



## December 16, 2015 MEETING MINUTES

Mr. Cusick read the follow:

ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND PLACED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING OF THE BOROUGH OF KEANSBURG.

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

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

**Meeting Minutes**

Meeting Minutes November 12, 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
<b>Mr. DePompa</b>					✓	
<b>Mr. Cocuzza</b>			✓			
<b>Mr. Boden</b>	✓		✓			
<b>Mr. Foley</b>		✓	✓			
<b>Mr. Hoff</b>			✓			

**Ordinances:**

**Second Reading:**

**ORDINANCE #1573**                      Donation of Property – Garfield Avenue

AN ORDINANCE OF THE BOROUGH OF KEANSBURG AUTHORIZING THE ACCEPTANCE BY THE BOROUGH OF A DONATION OF CERTAIN REAL PROPERTY DESIGNATED AS TAX BLOCK 82, LOT 6, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:12-1, ET SEQ.



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**WHEREAS**, the Borough has received an offer from Samuel and Richard Perrella (“Grantors”) to donate certain real property located in the Borough and designated on the Tax Map of the Borough of Keansburg as Block 82, Lot 6, to the Borough; and

**WHEREAS**, the Borough Council has considered such offer and has concluded that the acceptance of the donation of real property aforesaid is in the public interest and is authorized by *N.J.S.A. 40A:12-5* to acquire any real property by gift; and

**WHEREAS**, Lot 6 in Block 82 is currently assessed for \$ 50,700.00; and

**WHEREAS**, the Borough Council finds that the acceptance of the aforesaid gift is authorized by law and desires to acknowledge the Township’s acquisition of the property;

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth and State of New Jersey, as follows:

1. That, pursuant to the “Local Lands and Buildings Law,” *N.J.S.A. 40A:12-1, et seq.*, the Borough of Keansburg is hereby authorized to accept the donation of real property of Lot 6 in Block 82, pursuant to *N.J.S.A. 40A:12-1, et seq.*

2. That the Mayor is hereby authorized to execute and the Borough Clerk to attest any and all documents that are necessary in order to effectuate the acquisition of this property, including Assignment Agreements, provided that said documents are in a form acceptable to the Borough Attorney prior to final execution.

3. That this Ordinance shall take effect upon final passage and publication in accordance with the law.



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4. That, in the event that any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.

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 the ordinance:

### Roll Call

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



## December 16, 2015 MEETING MINUTES

### **ORDINANCE #1574**

Bond Ordinance – Amendment to New Police Department Facility

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 1574 ADOPTED ON JUNE 25, 2014, IN ORDER TO INCREASE THE APPROPRIATION THEREFOR BY \$500,000 FOR A TOTAL APPROPRIATION OF \$5,300,000, AND TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$475,000 FOR A TOTAL DEBT AUTHORIZATION OF \$5,035,000, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”) finally adopted Bond Ordinance No. 1574 on June 25, 2014 (the “Prior Ordinance”), providing for the construction of a new police facility; and

WHEREAS, the Borough has determined that the costs associated with said improvements are higher than anticipated and has determined to supplement the appropriation and bonds and notes authorized therefor.

NOW, THEREFORE, 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”) and were previously authorized by the Borough by the Prior Ordinance. For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$500,000 in addition to the \$4,800,000 appropriated by the Prior Ordinance, said sums being inclusive of all appropriations heretofore made therefor and including the sum of \$265,000 as down payment, \$240,000 of such down payment was previously appropriated by the Prior Ordinance, and an additional down payment of \$25,000 is authorized hereby and is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes, \$475,000 negotiable bonds are hereby authorized to be issued in addition to the \$4,560,000 previously



## December 16, 2015 MEETING MINUTES

authorized by the Prior Ordinance for a total principal amount not to exceed \$5,035,000 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 for consist of the construction of a new facility for the Keansburg Police Department, including the clearing and preparation of the site, construction of the facility and parking lot, and the acquisition of communication and technological equipment, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of 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 \$5,035,000 including the \$475,000 authorized herein, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$5,300,000, which is equal to the amount of the \$500,000 supplemental appropriation herein made therefor and the \$4,800,000 appropriation made by the Prior Ordinance.

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.



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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 a general improvement 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 27.84 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Municipal 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 \$475,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$600,000 authorized by the Prior Ordinance, 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 Municipal Clerk and is available there for public inspection.



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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 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. All Ordinances or parts of ordinances in conflict or inconsistent with any of the terms of this ordinance are hereby repealed to the extent that they are in such conflict or are inconsistent. In the event that any section, part or provision of this ordinance shall be held to be unconstitutional or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part hereof other than the part so held unconstitutional or invalid.

Section 10. 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:



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### 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 the ordinance:

### Roll Call

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

### First Reading:

**ORDINANCE #1575**                      Salary Ordinance - Unclassified

AN ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES, SALARY RANGES, INCREMENTS, WAGES AND FEES FOR CERTAIN OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

WHEREAS the Borough of Keansburg requires a mechanism through which specific salaries are set within those salary ranges;

NOW THEREFORE, BE IT by the Keansburg Borough Council:

- A.     The Following salary ranges are hereby established for certain Unclassified offices and positions under the Municipal Government of the Borough of Keansburg.

Unclassified Service	Minimum	Maximum
Administrative Secretary	\$30,000.00	\$70,000.00
Borough Manager	\$30,000.00	\$150,000.00
Chief Financial Officer	\$35,000.00	\$75,000.00
Clerk (P/T)	\$10.00/hour	\$18.00/hour





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Council Member	\$1,500.00	\$7,000.00
Deputy Registrar of Vital Statistics	\$1,500.00	\$3,000.00
Deputy Municipal Manager	\$10,000.00	\$50,000.00
Emergency Management Deputy Director	\$1,000.00	\$7,000.00
Emergency Management Director	\$1,000.00	\$10,000.00
Engineer	\$1,500.00	\$90,000.00
Executive Secretary	\$30,000.00	\$70,000.00
Fire Official (P/T)	\$15,000.00	\$45,000.00
Lifeguard	\$10.00/hour	\$18.00/hour
Municipal Clerk	\$30,000.00	\$95,000.00
Municipal Court Administrator	\$30,000.00	\$90,000.00
Municipal Judge	\$25,000.00	\$60,000.00
Municipal Prosecutor	\$10,000.00	\$50,000.00
Municipal Tax Collector	\$30,000.00	\$70,000.00
Parking Meter Enforcement Officer	\$10.00/hour	\$20.00/hour
Parking Meter Repairer	\$10.00/hour	\$25.00/hour
Personnel Assistant	\$1,500.00	\$6,000.00
Public Defender	\$2,000.00	\$10,000.00
Purchasing Assistant	\$1,500.00	\$5,000.00
Registrar of Vital Statistics	\$3,000.00	\$6,000.00
Secretary, Board or Commission	\$1,000.00	\$6,000.00
Substitute School Traffic Guard	\$8.75/hour	\$20.00/hour
Superintendent of Public Works	\$60,000.00	\$125,000.00
Superintendent, Water & Sewer Dept.	\$60,000.00	\$125,000.00
Supervisor of Records	\$30,000.00	\$55,000.00
Tax Assessor (P/T)	\$11,000.00	\$30,000.00
Tax Searcher	\$2,000.00	\$3,000.00

- B. The Borough Council shall annually, by resolution, set the salary of each person employed by the Borough of Keansburg.
- C. The Borough Manager shall hereby have the authority to set starting salaries for each new municipal employee and to increase existing salaries, remaining within the preset range, at his or her discretion. However, the Borough Manager's salary can only be set and/or changed by resolution of the Borough Council.
- D. All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed insofar as they are inconsistent.
- E. This Ordinance shall be effective upon its passage and publication according to law.



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Mr. Cusick asked for a roll call vote to introduce Ordinance and set down for public hearing on January 6, 2016:

**Roll Call**

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

**ORDINANCE #1576**                      Salary Ordinance – Classified

AN ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES, SALARY RANGES, INCREMENTS, WAGES AND FEES FOR CERTAIN OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

WHEREAS the Borough of Keansburg requires a mechanism through which specific salaries are set within those salary ranges;

NOW THEREFORE, BE IT by the Keansburg Borough Council:

- A.        The Following salary ranges are hereby established for certain Classified offices and positions under the Municipal Government of the Borough of Keansburg.

