



## JUNE 22, 2016 MEETING MINUTES

Mr. Cusick read:

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

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

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

**Meeting Minutes**

Meeting Minutes May 25, 2016

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
<b>Mr. DePompa</b>					✓	
<b>Mr. Cocuzza</b>	✓		✓			
<b>Mr. Boden</b>		✓	✓			
<b>Mr. Foley</b>			✓			
<b>Mr. Hoff</b>					✓	

**Resolutions:**

**RESOLUTION # 16-054**                      Payment of Bills (06.22.16)

**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    \$1,718,158.97



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Capital	13,539.11
Dog Trust	36.00
Grant	99,941.61
Law Trust	448.39
Trust	33,646.96
Water/Sewer	559,168.06
Water/Sewer Capital	1,921.00
<b>Total:</b>	<b>\$2,426,860.10</b>

Mr. Cusick asked for a roll call vote:

### Roll Call

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

- RESOLUTION # 16-055**      Annual Plenary Retail Lic. Renewal 16-17 (American Legion)
- RESOLUTION # 16-056**      Annual Plenary Retail Lic. Renewal 16-17 (Sheehan's)
- RESOLUTION # 16-057**      Annual Plenary Retail Lic. Renewal 16-17 (Keelen's)
- RESOLUTION # 16-058**      Annual Plenary Retail Lic. Renewal 16-17 (Pavilion)
- RESOLUTION # 16-059**      Annual Plenary Retail Lic. Renewal 16-17 (Charlie's Place)
- RESOLUTION # 16-060**      Annual Plenary Retail Lic. Renewal 16-17 (KIB Enterprises)
- RESOLUTION # 16-061**      Annual Plenary Retail Lic. Renewal 16-17 (Ashcreeet) - WITHDRAWN

### Mr. Hoff entered the meeting at this time (7:16pm)

- RESOLUTION # 16-062**      Annual Plenary Retail Lic. Renewal 16-17 (Chaser's)
- RESOLUTION # 16-063**      Annual Plenary Retail Lic. Renewal 16-17 (Chilango's)
- RESOLUTION # 16-064**      Annual Plenary Retail Lic. Renewal 16-17 (Heidelberg)
- RESOLUTION # 16-065**      Annual Plenary Retail Lic. Renewal 16-17 (Applejacks)
- RESOLUTION # 16-066**      Annual Plenary Retail Lic. Renewal 16-17 (Keansburg Discount)



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RESOLUTION # 16-067

Annual Plenary Retail Lic. Renewal 16-17 (Miami Club)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term of July 1, 2016 through June 30, 2017

RESOLUTION #	LICENSE NUMBER	LICENSEE
16-055	1321-31-034-001	American Legion Post 273
16-056	1321-32-020-004	Keelen's Bar Inc.
16-057	1321-32-032-011	Jersey Shore Bar & Grill Inc.
16-058	1321-33-007-009	Charlie's Place I LLC
16-059	1321-33-008-004	K.I.B. Enterprises Inc.
16-060		WITHDRAWN
16-061	1321-33-013-007	Chasers Inc.
16-062	1321-33-014-005	Chilango's La Playa
16-063	1321-33-015-007	Olde Heidelberg Bar & Brill
16-064	1321-33-018-005	Russell J. Lengyel LLC
16-065	1321-33-025-009	Keansburg Liquor Inc.
16-066	1321-33-029-009	Club Miami LLC
16-067	1321-44-004-003	Gokul Enterprises Inc.

**BE IT FURTHER RESOLVED** that the MUNICIPAL CLERK may issue the **2016-2017 LICENSE** contingent on the receipt of the State Tax Clearance and all other fees and documents.

Mr. Cusick asked for a roll call vote for resolutions 16-055 through 16-060 and 16-062 through 067:

### Roll Call

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

RESOLUTION # 16-068

Gratitude Migration 2016

**Whereas**, "Gratitude Migration" will be held on the public beach on Borough-owned property located on Beachway and Main Street (Block 184, Lot 5); and,

**Whereas**, in an effort to accommodate the event the Borough Council desires to waive enforcement of certain local Ordinances; and,



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**Now, Therefore, Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the following at the direction and supervision of the Borough Manager and Chief of Police:

- Municipal Fees shall be paid in accordance with the Agreement executed by the Principals of Gratitude Migration and the Borough Manager.
- Waiving of restrictions imposed under the Borough noise ordinance.
- Allow the sale and consumption of alcoholic beverages at this site in accordance with the regulations promulgated by the Division of Alcoholic Beverages Control.
- Enforcement of any local ordinance as deemed necessary by the Borough Manager and Chief of Police

**Be It Further Resolved** that a certified copy of this Resolution be forwarded to the Office of the Borough Manager and Chief of Police.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 16-069**                      Concert Series 2016

