



## December 11, 2019 MEETING MINUTES

Ms. O’Brien 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.**

Ms. O’Brien asked all to rise and recite:

**Salute to the Flag**

Ms. O’Brien took:

**Roll Call**

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

**Meeting Minutes:**

Meeting Minutes November 13, 2019

Ms. O’Brien 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>Ms. Ferraro</b>			√			
<b>Mr. Tonne</b>			√			
<b>Mr. Hoff</b>		√	√			
<b>Mr. Foley</b>	√		√			
<b>Mr. Cocuzza</b>			√			

**Ordinances:**

**First Reading:**

Ordinance #1649 – Land Sale – 37 Bayview Avenue

ORDINANCE AUTHORIZING THE SALE OF PROPERTY IN THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A 40A:12-13 ET SEQ.

**WHEREAS**, the Municipal Council of the Borough of Keansburg has determined that the following property as delineated on the Tax Map of the Borough of Keansburg, County of Monmouth, State of New Jersey, is not needed for public use; and



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**WHEREAS**, a sale of the subject properties will return said properties to the tax rolls of the Borough of Keansburg and create revenue for the Borough; and

**WHEREAS**, the Keansburg Borough Council has determined that it is in the best interest of the Borough to offer the property for sale pursuant to N.J.S.A. 40A:12-13 et seq.; and

**WHEREAS**, the subject properties are without capital improvements thereon and is less than the minimum size required for development in the zoning districts of the Borough; and

**WHEREAS**, N.J.S.A. 40A:12-13 (b) (5) authorizes the Borough to sell municipally owned real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all contiguous property owners and that the sale shall be for not more than the fair market value of the property.

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

1. The property previously known as 37 Bayview Avenue in the Borough of Keansburg, County of Monmouth, State of New Jersey, shall be offered for sale at a private sale to the highest bidder of the contiguous property owners pursuant to N.J.S.A. 40A:12-13 (b) (5).
2. The property has been subdivided by subdivision prepared by T & M Engineering and is now Block 18m Lots 30 and 30A.
3. The minimum price for each lot shall be listed as \$7500.00.
4. That notice of the Borough's intention to sell property and the minimum bid price therefore shall be sent by certified mail return receipt requested, to all property owners listed on the municipal tax records who own property contiguous to said properties.
5. That said notice and a certified copy of this ordinance shall be posted on the bulletin board or other conspicuous place in the Municipal Building and shall be advertised in a newspaper circulating in the municipality within five (5) days following enactment of this ordinance.
6. That and offer(s) for the property may be thereafter be made to the Municipal clerk's office for a period of twenty (20) days following the above advertisement, for not less than the minimum bid price provided herein.
7. That, if sold, the property shall be awarded to the highest bidder in excess of the minimum bid price.
8. That along with its bid, each bidder shall provide a certified or bank check in the amount of ten (10%) of the bid price to the Municipal Clerk, which shall be returned if the bidder is unsuccessful or the property is not sold.
9. That the Borough Council may reconsider its decision to sell the subject property within thirty (30) days after the enactment of this Ordinance and either offer the property for sale at a public sale pursuant to N.J.S.A. 40A 12-13 (a) or reject all bids and retain the property for Borough use.
10. That the Borough Clerk shall notify all bidders by certified mail, return receipt requested, of the Borough's determination.
11. That if awarded full payment for the property shall be made by certified or bank check within ninety (90) days after the award of the bid.



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12. That, if the property is sold, the Borough shall file with the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs, sworn affidavits verifying the publication of advertisements as required by N.J.S.A. 40A:12-13(b).
13. The Borough of Keansburg makes no representations with regard to the property or title. The sale is made "as is."
  - (i) Both lots conveyed subject to existing encumbrances, liens, zoning regulations, easements, other restrictions, wetlands regulations, and such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting said property.
  - (ii) No representations are made herein, express or implied that any property referenced herein is buildable or useful for any purpose whatsoever. The purchaser accepts the premises "as is" and acknowledges that said purchaser has examined the property, or otherwise waived the right to examine said property prior to submitting the stated bid to the Borough.
14. The conveyance of the property shall be done subject to all applicable Borough ordinances as well as County and State laws, rules and regulations.
15. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.
16. This Ordinance shall take effect upon final passage and publication in accordance with law.

