



October 17, 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

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

RETIREMENT:

Edward Donlon

31 Years

Mayor Hoff and the Borough Council presented a Proclamation to Edward Donlon on the occasion of his Retirement from the Keansburg Borough Public Works Department after 31 years of employment.

OATH OF OFFICE:

Keansburg Police Department

Joseph Breheny

Christopher Figaro

Patrolmen

Police Chief James Pigott presented the new Police Officers to Mayor and Council, as well as thanking them for the new additions to the Police Department.

Councilwoman Ferraro administered the Oath of Office to Officer Joseph Breheny

Mayor Hoff administered the Oath of Office to Officer Christopher Figaro

Meeting Minutes:

Meeting Minutes September 19, 2018

Mr. Cusick asked for a roll call vote to accept the minutes and to place same on file:



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Roll Call

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

Ordinances:

Second 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,



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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.
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



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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.

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 OPEN the meeting to the public:

Roll Call

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



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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	✓		✓			

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1624:

Roll Call

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

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



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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

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:

Fee Schedule as of January 1, 2019.

Water - Sewer Utility:



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Final Reading of Water Meter	\$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
 CONNECTION FEES:	
SANITARY SEWER SYSTEM	\$2,462.00
WATER DISTRIBUTION SYSTEM	\$1,123.00

WATER & SEWER CUSTOMER RATES
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	\$0.56	\$104.04	\$58.65
15,001 to 25,000	\$0.66	\$104.04	\$58.65
25,001 to 35,000	\$0.77	\$104.04	\$58.65
35,001 to 45,000	\$0.92	\$104.04	\$58.65
45,001 to 55,000	\$1.07	\$104.04	\$58.65
55,001 to 65,000	\$1.22	\$104.04	\$58.65
65,001 to 75,000	\$1.38	\$104.04	\$58.65
75,001 to Over	\$1.53	\$104.04	\$58.65

All residential sewerage service customers shall pay a **per Unit** service charge 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.



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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	\$104.04	\$58.65

All commercial sewerage service customers shall pay a per Unit service charge 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.

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



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Flow Range Gallons/Quarter/Unit	New Rate Per 1,000 Gallons	Debt Service/Unit
0 to 15,000	\$2.65	\$40.49
15,001 to 25,000	\$2.86	\$40.49
25,001 to 35,000	\$3.06	\$40.49
35,001 to 45,000	\$3.26	\$40.49
45,001 to 55,000	\$3.57	\$40.49
55,001 to 65,000	\$3.77	\$40.49
65,001 to 75,000	\$3.98	\$40.49
75,001 to 85,000	\$4.18	\$40.49
85,001 to 95,000	\$4.49	\$40.49
95,001 and Over	\$4.69	\$40.49

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.

2. The Mayor and Borough Clerk are hereby authorized and directed to execute any documents necessary to carry out the purpose of the Ordinance.
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 OPEN the meeting to the public:

Roll Call

Moved	Seconded	Ayes	Nays	Absent	Abstain
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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	✓		✓			

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1624:

Roll Call

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

First Reading:

ORDINANCE #1626 Prohibiting Certain Vehicle Parking

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXII (DEVELOPMENT REGULATIONS) SECTION 7.18 (GENERAL ZONING PROVISIONS; STORAGE of BOATS and RECREATIONAL VEHICLES), OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:



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BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Section 7.18 (General Zoning Provisions; Storage of Boats and Recreational Vehicles)) of Chapter XXII (Development Regulations)) of the Revised General Ordinances be amended and supplemented as follows:

SHALL READ:

Section 22-7.18 Storage of Boats and Recreational Vehicles.

The outdoor storage of an unoccupied recreational vehicle, motor home, travel trailer, camper or small boat shall be permitted on single family properties provided that:

- a. Travel trailer, camper or small boat shall not exceed twenty-eight (28') feet in length and eight (8') feet in width.
- b. Only one such travel trailer or camper, and one small boat shall be permitted to be stored outdoors at any single residence.
- c. Any such vehicles stored in accordance with this section shall not be occupied and shall not be provided with utility connections.
- d. Permanent or temporary overnight occupancy or use of a trailer, travel-trailer, motor home, boat or recreational vehicle is not permitted in any zone.