**Whereas**, the Borough of Keansburg will be hosting and sponsoring concerts at the Beachfront (Block 184, Lot 5) during the summer; and,

**Whereas**, in an effort to accommodate the event the Borough Council desires to waive enforcement of local ordinances.

**Now, Therefore, Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the waiving of local ordinance enforcement at the discretion of the Chief of Police; and,

**Be It Further Resolved** that a certified copy of this resolution be forwarded to Police Chief James K. Pigott.



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Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 16-070**                      NON FAIR AND OPEN – Award of Bid – Municipal Clock

### RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR MUNICIPAL CLOCK

**WHEREAS**, the Borough of Keansburg has a need to acquire a MUNICIPAL CLOCK as a non-fair and open contract; and,

**WHEREAS**, the Borough Purchasing Agent has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

**WHEREAS**, The Verdin Company of Cincinnati, OH has submitted a proposal dated June 14, 2016 indicating they will provide the manufacture of a Municipal Clock for the quote price of \$29,980.00; and

**WHEREAS**, The Verdin Company has completed and submitted a Business Entity Disclosure Certification which certifies that The Verdin Company 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 Verdin Company from making any reportable contributions through the term of the contract, and

**WHEREAS**, that the award is subject to Certification of the availability of funds by the Borough Chief Financial Officer.

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Keansburg authorizes the Borough Manager and Municipal Clerk to enter into a contract with <name of business entity> 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; and,



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Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 16-071**                      Emergency Amendment Temporary Budget no. 3

**2016 RESOLUTIONS—  
AUTHORIZING AMENDMENT TO THE CY 2016  
TEMPORARY BUDGET**

**WHEREAS**, The Revised Statutes of New Jersey 40A:4-20 provides for the adoption of emergency temporary appropriations in addition to temporary appropriations necessary for the period between the beginning of the current fiscal year and the date of the adoption of the Local Budget for the Calendar Year 2016.

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Mayor and Council of the Borough of Keansburg, that the following amendments to the temporary appropriations be made in the amounts and for the purposes herein set forth for the period between January 1, 2016 and the adoption of the Local Budget for the Borough of Keansburg, County of Monmouth and State of New Jersey for the Calendar Year 2016:

**Borough of Keansburg  
General Appropriations**

Acc #		General Government	2016	
			Salaries & Wages	Other Expenses
26	310	Building & Grounds		15,000
			<b>Total Appropriations</b>	<b>15,000</b>



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Mr. Cusick asked for a roll call vote:

### Roll Call

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

### RESOLUTION # 16-072

Resolution in Support of the Rehabilitation of Granville Towers (Low & Moderate Income Housing)

WHEREAS, RPM Development, L.L.C. or an affiliate thereof (hereinafter referred to as the “Sponsor”), together with the Housing Authority of the Borough of Keansburg, proposes to undertake the rehabilitation of Granville Towers, a housing project with 80 units of low- and moderate-income housing (hereinafter referred to as the “Project”) pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the “HMFA Requirements”) within the Borough of Keansburg (hereinafter referred to as the “Municipality”) on a site described as Lot 8, Block 156 as shown on the Official Assessment Map of the Borough of Keansburg, Monmouth County and commonly known as 1 Church Street, Keansburg, New Jersey; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the “Agency”); and

WHEREAS, if the Project receives Home Express Financing, the Project will be subject to requirements of the New Jersey Department of Community Affairs (hereinafter referred to as the “Department of Community Affairs”), Neighborhood Preservation Balanced Housing Program in accordance with N.J.S.A. 52:27D-320 and applicable rules promulgated thereunder at N.J.A.C. 5:43-1.1 et seq., and the mortgage and other loan documents executed between the Sponsor and the Commissioner of the Department of Community Affairs; and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Borough of Keansburg hereby determines that there is a need for this housing project in the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Keansburg (the “Council”) that:



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- (1) The Council finds and determines that the Project proposed by the Sponsor meets or will meet an existing housing need;
- (2) The Council finds and determines that the Project proposed by the Sponsor meets or will meet all or part of the municipality's low and moderate income housing obligation;
- (3) The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 16-073** Authorize Execution of Financial Agreement (RPM)

**Now, Therefore, Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Mayor and the Municipal Clerk to execute the Financial Agreement with RPM

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 16-074** Authorize Execution of Redeveloper's Agreement (RPM)

**Now, Therefore, Be It Resolved** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Mayor and the Municipal Clerk to execute the Redeveloper's Agreement with RPM

Mr. Cusick asked for a roll call vote:





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### Roll Call

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

Mayor Hoff presented:

### Police Commendations:




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## RETIREMENT

### Det. Lieutenant Dennis Valle, Sr.

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Mayor Hoff presented:

