



## September 19, 2018 MEETING MINUTES

Mr. Cusick read the following:

**ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND POSTED ON THE BULLETIN BOARD AND THE OFFICIAL WEBSITE OF THE BOROUGH OF KEANSBURG.**

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

<b>Ms. Ferraro</b>	<b>Mr. Tonne</b>	<b>Mr. Cocuzza</b>	<b>Mr. Foley</b>	<b>Mr. Hoff</b>
✓	✓	✓	✓	✓

**Meeting Minutes:**

Meeting Minutes August 15, 2018

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
Ms. Ferraro			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff						✓

**Ordinances:**

**Second Reading:**

**ORDINANCES AMENDING TRAFFIC:**

**ORDINANCE #1619 Residential Parking Only**

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII (TRAFFIC), THE SECTION ENTITLED "RESIDENTIAL PARKING ONLY" AND A CORRESPONDING SCHEDULE(S) 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 that Schedule XXI in the section entitled “Residential Parking Only” of Chapter VII (TRAFFIC) of the Revised General Ordinances be amended and supplemented to include the following:

<u>Name of Street</u>	<u>Sides</u>	<u>Location</u>	<u>Time Period</u>
Terrace Place	North	Ramsey Avenue to Carr Avenue	School Session
	South	Myrtle Avenue to Carr Avenue	School Session

All other streets and portions of streets previously designated by Ordinance as “Residential Parking Only” are hereby repealed.

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 All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.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



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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
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			

Jennifer Perkel  
91 Maple Avenue

Asked if Maple Avenue is effected under the Ordinance. Mr. Cusick stated that the street was not included.

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

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro		✓	✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff			✓			

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1619:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro		✓	✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley			✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

### **ORDINANCE #1621** School Drop Off Zones

AN ORDINANCE AMENDING CHAPTER VII (TRAFFIC), SECTION 17 (SCHOOL DROP OFF ZONES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

AN ORDINANCE AMENDING CHAPTER VII (TRAFFIC), SECTION 17 (SCHOOL DROP OFF ZONES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Section 17 (School Drop Off Zones) of Chapter VII (Traffic) of the Revised General Ordinances be amended as follows:

**ADD:**

<i>Street</i>	<i>Limits</i>
Frances Place	Myrtle Avenue to Ramsey Avenue North Side Only
Ramsey Avenue	Frances Place to Terrace Place Only (excluding designated handicapped parking spaces and school bus drop-off areas). East Side
Myrtle Avenue	Frances Place to Terrace Place Both Sides (East and West)

Any and all areas designated as School Drop Off Zones by the Borough of Keansburg are hereby repealed.

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.



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- 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
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza			✓			
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
Ms. Ferraro		✓	✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1621:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro		✓	✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley			✓			
Mr. Hoff			✓			

**ORDINANCE #1622** Residential Parking Permits Required

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII (TRAFFIC), PROVIDING FOR AREAS AND STREETS TO BE SUBJECT TO RESIDENTIAL PARKING PERMITS OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VII (Traffic) of the Revised General Ordinances be supplemented as follows:

Parking on the following streets shall be restricted to permit parking. Permits shall be required during the hours of School Session as defined in Borough Ordinance and shall be issued from the Borough of Keansburg:

<i>Street</i>	<i>Side</i>	<i>Location</i>
Creek Road	East	Church Street to Frances Place
Frances Place	North	Creek Road to Ramsey Avenue
	North	Myrtle Avenue to Carr Avenue
	South	Creek Road to Carr Avenue
Manning Place	Both	Creek Road to Myrtle Avenue



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Myrtle Avenue	Both	Frances Place to Manning Place
Ramsey Avenue	East	Frances Place to Manning Place
	West	Frances Place to Terrace Place
Waackaack Avenue	Both	Terrace Place to Frances Place

Any and all areas designated as “Residential Parking Permit Required” previously adopted by Borough Ordinance are hereby repealed.

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
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			

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



## September 19, 2018 MEETING MINUTES

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

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro		✓	✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff			✓			

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1622:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro		✓	✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley			✓			
Mr. Hoff			✓			

**ORDINANCE #1623   Metered Parking      WITHDRAWN**

AN ORDINANCE REVISING CHAPTER XIII (PARKING METER ZONES AND PARKING LOTS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

Mr. Cusick asked for a roll call vote to WITHDRAW Ordinance #1623:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza		✓	✓			
Mr. Foley			✓			
Mr. Hoff	✓		✓			





## September 19, 2018 MEETING MINUTES

### Ordinances:

#### First Reading:

#### **ORDINANCE #1624** PILOT – Granville Towers

ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY APPROVING THE APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH GRANVILLE TOWERS URBAN RENEWAL ASSOCIATES, LP

WHEREAS, **GRANVILLE TOWERS URBAN RENEWAL ASSOCIATES, LP.**, 77 Park Street, Montclair, New Jersey 07042, filed an application with the Borough of Keansburg seeking a long term tax abatement under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. for a Thirty-Five-year (35) term for the rehabilitation .of an existing affordable senior housing project, located an real property commonly known as Granville Towers, 1 Church Street, Keansburg, New Jersey and identified on the Borough's tax map as Block 156, Lot 8, (the "Project"); and

**WHEREAS**, the **application** has submitted the application and proposed Financial Agreement to the Keansburg Housing Authority for their recommendation; and

**WHEREAS**, the Keansburg Housing Authority has recommended the proposal to the Keansburg Municipal Council; and

**WHEREAS**, the Mayor and Council of the Borough of Keansburg has determined pursuant to N.J.S.A. 40A:20-11 that the relative benefits .of this Project .outweigh any costs associated with this tax exemption and that without the tax abatement granted herein, the Project would not be undertaken.

**NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY, THAT:**

1. The application .of **GRANVILLE TOWERS URBAN RENEWAL ASSOCIATES, LP.**, 77 Park Street, Montclair, New Jersey 07042 (the "Entity"), for the development, maintenance and operation of the Project described in the application is hereby approved in accordance with the recommendation of the Keansburg Housing Authority.
2. The abatement from taxation on improvements is hereby granted to the Entity for a period of thirty-five (35) years pursuant to N.J.S.A. 40A:20-12, and only so long as the Entity is subject to and complies with the proposed Financial Agreement and the Long Term Tax Exemption Law, as amended and supplemented.



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3. The Borough Manager and Municipal Clerk of the Borough of Keansburg is hereby authorized to execute, on the Borough's behalf, the Financial Agreement in the form attached hereto.
4. An executed copy of the Financial Agreement authorized by this ordinance shall be filed and maintained with the Borough Clerk.
5. The Project, when completed, will conform with all State laws and ordinances of the Borough of Keansburg relating to its construction and use.
6. The Affirmative Action Program now on file in the Office of the Borough Clerk is declared to be a material condition of the Financial Agreement authorized by this ordinance.
7. The Entity shall in the operation of the Project comply with all laws so that no person shall be subject to any discrimination because of race, religious principles, color, national origin, or ancestry.
8. The annual service charge shall be based on the Annual Gross Revenue generated from the Senior Housing Units.
9. The following occurrences and requirements are express conditions of the granting of this tax abatement, to be performed by the Entity and the failure to comply with these requirements will result in the cancellation of the tax abatement:
  - a. The Entity shall not, without prior consent of the Municipal Council of the Borough of Keansburg, sell, lease, assign, encumber, subordinate, convey, mortgage or transfer all, or any part of the Project, so as to sever, disconnect or divide the improvements from the land embraced within the Project;
  - b. The Entity shall pay any outstanding taxes and all outstanding water and sewer charges within thirty (30) days of the execution of the Financial Agreement;
  - c. The Entity shall submit to the Borough a copy of its formation documents, as approved by the Department of Community Affairs and filed with the Secretary of State;
10. That in any year that the Entity shall fail to make four (4) consecutive tax payments when due and owing in the manner defined in N.J.S.A. 40A:20-12(b)(2)(e), such delinquency shall render the Entity ineligible for any tax credits.
11. The Entity understands and agrees that the revenue projections set forth in the application are estimates and that the actual payments in lieu of taxes to be paid by the Entity to the Borough shall be determined pursuant to the Financial Agreement to be executed between the Entity and the Borough of Keansburg.



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12. To the extent of any inconsistency with any prior Borough ordinance *and /or* Municipal Code provision governing the granting of long-term tax exemptions, including, inter alia, procedures for application, review and approval, required terms of the financial agreement, required conditions and covenants, limits on duration, means of enforcement, and all other matters whatsoever, such prior Borough ordinances *and /or* Municipal Code provisions are hereby waived, but only with respect to this ordinance.

13. The Office of the Borough Clerk of the Borough of Keansburg shall submit a certified copy of the ordinance approving the tax abatement and the proposed Financial Agreement upon the execution of said Agreement, to the Director of the Division of Local Government Services.

**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.

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

**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.

**EFFECTIVE DATE.** This ordinance shall take effect upon final execution of the proposed Financial Agreement and publication in accordance with the laws of the State of New Jersey.

Mr. Cusick asked for a roll call vote to **INTRODUCE** the Ordinance #1624 and set for **PUBLIC HEARING** on October 17, 2018 at 7pm:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza		✓	✓			
Mr. Foley	✓		✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

### **ORDINANCE #1625** Water / Sewer Rates 2018

AN ORDINANCE OF THE BOROUGH OF KEANSBURG AMENDING CHAPTER II, SECTION 30, OF THE REVISED GENERAL ORDINANCES TO ESTABLISH WATER AND SEWER RATES

**WHEREAS**, on December 12, 2008 the Mayor and Council of the Borough of Keansburg (“Borough”) adopted Ordinance No. 1474, amending Chapter II, Section 30 of the Borough’s Revised General Ordinances to establish water and sewer rates for the Keansburg Water and Sewer Department (“KWSD”); and

**WHEREAS**, the Borough has not increased water and sewer rates since 2008; and

**WHEREAS**, the KWSD’s infrastructure is aging and is in need of significant maintenance and capital improvements; and

**WHEREAS**, pursuant to N.J.S.A. 40A:31-10 and N.J.S.A. 40A:26A-10, the Borough may alter rates charged to users of water and sewer supply services, provided that the rates are proper and equitable; and

**WHEREAS**, the Borough has reviewed the KWSD’s financial accounts and has concluded that it is necessary to increase water and sewer rates to adequately finance the needed operation costs and fees, including maintenance and capital improvements, as well as establish a sufficient surplus for reasonably anticipated contingencies, and permitted transfers to the municipal budget; and

**WHEREAS**, the Borough has decided that instead of immediately imposing high rate increases at once, it would be in the best interests of the Borough’s ratepayers to spread these costs by incrementally increasing water and sewer rates by 2% each year, commencing on January 1, 2019; and

**WHEREAS**, the annual 2% rate increase shall apply to each component of the “Usage and Debt Service Rates for Sewer” and to “Usage and Debt Service Rates for Water” but shall not apply to connection fees and miscellaneous charges; and

**WHEREAS**, should after review of the KWSD’s financial status, the Borough Council decide that the annual 2% rate increase is not necessary or is not adequate to cover the sum of operation costs, reasonably anticipated contingencies and permitted transfers to the municipal budget, the Borough Council may modify the annual 2% rate increase, or any component(s) thereof, for a period of one year, by way of Resolution, to accurately reflect the necessary costs and fees; and



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**WHEREAS**, if the Borough Council should modify the annual 2% rate increase by Resolution and no further Resolution or Ordinance is passed extending the rate increase or reduction, the rates shall automatically revert to the anticipated 2% annual rate increase so as to cover the operation costs, reasonably anticipated contingencies and permitted transfers; and

**WHEREAS**, the Borough hereby finds that it is in the best interests of residential and non-residential water and sewer ratepayers for the Borough to establish an appropriate rate structure to allow the KWSD to adequately maintain operations.

**NOW, THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Keansburg in the County of Monmouth and the State of New Jersey, duly assembled in public session, as follows:

1. The Borough amends the Chapter II (Administration), Section 30 (Fee Schedule) of the Revised General Ordinances as follows (additions shall be bold and underlined and ~~deletions shall be struck through~~):

**Fee Schedule as of January 1, 2019.**

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<b><i>Water - Sewer Utility:</i></b>	
<b>Final Reading of Water Meter</b>	\$35.00
<i>Termination or Resumption of Service at Customer's Request:</i>	
During Normal Business Hours of	
9 a.m. to 4 p.m. (Monday - Friday)	\$30.00
After Business Hours	\$45.00
<i>Resumption of Service after Shut-Off for Non-Payment</i>	
During Normal Business Hours of	
9 a.m. to 4 p.m. (Monday - Friday)	\$35.00
After Business Hours	\$40.00
 <b>CONNECTION FEES:</b>	
SANITARY SEWER SYSTEM	\$2,462.00
WATER DISTRIBUTION SYSTEM	\$1,123.00

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**WATER & SEWER CUSTOMER RATES**



## September 19, 2018 MEETING MINUTES

### USAGE AND DEBT SERVICE RATES FOR SEWER (RESIDENTIAL)

Flow Range Gallons/Quarter/Unit	Rate Per 1,000 Gallons	Basic Service Charge/Unit/Quarter	Debt Service/Unit
0 to 15,000	<del>\$0.55</del> <b><u>\$0.56</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>
15,001 to 25,000	<del>\$0.65</del> <b><u>\$0.66</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>
25,001 to 35,000	<del>\$0.75</del> <b><u>\$0.77</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>
35,001 to 45,000	<del>\$0.90</del> <b><u>\$0.92</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>
45,001 to 55,000	<del>\$1.05</del> <b><u>\$1.07</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>
55,001 to 65,000	<del>\$1.20</del> <b><u>\$1.22</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>
65,001 to 75,000	<del>\$1.35</del> <b><u>\$1.38</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>
75,001 to Over	<del>\$1.50</del> <b><u>\$1.53</u></b>	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>

All residential sewerage service customers shall pay a fixed **per Unit** service charge of ~~\$102.00 per Unit~~ in addition to the Usage Rate as indicated in the above schedule.

The volume of sewerage use is assumed to be equal to water meter registration.

**Each component of the "Usage and Debt Service Rates for Sewer" shall automatically increase by 2% every year, commencing January 1, 2019 and shall be rounded to the nearest \$0.01. The rates in the tables listed above demonstrate the January 1, 2019 rates.**

**Should the Borough Council decide to modify the annual 2% rate, it may pass a Resolution to modify the rate(s) or any component(s) thereof for a period of one year.**

**Should no further Resolution or Ordinance be passed extending the rate increase or rate reduction, the rates shall automatically revert to the anticipated 2% annual rate increase so as to cover the operation costs, reasonably anticipated contingencies and permitted transfers.**

### WATER & SEWER CUSTOMER RATES USAGE AND DEBT SERVICE RATES FOR SEWER (Commercial)

Flow Range Gallons/Quarter/Unit	Rate Per 1,000 Gallons	Basic Service Charge/Unit/Quarter	Debt Service/Unit
0 (zero) and Over	One and One Half times the Water Usage Charge	<del>\$102.00</del> <b><u>\$104.04</u></b>	<del>\$57.50</del> <b><u>\$58.65</u></b>

All commercial sewerage service customers shall pay a fixed **per Unit** service charge of ~~\$102.00 per Unit~~ in addition to the Usage Rate as indicated in the above schedule.



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The volume of sewerage use is assumed to be equal to water meter registration.

Each component of the “Usage and Debt Service Rates for Sewer” shall automatically increase by 2% every year, commencing January 1, 2019 and shall be rounded to the nearest \$0.01. The rates in the tables listed above demonstrate the January 1, 2019 rates.

Should the Borough Council decide to modify the annual 2% rate, it may pass a Resolution to modify the rate(s) or any component(s) thereof for a period of one year.

Should no further Resolution or Ordinance be passed extending the rate increase or rate reduction, the rates shall automatically revert to the anticipated 2% annual rate increase so as to cover the operation costs, reasonably anticipated contingencies and permitted transfers.

### USAGE AND DEBT SERVICE RATES FOR WATER (Residential and Commercial)

Flow Range Gallons/Quarter/Unit	New Rate Per 1,000 Gallons	Debt Service/Unit
0 to 15,000	<del>\$2.60</del> <b>\$2.65</b>	<del>\$39.70</del> <b>\$40.49</b>
15,001 to 25,000	<del>\$2.80</del> <b>\$2.86</b>	<del>\$39.70</del> <b>\$40.49</b>
25,001 to 35,000	<del>\$3.00</del> <b>\$3.06</b>	<del>\$39.70</del> <b>\$40.49</b>
35,001 to 45,000	<del>\$3.20</del> <b>\$3.26</b>	<del>\$39.70</del> <b>\$40.49</b>
45,001 to 55,000	<del>\$3.50</del> <b>\$3.57</b>	<del>\$39.70</del> <b>\$40.49</b>
55,001 to 65,000	<del>\$3.70</del> <b>\$3.77</b>	<del>\$39.70</del> <b>\$40.49</b>
65,001 to 75,000	<del>\$3.90</del> <b>\$3.98</b>	<del>\$39.70</del> <b>\$40.49</b>
75,001 to 85,000	<del>\$4.10</del> <b>\$4.18</b>	<del>\$39.70</del> <b>\$40.49</b>
85,001 to 95,000	<del>\$4.40</del> <b>\$4.49</b>	<del>\$39.70</del> <b>\$40.49</b>
95,001 and Over	<del>\$4.60</del> <b>\$4.69</b>	<del>\$39.70</del> <b>\$40.49</b>

Each component of the “Usage and Debt Service Rates for Water” shall automatically increase by 2% every year, commencing January 1, 2019 and shall be rounded to the nearest \$0.01. The rates in the tables listed above demonstrate the January 1, 2019 rates.

Should the Borough Council decide to modify the annual 2% rate, it may pass a Resolution to modify the rate(s) or any component(s) thereof for a period of one year.

Should no further Resolution or Ordinance be passed extending the rate increase or rate reduction, the rates shall automatically revert to the anticipated 2% annual rate increase so as to cover the operation costs, reasonably anticipated contingencies and permitted transfers.

- The Mayor and Borough Clerk are hereby authorized and directed to execute any documents necessary to carry out the purpose of the Ordinance.



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3. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
4. If any portion of this ordinance shall be deemed invalid by any court of competent jurisdiction, the remainder shall survive in full force and effect.
5. This ordinance shall be effective immediately upon adoption and publication in accordance with law.

Mr. Cusick asked for a roll call vote to INTRODUCE the Ordinance #1625 and set for PUBLIC HEARING on October 17, 2018 at 7pm:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			





## September 19, 2018 MEETING MINUTES

**Resolutions:**

**RESOLUTION # 18-135**                      Payment of Bills (08.15.18)

**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	\$2,642,477.26
Dog Trust	7.20
General	306,266.06
Grant	1,597.09
SUI	1,821.31
Trust	37,704.05
Water/Sewer	424,445.32
Water/Sewer Cap	44,100.00
<b>TOTAL:</b>	<b>\$3,458,418.29</b>

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-136**                      2018 Halloween Curfew

**Whereas,** Halloween will celebrated on Wednesday, October 31, 2018; 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> 2018; 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 Monday, October 30<sup>th</sup> and Tuesday, October 31<sup>st</sup>, 2018 and,

**BE IT FURTHER RESOLVED** that Trick or Treating is allowed only between the hours of 12 pm (noon) through 7pm on Wednesday, 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
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-137**      Shared Services Agreement – Monmouth County 2018-2023  
 Authorizing the Execution of a  
 Municipal Assistance / Shared Services Agreement  
 with the County of Monmouth  
 For the Period of October 1, 2018 to September 30, 2028 (10 Years)

Catch basin cleaning	Culvert repairs	Diesel inspections	Equipment use (with Equipment Operator)	Guiderail installation
Mowing	Plowing	Salting and Sanding	Street sign installation	Street sweeping
Towing	Traffic signal installation	Vehicle painting	Vehicle repairs	Vehicle washing

**WHEREAS**, the New Jersey Uniform Shared Services and Consolidation Act (C.40A:65-1, et seq.) authorizes local units such as this Municipality to enter into shared service agreements with other local units; and

**WHEREAS**, the County of Monmouth, a local unit, has offered to provide municipal assistance / shared services to this Municipality; and

**WHEREAS**, it is in the best interest of this Municipality to into enter the proposed Municipal Assistance / Shared Services Agreement with the County of Monmouth.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Keansburg that the Mayor and Municipal Clerk be and they are hereby authorized to execute the attached Municipal Assistance / Shared Services Agreement with the County of Monmouth.

**BE IT FURTHER RESOLVED** that the Municipal Clerk forward a certified copy of this resolution, along with the executed Municipal Assistance / Shared Services Agreement to the Clerk of the Board of Chosen Freeholders, County of Monmouth, Hall of Records, 1 E. Main Street, Freehold, New Jersey 07728.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-138**                      Resale Commodities Agreement – Monmouth County 2018-2028  
**Authorizing the Execution of a  
 Commodity Resale Agreement  
 with the County of Monmouth  
 For the Period of October 1, 2018 to September 30, 2023**

<i>Gasoline</i>	<i>Diesel fuel</i>	<i>Snow removal chemicals</i>
<i>Public works materials and supplies including road and roadway construction materials</i>	<i>Such other materials as may be approved by the Director of the Division of Local Government Services</i>	

**WHEREAS**, N.J.A.C. 5:34-7.15 authorizes local contracting units to enter into Commodity Resale Agreements for the purchase of certain commodities from other contracting units; and

**WHEREAS**, the County of Monmouth has authorized the creation of the Monmouth County Commodity Resale System; and

**WHEREAS**, it would be in the best interest of this Municipality to become a member of the Monmouth County Commodity Resale System.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Keansburg that the Mayor and Municipal Clerk be and they are hereby authorized to execute the attached Commodity Resale Agreement with the County of Monmouth.

**BE IT FURTHER RESOLVED** that the Municipal Clerk forward a certified copy of this resolution, along with the executed Commodity Resale Agreement to the Clerk of the Board of Chosen Freeholders, County of Monmouth, Hall of Records, 1 E. Main Street, Freehold, New Jersey 07728.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-139**                      Notice to Bidders – Twilight Roadway Improvements

**WHEREAS**, The Mayor and Council of the Borough of Keansburg has determined that it is in the best interest of the Borough of Keansburg to solicit bids for the **Twilight Avenue Roadway Improvements**; and

**NOW THEREFORE BE IT RESOLVED**, by the Council of the Borough of Keansburg, County of Monmouth, New Jersey, that the Borough, its agents, officials, and professionals are hereby authorized to advertise and accept bids for the above listed Improvements Project and Equipment.

**BE IT FURTHER RESOLVED**, that all Borough officials, including, but not limited to the Mayor, the Borough Manager, and Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-140**                      Notice to Bidders – Twilight Ave / Beaconlight Drainage Improvements

**WHEREAS**, The Mayor and Council of the Borough of Keansburg has determined that it is in the best interest of the Borough of Keansburg to solicit bids for the **Twilight Avenue and Beaconlight Ave Drainage Improvements**; and

**NOW THEREFORE BE IT RESOLVED**, by the Council of the Borough of Keansburg, County of Monmouth, New Jersey, that the Borough, its agents, officials, and professionals are hereby authorized to advertise and accept bids for the above listed Improvements Project and Equipment.

**BE IT FURTHER RESOLVED**, that all Borough officials, including, but not limited to the Mayor, the Borough Manager, and Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-141**                      Notice to Bidders – Twilight Ave Phase II Roadway Improvements

**WHEREAS**, The Mayor and Council of the Borough of Keansburg has determined that it is in the best interest of the Borough of Keansburg to solicit bids for the **Twilight Avenue Phase II Roadway Improvements**; and

**NOW THEREFORE BE IT RESOLVED**, by the Council of the Borough of Keansburg, County of Monmouth, New Jersey, that the Borough, its agents, officials, and professionals are hereby authorized to advertise and accept bids for the above listed Improvements Project and Equipment.

**BE IT FURTHER RESOLVED**, that all Borough officials, including, but not limited to the Mayor, the Borough Manager, and Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-142**                      Notice to Bidders – Water Plant Clarifier Tank Covers

**WHEREAS**, The Mayor and Council of the Borough of Keansburg has determined that it is in the best interest of the Borough of Keansburg to solicit bids for the **Water Treatment Plant Clarifier Tank Covers**; and

**NOW THEREFORE BE IT RESOLVED**, by the Council of the Borough of Keansburg, County of Monmouth, New Jersey, that the Borough, its agents, officials, and professionals are hereby authorized to advertise and accept bids for the above listed Improvements Project and Equipment.