**Block 18, lot 30**  
**Block 18, Lot 30A**

Ms. O'Brien asked for a roll call vote to INTRODUCE the Ordinance #1649 and set for PUBLIC HEARING on January 29, 2019 at 7pm:

**Roll Call**

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



## December 11, 2019 MEETING MINUTES

**Resolutions:**

**RESOLUTION # 19-142                      Payment of Bills (12.11.19)**

**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.

Ms. O'Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-143                      Cancellation of Outstanding Checks**

WHEREAS, there are various outstanding checks that were issued, charged to appropriate accounts, and have been outstanding for more than one year, and

WHEREAS, The Chief Finance Officer is recommending that these outstanding checks be cancelled.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Council of the Borough of Keansburg, County of Monmouth, that the Chief Finance Officer is authorized to cancel the following list of old outstanding checks:



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ACCOUNT	CHECK #	AMOUNT
<b>Current Fund Clearing</b>	Various	\$238,412.95
	36764	17.50
	36895	.40
	37536	505.00
	38647	453.30
	38733	305.83
	39561	54.00
	39849	220.88
	40054	303.18
	40452	45.00
	40758	350.00
	41148	19.85
	41454	6.91
	41400	230.00
	Wire	4,726.15
	<b>Totals</b>	<b>\$245,650.95</b>

Ms. O'Brien asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
<b>Ms. Ferraro</b>			√			
<b>Mr. Tonne</b>			√			
<b>Mr. Hoff</b>	√		√			
<b>Mr. Foley</b>		√	√			
<b>Mr. Cocuzza</b>			√			



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### RESOLUTION # 19-144

### 2019 Window Contracts (No.2)

### RESOLUTION AUTHORIZING A "WINDOW" CONTRACTS 2019

Pursuant to N.J.S.A. 19:44A-20.4 et seq. (New Jersey local Unit Pay-To-Play laws), the Borough must award by resolution all goods and services contracts with a dollar amount between \$17,500 and \$39,999. These contracts are not bid, but vendors are still responsible to provide political contribution and company disclosure information in order to do business with the Borough.

WHEREAS, pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq., when the cost of goods and/or services that fall between \$17,500 and the bid threshold of \$40,000 in the aggregate, an approval by resolution must be in place; and

WHEREAS, the Borough of Keansburg retained the services of

- Avista Technologies
- Coast Janitorial
- Mazza Recycling Services
- Municipal Maintenance Co.
- Naylor's Auto Parts, Inc

WHEREAS, a request for quotes for the required work to be performed was requested from several contractors; and,

WHEREAS, the above mentioned vendors completed and submitted a Business Entity Disclosure Certification which certifies the business entity has not made any reportable contributions to a political or candidate committee in the Borough Keansburg in the previous one year, and that the contract will prohibit the above said vendors from making any reportable contributions through the term of the contract.

NOW THEREFORE, BE IT RESOLVED that the Council of the Borough of Keansburg authorized the Purchasing Agent on behalf of the Borough to issue and execute a Purchase Order for the foregoing to the above vendors with funds certified available by the Chief financial Officer; and

BE IT FURTHER RESOLVED that the CFO has been authorized to arrange to pay for the foregoing in accordance with the terms of the purchase order

#### PAY TO PLAY VENDOR VALUE DETERMINATION

The anticipated value of the contract with:

- Avista Technologies
- Coast Janitorial
- Mazza Recycling Services
- Municipal Maintenance Co.
- Naylor's Auto Parts, Inc

for goods/services is expected or has exceeded \$17,500 during the life of the contract but expected to be less than the Local Public Bidding Threshold of \$40,000.



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Ms. O’Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-145                      Appointment of Public Agency Compliance Officer 2020**

**APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER 2020**

**WHEREAS**, in accordance with N.J.A.C. 17:27-3.5 a Public Agency must annually designate an officer to serve as its Public Agency Compliance Officer; and

**WHEREAS**, the Public Agency Compliance Officer is responsible for assuring that no public contract may be awarded nor any monies paid until the contractor has agreed to contract performance which complies with the approved Affirmative Action Plan; and

**WHEREAS**, it is deemed necessary that the Public Agency (the Borough of Keansburg) shall designate an officer or employee to serve as Public Agency Compliance Officer (P.A.C.O.), whose name title, business address, telephone number and fax number shall be forwarded to the State Affirmative Action Office by January 10, of every year; and

**WHEREAS**, the P.A.C.O. if the liaison official for matters concerning P.L. 1975, c. 127 (N.J.A.C. 17:27) and should have the authority to make the appropriate correction(s) to the Borough of Keansburg's contracting procedures if required; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Keansburg hereby appoint Thomas P. Cusick, RMC, as Public Agency Compliance Officer in the Borough of Keansburg for the year 2020 and that the Clerk is hereby directed to file a copy of this resolution with the Department of the Treasury, Affirmative Action Office, CN-206, Trenton, New Jersey 08625-0206



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Ms. O’Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-146 to 148 2020 Amusement Games License (RRB)**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2019 Amusement Game License be granted to:

**RRB Inc**

Name	Resolution #	Amusement Game License #
Bev & Wally’s	#19-146	MG20-001
The Game Room	#19-147	MG20-002
Shoot the Star	#19-148	MG20-003

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.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

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





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**RESOLUTION # 19-149                      Authorize Settlement: Workmen’s Compensation Medical Services Provided**

**Whereas**, the Borough of Keansburg and various Medical Services Providers for Marylou Razzano have reached an agreement to settle litigation between the parties.

**Now Therefore Be it Resolved** that the Borough Council authorizes the Borough Manager and the Municipal Clerk to execute the attached Settlement Agreement

Ms. O’Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-150                      CY2019 Budget Transfer**

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

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

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Keansburg (not less than two thirds of the governing body affirmatively concurring) that transfers between CY 2019 budget appropriations be made as follows:

**Current Fund**

<u>a/c#</u>	<u>From Name</u>	<u>Amount</u>	<u>to a/c#</u>	<u>Name</u>	<u>Amount</u>
9-01-23-220-200	Group Insurance	5,000	9-01-20-165-200	Engineer-OE	5,000.
<b><u>Water/Sewer Utility</u></b>					
9-05-55-501-200	Water/Sewer-OE	15,000	9-05-55-501-100	Water/Sewer-S&W	15,000
Grand Totals-All Funds		20,000			20,000



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Ms. O'Brien asked for a roll call vote:

### Roll Call

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

### RESOLUTION # 19-151

### Authorize Cancellation of Taxes and 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 amounts be canceled due to demolition of improvements on the property:

Block	Lot	AMOUNT
11	6	\$ 721.53
14	7	5,419.87
17	25	1,148.11
18	19	926.41
19	4	3,333.48
19	31	2,240.20
38	5	2,042.85
51	2	673.05
58	17.01	1,194.30
70	4.03	903.66
73	10.01	2,510.01
79	48	564.18
123	3	2,545.64



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123	28.01	7,530.02
126	14	519.96
127	14	1,619.36

BE IT FURTHER RESOLVED that the following credit(s) be canceled at the request of the Tax Collector:

Block	Lot	AMOUNT
67	49	.01

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-152 Appointment of Special Officer – Class II**

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

**Liam Gallagher**

As Special Police Officers Class II for 2019; and,

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



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Ms. O’Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-153                      CO-OP Purchase – Firetruck (MCIA)**

**AUTHORIZING PURCHASE OF A PUMPER FIRE APPARATUS**

**WHEREAS**, the Borough of Keansburg, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS.** the Borough of Keansburg has the need to purchase a PUMPER FIRE APPARATUS for the Fire Department utilizing the Sourcewell (formerly known as NJPA) Cooperative Purchasing Program, from Fire & Safety Services using co-op # 022818-PMI in the amount of \$612,993.06; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Keansburg authorizes the purchase of a Pumper Fire Apparatus for the Fire Department, from Fire & Safety Services, using contract# 022818-PMI 200 Ryan St. South Plainfield, NJ 07080 in the amount of \$612,993.06.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-154                      CO-OP Purchase – Bucket Truck (MCIA)**



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**WHEREAS**, the Borough of Keansburg, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS.** the Borough of Keansburg has the need to purchase a Ford F350 Super Duty Bucket Truck e for the Public Works Department utilizing the Sourcwell (Formerly NJPA) Cooperative Purchasing Program, from National Auto Fleet Group using co-op # 120716-NAF in the amount of \$76,037.00;

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Keansburg authorizes the purchase of a Ford F350 Super Duty Bucket Truck for the Public Works Department, from National Auto Fleet Group, using contract# 120716-NAF 490 Auto Center Dr. Watsonville, CA 95076 in the amount of \$76,037.00

Ms. O’Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-155                      CO-OP Purchase – Police Car Computers and Equipment (MCIA)**

**AUTHORIZING PURCHASE OF POLICE CAR COMPUTERS AND EQUIPMENT**

**WHEREAS**, the Borough of Keansburg, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS.** the Borough of Keansburg has the need to purchase Portable Computers, Hardware Equipment and Printers for the Police Department utilizing the New Jersey State Contract #77560 with SHI International Corp in the amount of:



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<u>Quotation Number</u>	<u>Product</u>	<u>Amount</u>
16835792	Panasonic Toughbook Tablets, Hardward and Equipment	\$63,325.00
16938798	Label Printers	\$6,352.00
<b>TOTAL PURCHASE</b>		<b>\$69,677.00</b>

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Keansburg authorizes the purchase of Portable Computers, Hardware Equipment and Printers for the Police Department utilizing the New Jersey State Contract #77560 with SHI International Corp., using New Jersey State Contract #77560 in the amount of \$69,677.00

Ms. O'Brien asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 19-156                      Support Monmouth County Raritan/Sandy Hook Coastal Resilience Study**

### RESOLUTION SUPPORTING THE MONMOUTH COUNTY RARITAN/SANDY HOOK BAY COASTAL RESILIENCE PLANNING STUDY

**WHEREAS**, the County of Monmouth, Naval Weapons Station Earle, and the communities within the Military Influence Area worked together to prepare a Joint Land Use Study that was completed in December 2017; and

**WHEREAS**, this Joint Land Use Study was the first of its kind nationally to include coastal resilience as a major component; and

**WHEREAS**, the study resulted in 9 resilience recommendations including 1)Coordinate efforts for naturalized beach erosion/shoreline protection projects protecting both Navy and community waterfronts, 2) Develop a Marsh & Dune Restoration Plan, in coordination with partners to determine



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public facilities that could be suitable locations; and 3) Investigate potential joint stormwater management improvement projects; and

**WHEREAS**, the County of Monmouth received a grant from the federal Department of Defense, Office of Economic Adjustment to continue their work with NWS Earle and the Bayshore communities to develop a coastal resilience plan; and

**WHEREAS**, the County Division of Planning, as the lead county agency for this study, invited the coastal communities, various county, state and federal agencies, academic institutions and non-governmental organizations to serve on a Technical Advisory Committee to review and select 10-12 potential public sites for resilience projects for which concept plans would be drafted; and

**WHEREAS**, among the 11 sites selected, Keansburg Beach Replenishment (Keansburg) is/are within the Borough of Keansburg; and

**WHEREAS**, the project team met with municipal representatives to review the concept plan and give additional insight and input into the plan development.

**NOW, THEREFORE, BE IT RESOLVED**, that the governing body of the Borough of Keansburg recognizes the need to continue to increase resilience to sea level rise and coastal storms; and

**BE IT FURTHER RESOLVED**, that the governing body supports the concept plans drafted through the Monmouth County Raritan/Sandy Hook Bay Coastal Resilience Planning Study for the site(s) within its municipal boundaries.

TAC Selected Sites:

1. Matawan Creek – Happy Meadows Wetland Restoration (Aberdeen)
2. Whale Creek Restoration & Cliffwood Beach Stabilization (Aberdeen)
3. Flat Creek Restoration (Union Beach)
4. Keansburg Beach Replenishment (Keansburg)
5. Belford Beach Stabilization (Middletown)
6. Compton Creek Wetland Restoration (Middletown)
7. Ware Creek Resiliency Project (Middletown)
8. Leonardo Resiliency Project (Middletown)
9. Henry Hudson Trail Shoreline Protection (Atlantic Highlands)
10. Many Mind Creek Stormwater Improvement and Restoration (Atlantic Highlands)
11. Highlands Flood Mitigation (Highlands)

Ms. O'Brien asked for a roll call vote:



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### Roll Call

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

**RESOLUTION # 19-157                      Authorize Execution Certificate of Completion (Cove on the Bay)**

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the attached Certificate of Completion for property located on Block 15, Lot 1 (250-252 Beachway); and

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are hereby authorized to execute the attached Certificate and any other necessary documents pertaining to this Certificate of Completion.

Ms. O’Brien asked for a roll call vote:

### Roll Call

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





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RESOLUTION # 19-158

Limited Redeveloper Agreement 12.2019

**RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE DESIGNATION OF SACKMAN GROUP, LLC AS REDEVELOPER FOR A PERIOD NOT TO EXCEED SIXTY (60) DAYS FOR THE CERTAIN PARCELS IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 184, LOTS 1, 3 AND 3.01**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough of Keansburg (the "**Borough Council**") is the designated "Redevelopment Entity," as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the redevelopment areas within the Borough of Keansburg (the "**Borough**"); and

**WHEREAS**, the Borough Council directed the Planning Board of the Borough (the "**Planning Board**") to investigate whether that certain area of the Borough, amongst other parcels, commonly known as Block 184, Lots 1, 3 and a portion of 3.01 on the tax maps of the Borough (the "**Study Area**"), constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law; and

**WHEREAS**, based upon the recommendation of the Planning Board, the Borough Council on August 26, 2015 adopted a resolution to designate the Study Area as an "area in need of redevelopment" ("**Redevelopment Area**") in accordance with the Redevelopment Law; and

**WHEREAS**, in accordance with the Redevelopment Law, a redevelopment plan was prepared and entitled 'Beachway Avenue Waterfront Redevelopment Plan' and initially adopted by the Borough Council via Ordinance No. 1403 on February 9, 2006 (the "**Initial Plan**"); and

**WHEREAS**, the Borough Council desired to amend the Initial Plan and engaged T&M Associates to undertake same; and

**WHEREAS**, on February 17, 2016, the Borough Council introduced an ordinance making certain amendments to the Initial Plan; and

**WHEREAS**, on March 1, 2016, in accordance with the Redevelopment Law, the Planning Board of the Borough reviewed those certain amendments to the Initial Plan and recommended the adoption of same; and



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**WHEREAS**, on March 9, 2016, after reviewing the Planning Board’s recommendation, the Borough Council adopted those certain amendments to the Initial Plan by ordinance (the “**Redevelopment Plan**”); and

**WHEREAS**, in furtherance of the Borough’s powers pursuant to the Redevelopment Law, and in further efforts to allow for the redevelopment of the Redevelopment Area, the Borough desires to designate Sackman Group, LLC as redeveloper of the Redevelopment Area (the “**Proposed Redeveloper**,” and together with the Agency, the “**Parties**”) for a period of no longer than sixty (60) days, the instant designation of the Proposed Redeveloper to be void and of no further legal effect following sixty (60) days from the effective date of this Resolution, regardless of any progress made by the Parties towards the negotiation of a comprehensive redevelopment agreement to govern the redevelopment of Redevelopment Area.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The instant designation of the Proposed Redeveloper, with regard of the proposed redevelopment of the Redevelopment Area, will be void and of no further legal effect following sixty (60) days from the effective date of this Resolution, regardless of any progress made by the Parties towards the negotiation of a comprehensive redevelopment agreement to govern the redevelopment of the Redevelopment Area.
3. This Resolution shall take effect immediately.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

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



## December 11, 2019 MEETING MINUTES

### Communications:

**Upcoming Borough Council Meeting Dates:** January 8<sup>th</sup>  
January 29<sup>th</sup>

### Department Reports:

*Steve Ussmann* Reported on Revenues. Stated there had been two water main repairs and a fire hydrant replacement.

*Stated that the Borough was found in compliance in recent D.E.P. Annual Inspection.*

*James Della Pietro* Reported the Borough Leaf and Branch Pick Up was still in progress, with an expected finish by January 2020.

*Robert Yuro* Reported that the Borough had received a Notice of Award and will receive \$200,000 for the Seabreeze Way pipeline replacement.

*The Gas Company has started Waackaack Ave. Gas main installations will be winding down over the next two months. Paving will start in the Spring.*

*Cliff Moore* Reported that the Mexican Bakery is expected to open next week. There was no update on the Mexican Restaurant.

*Pier 260 is expected to open March 1, 2020.*

*Stated that there have been talks with a Developer concerning 4 to 5 properties. At present there are 4 main Developers with interest in various properties.*

*Asked Council for input for a second Mural Project for the Spring.*

*Mayor Cocuzza* Asked about the old Wagon Wheel property.

*Cliff Moore* Not sure of owners intentions at the time. There is the possibility of a sale. Work has been being done on the property.



## December 11, 2019 MEETING MINUTES

*Councilwoman Ferraro*

*Wished all a Merry Christmas and Happy New Year.*

*Councilman Hoff*

*Thanked Public Works, Police Department, Clerk's Office and Staff for work to make the annual Tree Lighting a success.*

*Stated that the Ice Skating Rink was a huge success.*

*Mayor Cocuzza*

*Wished all a Merry Christmas and Happy New Year.*

### Open to the Public:

Ms. O'Brien asked for a roll call vote:

### Roll Call

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

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

Ms. O'Brien asked for a roll call vote:

### Roll Call

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




## December 11, 2019 MEETING MINUTES

**Adjournment**

Ms. O'Brien asked for a roll call vote:

**Roll Call**

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



**Established 1917**

I, Jo-Ann O'Brien, 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 11, 2019**

**Attest:**

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**Jo-Ann O'Brien**  
*Deputy Municipal Clerk*  
*Borough of Keansburg*