



## October 28, 2015 MEETING AGENDA 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 repeat:

**Salute to the Flag**

Mr. Cusick

**Roll Call**

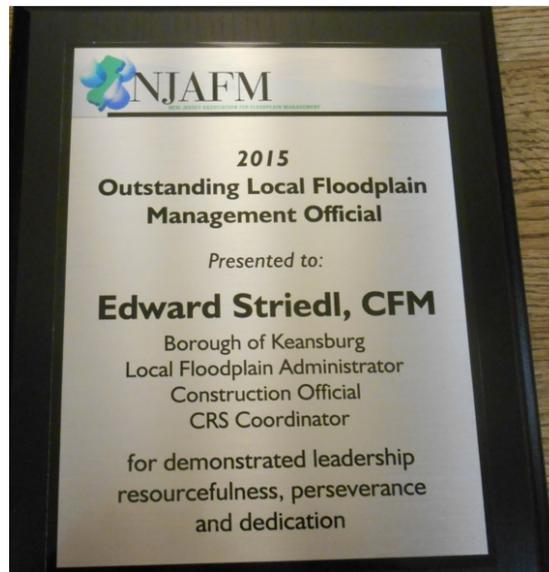
<b>Mr. DePompa</b>	<b>Mr. Boden</b>	<b>Mr. Cocuzza</b>	<b>Mr. Foley</b>	<b>Mr. Hoff</b>
<b>Absent</b>	✓	✓	✓	✓

**Communications:**

### New Jersey Association for Floodplain Management

## Edward Striedl

### 2015 NJAFM Outstanding Local Floodplain Management Official Award



Mr. Striedl read communication from County regarding the town's efforts in the CRS Program.



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### Presentation:

**Keansburg Housing Authority**                      Presentation of RAD Program

Douglas Dzema, Keansburg Housing Authority Director, introduced Jim Snyder, a consultant retained by the Authority, who made a presentation of the RAD (Rental Assistance Demonstration) Program to the Borough Council. The Authority may be considering to enter into the Program, which is sponsored by HUD, for Granville Towers, located at 1 Church Street.

The Program will provide for capital improvements at the building. Mr. Dzema will keep the Council informed with the direction of the Housing Authority.

### COUNCILMAN DePOMPA ENTERED AT THIS TIME

### Presentation: To REDEVELOPMENT AGENCY

**Frank Clemente**    20 Main Street

Gary Junkroft – Architect – Kinetic Architects gave a presentation for plans for redevelopment of property located at 20 Main Street. At this time three commercial ground level units and four apartments on a new second level are being proposed. Mr. Junkroft was advised to confer on the specifics with the construction office.

### Meeting Minutes:

**Meeting Minutes**    October 7, 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:



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### Second Reading:

#### **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 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.



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(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.

(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.



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(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.

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:



## October 28, 2015 MEETING AGENDA MEETING MINUTES

### 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:

### 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 III, POLICE REGULATIONS, CREATING SECTION 3-19 (HOURS OF OPERATION OF RESTAURANTS, DRIVE IN RESTAURANTS, RETAIL FOOD ESTABLISHMENTS, AND RETAIL SALES ESTABLISHMENTS)

**WHEREAS**, the Mayor and Council of the Borough of Keansburg find that a uniform closing time for businesses may:

1. Reduce the crowds of individuals who are attracted to businesses located near residential areas in Keansburg, which businesses remain open to the public during the late night and early morning hours;
2. Discourage crowds of individuals from congregating not only on the main streets and thoroughfares but also onto nearby residential streets, lots and parking areas, which prevents neighborhood residents from sleeping, safely walking their streets, and enjoying the peace and quiet of their homes;
3. Reduce the incidence of disorderly conduct and criminal activities, including loitering, littering, public drinking, drug dealing, noise disturbance and other unlawful acts during the late night



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hours which would lead to a commensurate reduction in the need for police presence and calls for police service in or in close proximity to residential areas; and

4. Reduce debris in residential areas from improperly discarded food containers, wrappings, bottles, cans, utensils and decomposing food products; and