**BE IT FURTHER RESOLVED**, that all Borough officials, including, but not limited to the Mayor, the Borough Manager, and Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			





## September 19, 2018 MEETING MINUTES

**RESOLUTION # 18-143** Professional Services Agreement (Solid Waste and Recyclables)

**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

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

**Collection and Disposal of Municipal Waste and Recyclables**

**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 with T and M Associates  
**in the proposal amount of \$2,000.00**

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*

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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.



## September 19, 2018 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			

**RESOLUTION # 18-144**                      Professional Services Agreement (Tidelands and ROSI Project)

**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

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals  
**Tidelands and ROSI Project**

**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 with T and M Associates in the proposal amount of \$25,000.00
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



## September 19, 2018 MEETING MINUTES

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
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			

**RESOLUTION # 18-145**                      Non Fair and Open – Water/Sewer Grinder

### RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR A TASKMASTER GRINDER FOR THE SEWER PUMP STATION

**WHEREAS**, the BOROUGH OF KEANSBURG has a need to acquire a Taskmaster Grinder for the Sewer Pump Station as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

**WHEREAS**, the Mayor through the CFO has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

**WHEREAS**, the anticipated term of this contract is 1 year.

**WHEREAS**, Franklin Miller has submitted a proposal indicating they will provide the TaskMaster Grinder for \$19,852.00; and

**WHEREAS**, Franklin Miller has completed and submitted a Business Entity Disclosure Certification which certifies that Franklin Miller has not made any reportable contributions to a political or candidate committee in the Borough of Keansburg in the previous one year, and that the contract will prohibit Franklin Miller from making any reportable contributions through the term of the contract, and

**WHEREAS**, the CFO has certified the availability of funds and



## September 19, 2018 MEETING MINUTES

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Keansburg authorizes the CFO to enter into a contract with Franklin Miller as described herein; and,

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			

**RESOLUTION # 18-146**                      Firework Permit 2018 – Keansburg Day – October 2018

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the application for fireworks display as submitted by the Borough of Keansburg. for Keansburg Day Celebration to be held on:

**October 6, 2018**

**BE IT FURTHER RESOLVED** that the Bureau of Fire Safety has reported that the application has been properly completed and submitted to the Borough of Keansburg Fire Official; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Bureau of Fire Safety.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			



## September 19, 2018 MEETING MINUTES

### Communications:

- **Keansburg Fire Department**  
New Members

*Bryan Fentiman*

*Keansburg EMS*

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

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff		✓	✓			

### Department Reports:

*Steve Ussmann*

*Revenues reported. 4<sup>th</sup> Quarter bills to be mailed on September 28<sup>th</sup>.*

*Inspection and maintenance of all fire hydrants ongoing.*

*Preliminary test results on new well look very favorable.*

*James Falco*

*Recycling problems due to residents using plastic bags for items.*

*Robert Yuro*

*Reported on close-out of DOT projects. New projects on Twilight, and Beaconlight will be going out to bid.*

*Cliff Moore*

*Announced a Ribbon Cutting Ceremony for three new businesses. Amazing Chicken, Health Food Store and Bayshore Barks.*

*Some discussion on sale of Wagon Wheel property*

*Councilman Cocuzza*

*Beach Clean-up on October 20<sup>th</sup> with Clean Ocean Action*



## September 19, 2018 MEETING MINUTES

*Mayor Hoff*

*Announced that Saturday, October 6<sup>th</sup> is Keansburg Day to be held at Baywalk East and October 20<sup>th</sup> will be TruckTober at Bolger School, Lorraine Place.*

*Mr. Cusick*

*Reported that the Bond Anticipation Note dated June 20, 2018 was awarded to Cede & Co. at an interest rate of 2.75%.*

**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
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			

Jeff Golub  
20 Laurel Avenue

Laurel Avenue Bridge is in Keansburg and the schedule for the reconstruction needs to be known.

There was a general discussion on the proposed bridge reconstruction. Our Attorney has been notified of problems with necessary easements and our Public Works Superintendent knows of some open issues with utilities.

Jean Lisak  
360 Main Street

Spoke of poor crossing conditions at the trail on Main Street.

Council will recommend a heightened Police presence.



## September 19, 2018 MEETING MINUTES

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

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza		✓	✓			
Mr. Foley			✓			
Mr. Hoff			✓			

### Adjournment

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

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			



## September 19, 2018 MEETING MINUTES



**1917 - 2017**

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 19, 2018**

***Attest:***

---

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