal partners will identify the proper location for high water mark signs in their community as well as support public outreach and program launch events.

**NOW, THEREFORE, BE IT RESOLVED**, that **Borough of Keansburg** wishes to participate in the Monmouth County High Water Mark (HWM) Initiative as partner community and agrees to place at least one commemorative sign within the municipality and further agrees to allow Monmouth University’s Urban Coast Institute to complete the appropriate surveying to establish the High Water Mark.

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			✓			



## September 23, 2015 MEETING MINUTES

RESOLUTION # 15-117A      Authorize Notice to Bidders (Borough Hall Roof Replacement)

**Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize T & M Associates, to prepare bid specifications for the

### Borough Hall Roof Replacement

for the Borough of Keansburg.

**Be It Further Resolved** that T & M Associates is authorized to advertise for receipt of bids for the

### Borough Hall Roof Replacement

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 # 15-117      Professional Services Agreement (Borough Hall Roof Replacement)

**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

### Borough Hall Roof Replacement

**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 KNBG-OH15002 dated September 23, 2015, with T and M Associates in the proposal amount of **\$33,960.00** 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.



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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*

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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	✓		✓			

RESOLUTION # 15-118                      Professional Services Agreement (Town Clock Installation)

**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

### Friendship Park Clock Installation

**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 KNBG-OH15002 dated September 23, 2015, with T and M Associates  
 in the proposal amount of **\$3,820.00** 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.



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*Patrick DeBlasio*

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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	✓		✓			

RESOLUTION # 15-119 Professional Services Agreement (Water Plant Chemicals)

**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

### **Water Treatment Plant Chemicals Procurement**

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

- The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal number KNBG-OH15002 dated September 23, 2015, with T and M Associates in the proposal amount of **\$2,450.00** plus reimbursable expenses.
- 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.
- The services to be performed are necessary for the orderly function of the Project.
- The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
- The Chief Financial Officer certifies that funds are available for this purpose.

*Patrick DeBlasio*

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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.



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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	✓		✓			

RESOLUTION # 15-120                      Authorize Notice to Bidders (Third Party Electric Supplier)

**Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize T & M Associates, to prepare bid specifications for the

**Third-Party Electric Supply**

for the Borough of Keansburg.

**Be It Further Resolved** that T & M Associates is authorized to advertise for receipt of bids for the

**Third-Party Electric Supply**

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 # 15-121

## WITHDRAWN





## September 23, 2015 MEETING MINUTES

RESOLUTION # 15-122                      Authorize Notice to Bidders (Water Plant Chemicals)

**Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize T & M Associates, to prepare bid specifications for the

### Supply of Water Treatment Chemicals

for the Borough of Keansburg.

**Be It Further Resolved** that T & M Associates is authorized to advertise for receipt of bids for the

### Supply of Water Treatment Chemicals

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 # 15-123                      Authorize DOT Grant Application (Highland Blvd Improvements)

RESOLUTION:                                      APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE MA-2016 HIGHLAND BOULEVARD IMPROVEMENTS 00281 PROJECT

NOW, THEREFORE, BE IT RESOLVED that Council of Keansburg formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as **MA-2016 HIGHLAND BOULEVARD IMPROVEMENTS 00281** to the New Jersey Department of Transportation on behalf of Keansburg.



## September 23, 2015 MEETING MINUTES

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Keansburg and that their signatures constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council

On this 23<sup>RD</sup> day of September, 2015

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 # 15-124                      Award of Bid (VFD Replacement / Water Sewer Dept.)

**WHEREAS**, the Borough of Keansburg advertised and received bids for **PUMP STATION VFD REPLACEMENT** on Thursday, September 3, 2015; and

**WHEREAS**, three (3) bids was received and opened in public by the Borough Clerk; and

**WHEREAS**, the following bids were received:

---

Electro Maintenance Inc	\$119,364.00
Electrical Design & Construction	188,171.00
Longo Electrical Mechanical	194,800.00

---

**WHEREAS**, the Borough Attorney has reviewed the bids and has determined that **Electro Maintenance Inc of Farmingdale, 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 **PUMP STATION VFD REPLACEMENT** to: **Electro Maintenance Inc of Farmingdale**

in the **total amount of \$119,364.00**; and

**BE IT FURTHER RESOLVED** that the award is subject to:



## September 23, 2015 MEETING MINUTES

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			✓			

RESOLUTION # 15-125                      Award of Bid (Plant Aerator / Water Sewer Dept.)

**WHEREAS**, the Borough of Keansburg advertised and received bids for **WATER TREATMENT PLANT AERATOR REPLACEMENT** on Wednesday, September 16, 2015; and

**WHEREAS**, three (3) bids was received and opened in public by the Borough Clerk; and

**WHEREAS**, the following bids were received:

---

Layne Christenson	\$597,000.00
GMH Associates of America	756,218.85
JEV Construction	743,100.00

---

**WHEREAS**, the Borough Attorney has reviewed the bids and has determined that **Layne Christenson Inc of Beverly, 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 **WATER TREATMENT PLANT AERATOR REPLACEMENT** to: **Layne Christenson Inc of Beverly**

in the **total amount of \$597,000.00**; and

**BE IT FURTHER RESOLVED** that the award is subject to:



## September 23, 2015 MEETING MINUTES

2. 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			✓			

RESOLUTION # 15-126                      Release of Letter of Credit (Par Realty)

### **RESOLUTION AUTHORIZING THE RELEASE OF THE IRREVOCABLE STANDBY LETTER OF CREDIT BENEFITING THE BOROUGH OF KEANSBURG FROM PAR REALTY**

**WHEREAS**, the Borough of Keansburg has received a Letter of Credit for construction at 304-306 Main Street from Par Realty; and

**WHEREAS**, the work at this location is complete and a Certificate of Occupancy has been granted-; and

**NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED** that the Borough Council of the Borough of Keansburg does hereby authorize the release of the Letter of Credit to Par Realty



## September 23, 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 # 15-127                      2015-16 Plenary License Renewal – Charlies Place

**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

### Charlie’s Place I LLC

**1321-33-007-009**

**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 # 15-128                      2015-16 Plenary License Renewal – Chaser’s Inc

RESOLUTION                                      **HELD**



## September 23, 2015 MEETING MINUTES

RESOLUTION # 15-129                      Assignment of Tax Sale Certificate (Block 57 Lot 6)

### RESOLUTION AUTHORIZING THE SALE OF A TAX SALE CERTIFICATE BY ASSIGNMENT

WHEREAS, the Borough of Keansburg is the holder of a tax sale certificate acquired under and by virtue of N.J.S. 54:5-34; and

WHEREAS, it is deemed financially beneficial to and in the best interest of the Municipality to sell said tax sale certificate.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth and State of New Jersey on this 28<sup>th</sup> day of January, 2015 that it does hereby authorize the sale by assignment of the following tax sale certificate:

Certificate	Block	Lot	Property Location
# 11-00023	57	6	Jahn Street

Assign to Bernard L. & Laura L. Jenkins, for consideration therein the amount of \$ 1,372.56, which shall also include the lien for unpaid subsequent taxes for the periods set forth, all as provided for and permitted under N.J.S. 54:5-113; and

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk be and are hereby authorized and empowered to make, execute and deliver any and all assignment forms or other legal documents which may be necessary or desired to effectuate the sale permitted by this resolution.

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		✓	✓			



## September 23, 2015 MEETING MINUTES

RESOLUTION # 15-130

Redevelopment Agency-Authorizing Approval and Waiver Relief to RPM

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 # 15-131

Authorize Notice to Bidders (Borough Hall Parking Lot Improvements)

**Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize T & M Associates, to prepare bid specifications for the

**Borough Hall Parking Lot Improvements**

for the Borough of Keansburg.

**Be It Further Resolved** that T & M Associates is authorized to advertise for receipt of bids for the

**Borough Hall Parking Lot Improvements**

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		✓	✓			



## September 23, 2015 MEETING MINUTES

### Department Reports:

Councilman Boden	Announced the Car Show / Grand Re-Opening of the Museum on Saturday, September 26 <sup>th</sup> .
Steve Ussmann, Water & Sewer Dept.	Spoke about Revenues. Stated that 4 <sup>th</sup> quarter Water & Sewer Bills will be mailed shortly. Connection with NJ American Water service will resume October 1 <sup>st</sup> .
James Falco, DPW	<p>Stated the International Beach Clean Up is Saturday, September 26<sup>th</sup>.</p> <p>Last Beach Clean-Up will take place on October 24<sup>th</sup> in conjunction with the bi-annual Clean Ocean Action Fall Beach Sweeps</p> <p>A paper shredding event will take place at the Waterfront Library on October 31<sup>st</sup>, there will be a backyard compost demonstration.</p> <p>Announced the Fishing Derby hosted by Father Time.</p>
Dan Mattson T&M Associates	<p>Spoke about that the Beachway Outfall Extension will begin (at the Amusement Park) will begin in two weeks</p> <p>The Raritan Ave wrap-up will take place in October</p> <p>The Tennis Courts are scheduled for repair in several weeks</p>
Mr. O'Hare	Council will form a committee for Anniversary Committee.
Mayor Hoff	Form Committee to raise funds for Baywalk restoration
Dan Mattson T&M Associates	DEP Trails application has been sent. We are currently waiting for a determination. Any award would be used for the Baywalk





## September 23, 2015 MEETING MINUTES

**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	✓		✓			

Ed Wissler  
22 Bayview

Asked about the status of home demolitions.

Stated that the painting of fire hydrants and garbage can installations look good.

Raised concern over any Stormwater infiltration into water system

Mr. O’Hare

Stated that Bids and Specs were out

Steve Ussmann  
Water & Sewer Dept.

Stated that the Water Tank is functioning, discussed water supply and ??  
There was a discussion on a retaining tank. Questions about generators.

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	✓		✓			



## September 23, 2015 MEETING MINUTES

### Adjournment

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	✓		✓			



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  
**September 23, 2015**

**Attest:**

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