**WHEREAS**, the Mayor and Council also find that 24-hour operations may be permitted in certain areas of the Borough that are less likely to have a negative impact on residential areas, such as (i) properties within or near the Light Industrial (LI) District; (ii) properties within the B-3 Highway Commercial District, which abut State Highway 36; (iii) properties not within 100 feet of single family residential zones; and (iv) properties that house businesses that have taken additional security measures to minimize unlawful activity and disruption to surrounding residential neighborhoods; and

**WHEREAS**, the Mayor and Council also find that it is appropriate to exempt holders of plenary retail consumption and retail distribution licenses from the provisions of this ordinance, because such holders are regulated on a statewide basis by the Division of Alcoholic Beverage Control; and

**WHEREAS**, the Mayor and Council find that in the final analysis, adopting reasonable limitations on the hours of operation of the businesses identified herein will help balance the needs of the Borough's businesses against its residents' rights to the peaceful enjoyment of their properties; and

**WHEREAS**, it is hereby declared to be in the best interests of the health, safety and welfare of the residents of the Borough of Keansburg, as well as the employees and patrons of certain establishments to regulate the hours of operation and closure of restaurants, drive in restaurants, retail food establishments, and retail sales establishments to which the public is invited.

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

#### **Section 1**

**SECTION 3-19 (HOURS OF OPERATION OF RESTAURANTS, DRIVE IN RESTAURANTS, RETAIL FOOD ESTABLISHMENTS, AND RETAIL SALES ESTABLISHMENTS)** within Chapter III, Police Regulations, of the Borough of Keansburg Revised General Ordinances is hereby created, and shall read as follows:

**Section 3-19.1 - Purpose** -The purpose of this section regulating operating hours of restaurants, drive in restaurants, retail food establishments, and retail sales establishments is to:

- (a) Improve the quality of life for residents in the residential areas of the Borough, particularly during late night and early morning hours;



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(b) Decrease the incidence of nuisance complaints and littering associated with large crowds of individuals congregating in or in close proximity to residential areas during the late night and early morning hours, which individually and collectively have a negative impact on the quality of life for residents;

(c) Discourage activities that compromise the public safety of residents and business patrons in certain areas during the late night and early morning hours; and

(d) Provide for the efficient, effective and economical provision of scarce governmental resources in addressing each of the aforementioned purposes.

**Section 3.19-2 - Definitions** -For the purposes of this section, the following terms shall have the following meanings:

*Restaurant* shall mean any establishment, however designated, at which food is sold for consumption on the premises, normally to patrons seated within an enclosed building.

*Drive In Restaurant* shall mean an establishment where the majority of the patrons purchase food, soft drinks, ice cream, and similar confections for takeout or consumption on the premises but outside the confines of the principal building, or in automobiles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided for the patrons.

*Retail Food Establishment* shall mean an establishment where food and beverages are offered for retail sale for consumption off premises. Such foods or beverages may be packaged in a ready-to-consume state or may come packaged and sold in bulk quantities. Examples of retail food establishments include without limitation grocery stores, ice cream shops, retail mini-marts, bakeries, and delicatessens.

*Retail Sales Establishment* shall mean an establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to specialty shops and boutiques.

*Operating Hours* shall mean the hours during which a business is open to the general public.

**Section 3.19-3 - Restriction on Operating Hours** - Restaurants, drive in restaurants, retail food establishments, and retail sales establishments shall not be open to the public between the hours of 1:00 a.m. and 5:00 a.m.

**Section 3.19-4 - Exception for Licensed Premises** - The restriction on operating hours set forth in Section 3-19.3, does not apply to restaurants, drive in restaurants, retail food establishments, and retail sales establishments that are licensed for the sale of alcoholic beverages. Hours of operation



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for those licensees shall continue to be governed separately by N.J.S.A. 33:1-1 et seq. and by applicable Borough ordinances pertaining to the sale of alcoholic beverages.

#### **Section 3.19-5 - Exception for the Light Industrial (LI) and B-3 Highway Commercial Districts -**

The restriction on operating hours set forth in Section 3-19.3, does not apply to restaurants, drive in restaurants, retail food establishments, and retail sales establishments operating on property within the Light Industrial (LI) and B-3 Highway Commercial Districts.