The following are prohibited from parking on any roadway or any parking lot or property owned by the Municipality:

- a. Trailers
- b. Travel Trailers
- c. Campers
- d. Boats
- e. Recreational Vehicles
- f. Vehicles in excess of eight (8') feet in width

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 **INTRODUCE** the Ordinance #1626 and set for **PUBLIC HEARING** on November 7, 2018 at 7pm:

Roll Call

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

Resolutions:

RESOLUTION # 18-147 Payment of Bills (10.17.18)

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	\$1,934,414.74
Dog Trust	317.40
General	63,421.07



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Trust	25,200.01
Water/Sewer	176,193.83
Water/Sewer Cap	147,980.00
TOTAL:	\$2,347,527.05

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 # 18-148 Appointment of Police Officers

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

Christopher Figaro
Joseph Breheny
effective October 15, 2018; and

Megan Enright
Athena Neckles
effective January 7, 2019

As Police Officers; and,

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

Mr. Cusick asked for a roll call vote:

Roll Call



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

RESOLUTION # 18-149 Authorize Execution of Humane Society Agreement 2019

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 CY2019 for the stated amount of \$36,671.20.

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 # 18-150 2019 Raffle License (NPC)

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

RAFFLE
Lic #RA 19-1

New Point Comfort Firehouse
192 Carr Avenue
Keansburg, NJ 07734

OFF Premise Merchandise Raffle

January 1, 2019

4 pm

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



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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 # 18-151 2018 Raffle License (American Legion)

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

**RAFFLE
Lic #RA 18-022**

**American Legion
Carr Avenue
Keansburg, NJ 07734**

ON Premise Merchandise Raffle

November 3, 2018

7 to 11 pm

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

RESOLUTION # 18-152 Appointment of Professionals – Non Fair and Open – Legal Tax Counsel



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WHEREAS, the Borough of Keansburg has a need to acquire immediate professional legal services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 and,

WHEREAS, the purchasing agent 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, for a term of October 15, 2018 to June 31, 2019, and;

WHEREAS, Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill, Northfield, New Jersey has submitted a proposal indicating they will provide the services of In Rem Tax Foreclosure, and;

WHEREAS, Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill. has completed and submitted a Business Entity Disclosure Certification which certifies that Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill 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 the Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill from making any reportable contributions through the term of the contract, and

NOW THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Keansburg authorizes the finance department to enter into a contract with Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill, Northfield, New Jersey as described herein; 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

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 # 18-153

2018 Bingo License (Keansburg Fire Company No. 1)

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

BINGO



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Lic #RA 18-23

**Keansburg Fire Company No. 1
13 Manning Place
Keansburg, NJ 07734**

December 1, 2018

7 pm – 10 pm

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

Communications:

Upcoming Borough Council Meeting Dates: November 7th
December 12th
January 9th
January 30th

REDEVELOPMENT AGENCY:

Presentation :

Art Grobstin 21 Main Street

At this time a presentation was made by Art Grobstin, 21 Main Street, to the Borough Council under its capacity as the Borough Redevelopment Agency. The existing building was a former five family residence. Mr. Grobstin plans to renovate the structure as a three residential and one commercial use on the ground floor. The applicant/ owner, Mr. Grobstin, plans on renovating the



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ground level floor to a bakery/coffee café. There is parking behind the building and on the side street as well as Main Street.

RESOLUTION # 18-154

REDEVELOPMENT AGENCY

Recommendation to Planning Board – 21 Main Street

Be It Resolved by the Borough Council acting as the Redevelopment Agency endorses the application of Art Grobstein for 21 Main Street to the Keansburg Planning Board of Adjustment; and,

Be It Further Resolved that the Agency expresses no conditions on the application; and,

Be It Further Resolved that a copy of this resolution be forwarded to the Keansburg Planning Board of Adjustment.