Classified Service	Salaries and Wages	
	Minimum	Maximum
Account Clerk	\$30,000.00	\$60,000.00
Assessing Clerk	\$30,000.00	\$55,000.00
Assistant Municipal Clerk	\$30,000.00	\$65,000.00
Assistant Municipal Clerk	\$30,000.00	\$65,000.00
Assistant Superintendent Water/Sewer	\$31,600.00	\$85,000.00
Assistant Supervisor/Roads	\$32,600.00	\$85,000.00
Building Inspector Trainee	\$5,000.00	\$25,000.00
Building Sub Code Official (P/T)	\$5,000.00	\$15,000.00
Clerk	\$30,000.00	\$65,000.00



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Clerk/Typist	\$30,000.00	\$65,000.00
Code Enforcement Officer	\$30,000.00	\$90,000.00
Code Enforcement Officer (P/T Hourly)	\$11.00/hour	\$15.00/hour
Code Enforcement Officer (P/T)	\$5,000.00	\$40,000.00
Construction Official	\$16,600.00	\$65,000.00
Deputy Municipal Court Administrator	\$30,000.00	\$60,000.00
Electrical SubCode Official (P/T)	\$5,000.00	\$30,000.00
Employees Benefits Clerk/Typist	\$22,600.00	\$50,000.00
Equipment Operator	\$27,600.00	\$50,000.00
Evidence Control/Technical Services Support Clerk	\$30,000.00	\$70,000.00
Evidence Control/Technical Services Support Officer	\$30,000.00	\$70,000.00
Fire SubCode Official (P/T)	\$3,000.00	\$25,000.00
Laborer	\$30,000.00	\$60,000.00
Laborer (P/T)	\$18,600.00	\$45,000.00
Librarian (P/T)	\$10.00/hour	\$35.00/hour
Librarian Assistant	\$26,000.00	\$45,000.00
Mechanic	\$30,000.00	\$70,000.00
Mechanical Broom Operator	\$30,000.00	\$70,000.00
Payroll Clerk	\$30,000.00	\$50,000.00
Payroll Clerk (P/T)	\$4,300.00	\$10,000.00
Plumbing Sub Code Official (P/T)	\$5,000.00	\$25,000.00
Police Records Clerk	\$30,000.00	\$60,000.00
Principal Payroll Clerk	\$30,000.00	\$60,000.00
Program Development Specialist I	\$25,000.00	\$50,000.00
Public Works Repairer	\$30,000.00	\$60,000.00
Qualified Purchasing Agent	\$30,000.00	\$65,000.00



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Recreation Director (P/T)	\$4,000.00	\$30,000.00
Recycling Coordinator	\$2,000.00	\$10,000.00
School Traffic Guard	\$9.25/hour	\$20.00/hour
Senior Account Clerk	\$30,000.00	\$65,000.00
Senior Employees Benefits Clerk	\$30,000.00	\$60,000.00
Senior Mechanic	\$30,000.00	\$75,000.00
Senior Police Records Clerk	\$26,600.00	\$60,000.00
Special Police Officer Class II	\$12.00/hour	\$35.00/hour
Supervisor/Roads	\$39,600.00	\$75,000.00
Tax Clerk	\$30,000.00	\$50,000.00
Tax Clerk (P/T)	\$4,000.00	\$20,000.00
Technical Assist. To Construction Office (TACO) (F/T - P/T)	\$26,600.00	\$60,000.00
Telecommunications Operator	\$22,600.00	\$60,000.00
Telecommunications Operator (P/T)	\$10.00/hour	\$20.00/hour
Telephone Operator/ Receptionist	\$17,100.00	\$40,000.00
Violations Clerk	\$30,000.00	\$40,000.00
Water Repairer/Sewer Repairer (P/T)	\$11.00/hour	\$14.00/hour
Water Repairer/Sewer Repairer / Water Plant Operator	\$29,600.00	\$60,000.00
Water Treatment Plant Operator	\$31,600.00	\$60,000.00
Zoning Officer	\$13,600.00	\$50,000.00

- B. The Borough Council shall annually, by resolution, set the salary of each person employed by the Borough of Keansburg.
- C. The Borough Manager shall hereby have the authority to set starting salaries for each new municipal employee and to increase existing salaries, remaining within the preset range, at his or her discretion. However, the Borough Manager's salary can only be set and/or changed by resolution of the Borough Council.



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- D. All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed insofar as they are inconsistent.
- E. This Ordinance shall be effective upon its passage and publication according to law.

Mr. Cusick asked for a roll call vote to introduce Ordinance and set down for public hearing on January 6, 2016:

**Roll Call**

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

**ORDINANCE #1577**                      Inspection Fees – (Concrete)

ORDINANCE AMENDING SECTION 15-2.7, ENTITLED INSPECTION FEES, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

***BE IT ORDAINED BY THE Mayor and Council of the Borough of Keansburg (“Borough”) as follows:***

***DELETE: Section 1 in its entirety***

**ADD:**

**Section 1.** Section 15-2.7, entitled “Inspection Fees,” is hereby amended follows:

1. The fee payable by the applicant to the Borough Construction Office for the services of the Borough Engineer for checking the line and grade and the inspection of the completed work shall be twenty (.20) cents per lineal foot of sidewalk, curb or driveways, with a minimum charge of seventy- three (\$73.00) dollars.

**Section 2.** All Ordinances and/or provisions thereof inconsistent with the provision of this Ordinance shall be and are hereby repealed as to the extent of any such inconsistencies.



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**Section 3.** If any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any Court of competent jurisdiction, the section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

**Section 4.** This Ordinance shall take effect upon passage and publication according to applicable law.

Mr. Cusick asked for a roll call vote to introduce Ordinance and set down for public hearing on January 6, 2016:

**Roll Call**

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

**ORDINANCE #1578** Authorizing Transfer of Ownership (10<sup>th</sup> Street Bridge)

ORDINANCE OF THE BOROUGH OF KEANSBURG AUTHORIZING THE TRANSFER OF OWNERSHIP OF PROPERTY LOCATED AT BLOCK 161 AND PART OF LOT 1 BY GRANTOR THE BOROUGH OF KEANSBURG TO GRANTEE THE COUNTY OF MONMOUTH BY BARGAIN AND SALE DEED IN ORDER TO ALLOW FOR RECONSTRUCTION OF BRIDGE R-13 ON 10th STREET OVER WAACKAACK CREEK IN THE BOROUGH OF KEANSBURG

**WHEREAS**, Owner and Grantor, the Borough of Keansburg, has offered to transfer ownership of certain real property to Purchaser and Grantee, the County of Monmouth, in connection with certain real property known and designated as Lot 161, Part of Block 1 on the Keansburg Tax Map; and

**WHEREAS**, the Borough of Keansburg previously foreclosed in an In Rem Tax Foreclosure Lot 2 in Block 135, now known as Lot 1 in Block 161, which foreclosure saw Title taken by Final Decree by Owner and Grantor and recorded on December 17, 1943, in Deed Book 1946 at Page 8; and

**WHEREAS**, the parcel described above currently owned by the Borough of Keansburg is shown on a plan entitled, "Reconstruction of Bridge R-13 on 10<sup>th</sup> Street Over Waackaack Creek, Borough of Keansburg and Township of Hazlet, Monmouth County, New Jersey, Individual Property Parcel Map, Parcel 3, N/F Borough of Keansburg, Lot 1, Block 161, Borough of Keansburg," as prepared by Michael S. Finnegan, P.L.S. dated June 18, 2015; and

**WHEREAS**, in accordance with the aforementioned plan calling for Reconstruction of Bridge R-13 on 10<sup>th</sup> Street, and pursuant to Local Lands and Buildings Law, N.J.S.A. 40A:12-12-1 et seq., which governs the disposition of municipal land, and N.J.S.A. 40A:12-13.4, which provides for the sale of



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unneded municipal lands to the county at a private sale for nominal consideration, the Borough of Keansburg now desires to convey to the County of Monmouth the above described parcel.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Keansburg, in the County of Monmouth and State of New Jersey as follows:

### Section I

That the property is not needed for municipal purposes and that the sale by the Borough of Keansburg to the County of Monmouth be at a private sale for the sum of One Dollar and 00/100 (\$1.00).

### Section II

That the Borough Clerk shall publish a copy of this Ordinance authorizing the above described sale of the property by Grantor Borough of Keansburg to Grantee County of Monmouth in the official newspaper by two insertions at least once a week during two consecutive weeks; the last publication to be not earlier than seven (7) days prior to the conveyance.

### Section III

That the Mayor and Clerk are hereby authorized to sign the necessary documents to effectuate the closing, including but not limited to a Contract for Sale of Real Estate and a Deed in a form acceptable to the Township Administrator and Attorney.

### Section IV

That the Mayor, Clerk and Borough Attorney are hereby authorized to sign any other closing documents, including but not limited to a closing statement.

### Section V

That if any Ordinances or portions thereof are inconsistent with the provisions of this Ordinance then such prior inconsistencies are hereby repealed to the extent of such inconsistency.

### Section VI

That if any provision of this Ordinance or the application of such provision to any provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.







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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 # 15-154

Authorize Execution of Associated Humane Society Contract (2016)

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Keansburg, does hereby authorize the Borough Manager and Municipal Clerk to execute the Associated Humane Society Contract/Agreement for CY2016 for the stated amount of \$36,671.20.

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 # 15-155 to 15-158

2016 Bingo and Raffle License Renewals

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

**15-155-BINGO**  
**Lic #BA 15-001**

**15-157-BINGO**  
**Lic #BA 15-002**

**Keansburg Fire Company No. 1,**  
11 Manning Place, Keansburg, NJ

**St. Ann's Booster Club**  
St. Ann's Gymnasium  
311 Carr Ave, Keansburg, NJ

All Calendar 2015 Fridays

All Calendar 2015 Saturdays

8pm to 10pm

8 pm to 10:20pm



## December 16, 2015 MEETING MINUTES

**15-156-RAFFLE (Pull Tab)  
Lic #RA 154-001**

**Keansburg Fire Company No. 1,  
11 Manning Place, Keansburg, NJ**

All Calendar 2015 Fridays

8pm to 10pm

**15-158-BINGO  
Lic #BA 15-003**

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

All Calendar 2015 Wednesdays

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.

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 # 15-159

Cancellation of Tax Credits

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that by direction of the Tax Collector the following tax credits be canceled:

Block	Lot	Qualifier	AMOUNT
3	7		\$ .01
17	16		.01
39	26		.01
41	1		.01
55	2		.01
62	10		.01



## December 16, 2015 MEETING MINUTES

70	3	.01
107	19	.02
150	2	.01
160	2	.01

BE IT FURTHER RESOLVED that a 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 # 15-160

Professional Services-Architect-Façade Improvement Program

**Whereas** the Borough of Keansburg did receive four (4) proposals for the Façade Improvement Program Architectural Services on November 6, 2015.

**Whereas,** Kaplan Gaunt DeSantis Architects, LLC of Red Bank, NJ was the most responsible bidder.

**NOW THEREFORE BE IT RESOLVED,** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that it does hereby appoint:

**Kaplan Gaunt DeSantis Architects, LLC**

Project Architect

for the Borough of Keansburg for duration of the Façade Improvement Program



## December 16, 2015 MEETING MINUTES

**BE IT FURTHER RESOLVED** that the Borough Manager and the Municipal Clerk are hereby directed to execute Professional Contracts with the above named professionals.