**Section 3.19-6 - Exception for the B-1 and B-2 Districts** - Notwithstanding the restriction on operating hours set forth in Section 3-19.3, a restaurant, drive in restaurant, retail food establishment, or retail sale establishment operating on property in the B-1 or B-2 Districts (as shown on the Official Zoning Map of the Borough of Keansburg) may operate 24 hours per day if it meets both of the following two criteria:

(1) The establishment is located on property within the B-1 or B-2 Districts that:

(a) abuts the Light Industrial (LI) District (as shown on the Official Zoning Map of the Borough of Keansburg); OR

(b) is not within 100 feet of the R-7, R-5, or R-5A Districts (as shown on the Official Zoning Map of the Borough of Keansburg);

AND

(2) The establishment uses a retail security camera system meeting the following criteria:

(a) A security camera system operates via motion sensor 24 hours a day/7 days a week with at least 3 security cameras;

(b) At least one of the security cameras has 360 degree capability;

(c) At least one of the security cameras within the establishment is completely dedicated to monitoring the public entrance door;

(d) There must be a camera or cameras that monitor the entire area of the establishment that is accessible by the public; and

(e) The video footage obtained by the security camera system must be maintained by the establishment for no less than 40 days.

#### **SECTION 2:**



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

**SECTION 3:**

**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 4:**

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

**SECTION 5:**

**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 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		✓	✓			



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Mr. Foley			✓			
Mr. Hoff			✓			

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

### Roll Call

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

**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.
- 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.



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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.

### **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.



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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:

**Roll Call**

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

**ORDINANCE #1572**

Retail Hours Restriction – Ordinance #1562 – Rescinded

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.



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Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg Chapter XXII (Development Regulations) be amended and supplemented as follows:

**Ordinance #1562 entitled**

“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”,

**is hereby repealed in its entirety.**

- Section 2: 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 3: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.
- Section 4: 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.
- Section 5: EFFECTIVE DATE. This ordinance shall take effect 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	✓		✓			





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Current	1,329,807.51
Grant	4,327.29
Trust	52,220.45
Water/Sewer	141,655.03
Water/Sewer Cap	15,152.43
<b>Total:</b>	<b>\$1,621,784.85</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			✓			✓*

**NOTE: ✓\* Mayor Hoff abstained his vote for #139 on page 12 of the Payment of Bills**

RESOLUTION # 15-140                      2015 Best Practices

**WHEREAS**, The State of New Jersey, Division of Local Government Services is requiring all Municipalities to file a Best Practice inventory worksheet, and

**WHEREAS**, The Borough of Keansburg has complied with that request.

**NOW**, Therefore, Be It Resolved that the Borough of Keansburg Best Practice inventory worksheet has been reviewed by the governing body and submitted to the DLGS by the required October 16, 2015 due date and that the Chief Finance Officer and Municipal Clerk will prepare the necessary certifications.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

RESOLUTION # 15-141 Professional Services Agreement (Pump Station Biennial Certification)

**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

### Pump Station Biennial Certification

**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 dated October 23,, 2015, with T and M Associates  
in the proposal amount of **\$1,000.00** 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 be 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	✓		✓			



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Mr. Hoff			✓			
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RESOLUTION # 15-142                      Budget Transfer (10.28.15)

### RESOLUTION – AUTHORIZING TRANSFERS BETWEEN BUDGET APPROPRIATIONS PURSUANT TO N.J.S.A.40A:4-58

WHEREAS, N.J.S. 40A:4-58 provides for the transfer as permitted between budget appropriations during the last two months of the fiscal year:

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Keansburg (not less than two thirds of the governing body affirmatively concurring) that transfers between CY 2015 budget appropriations effective as of November 1, 2015 :

FROM			TO		
<u>a/c#</u>	<u>Name</u>	<u>Amount</u>	<u>a/c#</u>	<u>Name</u>	<u>Amount</u>
5-01-23-220-200	GROUP INSURANCE O&E	-12,000.	5-01-20-150-100	TAX ASSESSOR S&W	2,000.
			5-01-20-145-100	TAX COLLECTOR S&W	7,000.
			5-01-25-253-100	O.E.M. S&W	3,000.
		<u>12,000</u>			<u>12,000</u>

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 # 15-143                      Stone Road Meadows

**WHEREAS**, the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey recognizes that there is a need for additional land for open space and recreational use within the Bayshore area; and



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**WHEREAS**, one of the last remaining large undeveloped parcels of property in the Bayshore consists of property known as "Stone Road Meadows" generally located between Route 36 and Stone Road in the Township of Hazlet; and

**WHEREAS**, the preservation of Stone Road Meadows for open space or recreational use would provide a unique opportunity as a gateway to the Bayshore.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, that it hereby endorses the acquisition of Stone Road Meadows by the County of Monmouth or by the County Park System, and urges that the property be preserved as open space or developed for recreational purposes.