# Proclamation

**WHEREAS**, the Mayor and Council of the Borough of Keansburg are proud of the dedication and achievements of its employees; and,

**WHEREAS**, Dennis Valle Sr. began his employment with the Borough of Keansburg in 1986 as a Borough Patrolman; and,

**WHEREAS**, through his hard work and tireless service Dennis rose through the ranks to the position of Detective Lieutenant of the Borough of Keansburg; and,

**WHEREAS**, during his tenure Dennis was a well-respected law enforcement officer dedicated to the well-being and safety of our Community, as well as, his fellow Police Officers; and,



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**WHEREAS**, after a distinguished law enforcement career Dennis has retired from his service with the Borough of Keansburg.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby congratulate Dennis on the occasion of his retirement; and

**BE IT FURTHER RESOLVED** that the Borough Council extends the thanks of a grateful Community to Detective Lieutenant Dennis Valle Sr. for his devotion to duty; and

**BE IT FURTHER RESOLVED** that a certified copy of this Proclamation be presented to Detective Lieutenant Dennis Valle Sr. on this 22<sup>nd</sup> day of June, 2016.

### Police Promotion:

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#### Promotion to Police Sergeant

Dennis Valle, Jr.

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### Discussion:

#### Proposed Change of Council Meeting Schedule

There was a brief discussion about changing Borough Council meetings from the fourth Wednesday meeting of the month to the third Wednesday of the month

### Department Reports:

*James Falco*

*Discussed Outfall #11 (adjacent to Pier). Beach crew discovered a soft spot in the sand and possible sinkhole. Floodgate Control was notified. Pipe will be pumped and line televised.*

*Boy Scouts painted sign at Forest Park*

*Beach clean-ups conducted this past Saturday*

*Catch basin maintenance report will be submitted to Borough Manager*

*Councilman Cocuzza*

*Thanked Bill Manoes and Jim Falco with their help at the school garden. Thanks to John Bennett for his donation*



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*towards this effort.*

*Steve Ussmann*

*Reported on revenues collected.*

*Water main break on Church Street*

*Hydrants repaired on Grove Place and Church Street*

*Partial repaving of a portion of Seeley Avenue near Myrtle Avenue*

*Chief Pigott*

*Thanked Council for the promotion of Sergeant Valle*

*Jay Harzold  
T & M Associates*

*Reported that DEP is moving forward on outfall repair.*

*Shore Blvd-water main installation 60% complete, Drainage and paving will follow- on schedule*

*Sidewalks to be completed next week at outfall project on Beachway*

*Raritan Avenue repaving to start week of July 4<sup>th</sup>*

*Tennis Court color coat will be in the week of July 4<sup>th</sup>. Repair should commence after that date pending weather.*

*James Falco*

*Stated that Residents received letters from NJNG about repaving in the Lawrence / Woodland area*

*Ed Striedl*

*Announced that building permits were filed for the RPM Development Group for the Beachway / Raritan site. Largest application in Borough's history.*

*Blue Acres – additional application forwarded to DEP for their consideration*

*Update on Flood prevention program and upcoming meeting at Belford Ferry*

### **Open to the Public:**

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

### **Roll Call**



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

*Cliff Moore  
49 Carr Ave*

*Thanks to all for the smooth opening and assistance. All at the Borough were very helpful.*

*Keansburg Business Alliance to be formed folding into the Keansburg Business Association*

*Announced Ribbon Cutting opening for multiple new business on July 9<sup>th</sup>.*

*Hope Council will be able to participate*

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

**Roll Call**

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

**Executive Session:**

Code Enforcement / Abandoned Properties

Mr. Cusick asked for a roll call vote to enter into Executive Session:

**Roll Call**

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



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Mr. Foley			✓			
Mr. Hoff	✓		✓			

### ***EXECUTIVE SESSION CONVENED***

Mr. Cusick asked for a roll call vote to return from Executive Session:

#### Roll Call

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

*Mr. Bennett discussed that no action will be taken on the renewal of Plenary License Slover Productions. Public Hearing to be held on July 20<sup>th</sup>.*

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

#### Roll Call

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

*Thomas Keelen  
380 Main Street  
Slover Productions*

*Mr. Keelen stated he is not happy with non-renewal of license. He did not receive June 13<sup>th</sup> Police memo. May affect Gratitude Migration. May advise them to seek another licensee. Will have to file ad-interim license to conduct his business.*

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

#### Roll Call

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



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Mr. Hoff	✓		✓			
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### Adjournment

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

### Roll Call

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



I, Thomas P. Cusick, Municipal Clerk of the  
 Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the  
 foregoing is a true copy of meeting minutes of a regularly scheduled public meeting held on  
**June 22, 2016**

*Attest:*

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