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 # 15-161

Outfall Pipe #11 & #14-Change Order-Project Duration

**RESOLUTION EXTENDING CONTRACT DURATIONS FOR VARIOUS ONGOING CONSTRUCTION PROJECTS**

WHEREAS, the Borough of Keansburg has awarded various ongoing Capital Improvement Construction Projects; and

WHEREAS, the work associated with various projects was delayed due to inclement weather, unforeseen site and utility conditions, and site availability; and

WHEREAS, an extension of contract duration has been requested by the Contractors previously awarded contracts for the Raritan Avenue Drainage Improvements, Phase II and Stormwater Pipe Replacements, Outfalls #11 & #14; and

WHEREAS, the extended Contract Completion Dates are indicated on the attached Change Orders, prepared by the Borough Engineer;

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Keansburg, in the County of Monmouth, State of New Jersey that the Borough Manager and Municipal Clerk are hereby directed to execute the subject Change Orders:

Mr. Cusick asked for a roll call vote

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. DePompa					✓	



## December 16, 2015 MEETING MINUTES

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

RESOLUTION # 15-162 to 15-164                      2016 Amusement Games (RRB)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2016 Amusement Game License be granted to:

### RRB Inc

Name	Resolution #	Amusement Game License #
Bev & Wally's	#15-162	MG16-001
The Game Room	#15-163	MG16-002
Shoot the Star	#15-164	MG16-003

Pursuant to P.L. of 1959; Chap.108 and 109 of the "Amusement Game Licensing Law", and in accordance with their application for such operation; and

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

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 # 15-165                                      Payment of Bills (12/16/15) No.2



## December 16, 2015 MEETING MINUTES

**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	36,674.83
Trust	600.00
Total:	<b>37,274.83</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			✓			

RESOLUTION # 15-166

Appointment of Special Police Officer 2016

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

**Hugh Gallagher**

As a Special Police Officer Class II for 2016; and,



## December 16, 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 # 15-167

Authorizing Transfer of Ownership (10<sup>th</sup> Street Bridge)

**RESOLUTION AUTHORIZING THE TRANSFER OF OWNERSHIP OF PROPERTY LOCATED AT BLOCK 161 AND PART OF LOT 1 BY GRANTOR THE BOROUGH OF KEANSBURG TO GRANTEE THE BOROUGH OF KEANSBURG BY QUITCLAIM DEED IN ORDER TO AMEND AND CORRECT THE BOROUGH'S TAX RECORDS**

**WHEREAS**, Owner and Grantor, the Borough of Keansburg, has offered to transfer ownership of certain real property to Purchaser and Grantee, the Borough of Keansburg, in connection with certain real property known and designated as Lot 161, part of Block 1 on the Keansburg Tax Map; and

**WHEREAS**, the Borough of Keansburg previously foreclosed in an In Rem Tax Foreclosure Lot 2 in Block 135, now known as Lot 1 in Block 161, which foreclosure saw Title taken by Final Decree and recorded on December 17, 1943, in Deed Book 1946 at Page 8; and

**WHEREAS**, in connection with the aforementioned foreclosure, the Tax Sale Certificate which was recorded on September 12, 1934, in Mortgage Book 1061 at Page 291, should have included both Lots 1 and 2, an inadvertence which resulted in the Tax Sale Certificate and the Final Decree failing to list Lot 1; and

**WHEREAS**, there is no record of any conveyance of Block 161, Lot 1 in the Monmouth County Clerk's Office, a diligent search having been conducted for same, the Borough now desires to



## December 16, 2015 MEETING MINUTES

accept the conveyance of the above named Quitclaim Deed in order to correct the Tax Records of the Borough of Keansburg, which Deed shall be recorded in the Monmouth County Clerk's Office.

**NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED** by the Mayor and Council of the Borough of Keansburg as follows:

1. That the Mayor, is authorized to execute and the Borough Clerk to attest to a Quitclaim Deed and supporting documents in a form acceptable to the Borough Attorney as between the Borough of Keansburg as Owner and Grantor and the Borough of Keansburg as Purchaser and Grantee.
2. That Notice of the adoption of this Resolution shall be published in a newspaper of general circulation within the Borough.
3. That the Borough Attorney is hereby authorized to record this Quitclaim Deed with the County Clerk.
4. That a certified copy of this Resolution shall be provided to each of the following:
  - a. Borough Clerk
  - b. Borough Attorney

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 # 15-168

In Support of NJ State Assembly Bill A-4764

*(Reinstate-Municipal Authority/Residential Rental Properties)*





## December 16, 2015 MEETING MINUTES

### RESOLUTION SUPPORTING THE PASSAGE OF ASSEMBLY BILL 4764 TO REINSTATE MUNICIPAL AUTHORITY TO REGULATE AND INSPECT RESIDENTIAL RENTAL PROPERTIES AS A NECESSARY AND IMPORTANT POWER OF LOCAL GOVERNMENT

**WHEREAS**, the New Jersey Superior Court, Appellate Division, recently rendered a decision in *Timber Glen Phase III, LLC v. Township of Hamilton*, Docket No. A-1775-13T1 (N.J. App. Div. 2015), which decision removed the ability of municipalities to regulate and inspect residential rentals leased for more than 175 days; and

**WHEREAS**, the inability of local governments to regularly inspect residential units raises serious health and safety issues for local residents; and

**WHEREAS**, Assembly Bill 4764, a bill to reinstate municipal authority to regulate and inspect residential rental properties has been introduced in the wake of the *Timber Glen* decision and is scheduled for a vote by the full Assembly on Thursday, December 17, 2015; and

**WHEREAS**, the Borough of Keansburg and its local governmental representatives including the Mayor and Council recognize the importance of passing A-4764 to permit local government to license and inspect smaller residential rental units;

**NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED** by the Mayor and Council of the Borough of Keansburg as follows:

1. That the Mayor and Council support of the passage of Assembly Bill 4764, as well as passage of this legislation in the Senate and signature by the Governor of New Jersey.
2. That the Mayor and Council urge other local municipalities and Legislators to lend their support to passage of Assembly Bill 4764 in order to reinstate municipal authority to regulate and inspect residential rental properties due to serious health and safety issues for local residents.

Mr. Cusick asked for a roll call vote

#### Roll Call

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



## December 16, 2015 MEETING MINUTES

Mr. Hoff			✓			
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### Department Reports:

*Steve Ussmann*                      *Reported on revenues from Water/Sewer utility. Capital Improvement projects have commenced. Next bills will be mailed on December 30, 2015.*

***Councilman DePompa***      ***ENTERED AT THIS TIME (7:20pm)***

*Dan Mattson*                      *Reported Shore Boulevard project to go out to bid at the end of the month. Sinkhole on Park Avenue repaired. Outfall project extended by one month due to delays at the Outfall box.*  
*T & M Associates*

*There was a general discussion on the status of repairing of Raritan Avenue and the timing of the Outfall project.*

*Mayor Hoff*                      *Thank the DPW, Police Department and all who assisted with the Tree Lighting Ceremony.*

*Thanks to Mr. Falco for recycling presentations at the school.*

*Happy Holidays to All!*

### Communications:

*The next meetings of the Keansburg Borough Council will be*

***Wednesday, January 6, 2016***  
***Wednesday, January 27, 2016***

***Keansburg Fire Department***  
*Resignations*

<i>Pedro Martinez</i>	<i>New Point Comfort Fire Company</i>
<i>Peter Petner</i>	<i>New Point Comfort Fire Company</i>

Mr. Cusick asked for a roll call vote to place on file:

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. DePompa					✓	
Mr. Cocuzza			✓			



## December 16, 2015 MEETING MINUTES

Mr. Boden			✓			
Mr. Foley	✓		✓			
Mr. Hoff		✓	✓			

### 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			✓			

Rick Crossnohere  
100 Shore Blvd

Asked if Lawrence Avenue (near Shore Blvd.) will be repaired.

Mr. Mullan, Borough Engineer, stated that it is an alternate item. It will definitely be considered.

Mr. Crossnohere also was concerned with the status of the abandoned house at 25 Lawrence Ave.

The Manager and Clerk have both been advised that the Bank was moving ahead with demolition.

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



## December 16, 2015 MEETING MINUTES

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

**Roll Call**

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



I, Thomas P. Cusick, Municipal Clerk of the  
 Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the  
 foregoing is a true copy of meeting minutes of a regularly scheduled public meeting held on  
**December 16, 2015**

***Attest:***

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