**BE IT FURTHER RESOLVED** that the Municipal Clerk send a true copy of this resolution to the Board of Chosen Freeholders, Monmouth County Park System Director and Monmouth County Planning Board.

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 # 15-144                      Professional Services Agreement (Sinkhole Repair)

**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

### Sinkhole Repairs at 58 Park Ave

**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 dated October 28, 2015, with T and M Associates  
in the proposal amount of **\$4,600.00** plus reimbursable expenses.



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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			✓			

RESOLUTION # 15-145                      Award of Quote (Sinkhole Repair)

**WHEREAS**, the Borough of Keansburg advertised and received bids for **SINKHOLE REPAIR at 58 Park Ave** on Monday, October 26, 2015; and

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

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

Fiore paving Company	\$19,000.00
Black Rock Enterprises, LLC	24,879.00
S Brothers Inc	25,500.00

**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.



## October 28, 2015 MEETING AGENDA MEETING MINUTES

**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 **SINKHOLE REPAIR at 58 Park Ave** to: **Fiore Paving Company**

in the **total amount of \$19,000.00**; 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			✓			

RESOLUTION # 15-146                      2015 Bingo License (St. Ann’s Sports Committee – Nov/Dec)

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

**15-146-BINGO  
Lic #BA 15-005**

**St. Ann’s Sports Committee**  
St. Ann’s Gymnasium  
311 Carr Ave, Keansburg, NJ

All Calendar 2015 Wednesdays from including November 4, 2015 to December 30, 2015

8 pm to 10:20pm

**BE IT FURTHER RESOLVED** that the Borough Clerk be and is hereby authorized and directed to issue and execute the said license.



## October 28, 2015 MEETING AGENDA 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			✓			

**Discussion:**

*Fran Mullan  
Borough Engineer*

*Tennis Courts to be repaired in the Spring. Outfall at the Amusement Park starting.*

*Councilman Boden*

*Clean Ocean Action Beach Sweep went well. Thanks to T&M Associates for their participation.*

*Mayor Hoff*

*Congratulated Ed Striedl, Construction Official and Borough Floodplain Manager on his award.*

*Wished James Falco good luck with the recycling event scheduled for October 31<sup>st</sup>.*

*Announced the Tree Lighting on December 1<sup>st</sup>*

*Announce Trunk or Treat and curfew for Halloween*

**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			✓			



## October 28, 2015 MEETING AGENDA MEETING MINUTES

- |                                  |  |
|----------------------------------|--|
| Eugene Costello<br>560 Beachway  | Quality of life issue/noise complaint. Homeless (from Elizabeth) on beach. Beachway at Oakwood Place.  |
| Fred Puyanko<br>120 Shore Blvd   | Inquired into the start date of the Shore Boulevard Improvements and the status of an abandoned house at 25 Lawrence Ave.<br><br>Happy to hear that the ratio for Granville Towers was raised to 50/50 (senior/disabled)                     |
| Ed Wissler<br>22 Bayview Ave     | Asked what was happening at Superb Metal building.<br><br>Deputy Mayor Foley stated it was a business renovation.  |
| Deputy Mayor Foley               | Concerns are being addressed. Testing for 1 Church Street asbestos, fire codes, etc.   |
| Salvatore Minardi<br>14 Pineview | Stated that the Construction Office has indicated that his home was substantially damaged with the storm and he only had minimal flooding<br><br>The Borough Manager will confer with the construction official and get back to Mr. Minardi. |

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 to adjourn the meeting:

**Roll Call**



## October 28, 2015 MEETING AGENDA 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  
**October 28, 2015**

***Attest:***

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