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			✓			

Former Wells Fargo Bank 242 Main Street

Joseph Paparo made a presentation in regard to renovations at 242 Main Street (the former Wells Fargo Bank). Mr. Paparo is the contract purchaser and plans to accommodate a Doller General franchise at the site. The building is 8,250 square feet. Michael Dipple from LZ Land Design, Englewood, NJ is the Project Engineer. There was a general discussion on parking and entrance/exits. The entrance/exit on Main Street will be eliminated. Where possible the applicant will try to plant trees / grass on the site. Councilman Tonne and Councilwoman Ferraro both reside and own homes within 200’ of the site. As such, neither participated in this discussion.

RESOLUTION # 18-155

REDEVELOPMENT AGENCY

Recommendation to Planning Board – 242 Main Street

Be It Resolved by the Borough Council acting as the Redevelopment Agency endorses the application of 22 Land Design for 242 Main Street to the Keansburg Planning Board of Adjustment; and,



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Be It Further Resolved that the Agency expresses no conditions on the application; and,

Be It Further Resolved that a copy of this resolution be forwarded to the Keansburg Planning Board of Adjustment.

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 # 18-156 Authorize Easement Block 70 Lot 1 (Laurel and Creek)

Whereas, the Borough of Keansburg is a municipality organized and existing under the Laws of the State of New Jersey; and,

Whereas, the Borough is authorized and empowered to execute and deliver a Deed of Easement and Right of Way for property in its possession and ownership; and,

Whereas, a parcel located at Creek Road near the Intersection of Laurel Avenue, in the Borough of Keansburg, County of Monmouth and State of New Jersey, also known as and referenced as Parcels E2A, TE2B, Block 70 Lot 1 on the Tax Map of the Borough of Keansburg

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that the Mayor and the Municipal Clerk are hereby authorized to execute all necessary documents in accordance with the Contract entered into on the 25th day of May, 2018

Mr. Cusick asked for a roll call vote:

Roll Call

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



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

Discussion:

Department Reports:

Steve Ussmann

Reported on Department Revenues. Stated there were water main repairs at 1 Maple Ave and 422 Main Street.

Reported that the Winter contract was in effect with NJ American Water

James Falco

(Current matters will be reported via the Borough Engineer)

Chief James Pigott

Thanked Mayor and Council for the new additions to the ranks of the Police Department

Stated that the Department has begun to move into new facility on Friday

The sale of surplus equipment is underway and going well

Reported that the Football game went well and that there was good cooperation between the Police Departments of Keyport and Keansburg

Reported that a Robbery suspect was apprehended after incident at the Belvedere Hotel

Robert Yuro

Stated the Twilight Avenue Project is out to bid

Reported that a NJDOT Application has been filed for Highland Blvd. Phase II

Mayor Hoff

Announced the High School would be having their first Friday Night Lights football games



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Stated that the October 6th game went well. Thanks to all who participated

Announced the Holiday Tree Lighting will take place on November 28th

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	✓		✓			

Eileen Enright
24 Lawrence Ave

Spoke of the demolition of 25 Lawrence Avenue and that the flooding issue seems to be resolved on Shore Blvd and Lawrence Ave. She as well as the area residents are very grateful.

Mrs. Imtiaz Khan
216 Seeley Ave

Spoke about a parking issue with home across the street at 217 Seeley Ave. She stated the difficulty she was having leaving her driveway.

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			✓			



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Executive Session:

Mr. Cusick asked for a roll call vote to CONVENE an EXECUTIVE SESSION:

Roll Call

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

EXECUTION SESSION CONVENED

Mr. Cusick asked for a roll call vote to RETURN from EXECUTIVE SESSION:

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 ADJOURN the meeting:

Roll Call

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



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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
October 17, 2018

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg