



## MAY 16, 2018 MEETING MINUTES

Mr. Cusick read:

**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>Mr. Tonne</b>	<b>Mr. Boden</b>	<b>Mr. Cocuzza</b>	<b>Mr. Foley</b>	<b>Mr. Hoff</b>
✓	Excused	✓	Excused	✓

Mr. Cusick read the following:

**Municipal Election Results:**

**The official results of the May 8, 2018 Municipal Election are as follows:**

Jim Cocuzza	208
Judy Ferraro	194

**Meeting Minutes:**

Meeting Minutes April 18, 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
Mr. Tonne			✓			
Mr. Boden					✓	
Mr. Cocuzza		✓	✓			
Mr. Foley					✓	
Mr. Hoff	✓		✓			

**Deputy Mayor Foley entered at this time.**



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### Discussion:

Around the Clock Taxi – Loreen Romero  
Hack License Rates

There was a brief discussion on Taxi/Hack Fares. Local fares have not been increased in over ten years. Council agreed to a \$4.00 rate and a Senior citizen rate of \$3.25. Ms. Romero will provide notice to the customers.

### Resolutions:

**RESOLUTION # 18-079** Authorize Vehicle for Hire In-Town Fares

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following schedule of Taxi “In Town” Fares be put into place effective this day, May 15, 2018

	Regular Fare	Senior Citizen Fare
In-Town Fare Fee	\$4.00	\$3.25

**BE IT FURTHER RESOLVED** that the Municipal Clerk is hereby directed to issue all necessary permits to reflect these new fares.

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



## MAY 16, 2018 MEETING MINUTES

### Ordinances:

#### Second Reading:

#### **ORDINANCE #1609** Business Improvement District Ordinance

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY CREATING A BUSINESS IMPROVEMENT DISTRICT

**WHEREAS**, pursuant to the Pedestrian Mall and Special Improvement District Act, N.J.S.A. 40:56-65 et seq., municipalities are authorized to create business improvement districts to enhance local business climates and promote economic growth and employment; and

**WHEREAS**, the Borough of Keansburg (the "Borough") intends to create a business improvement district, which shall include those properties, identified by lot and block, listed on **Exhibit A** attached to this Ordinance (hereinafter the "Keansburg Business Improvement District"); and

**WHEREAS**, the Borough finds that the Keansburg Business Improvement District would benefit from its designation as a business improvement district under the statute; and

**WHEREAS**, the Borough intends that the Keansburg Business Improvement District shall be managed by a district management corporation, which shall provide administrative and other services to benefit the businesses, employees, residents, and consumers in the district; and

**WHEREAS**, the Borough intends that the Keansburg Business Improvement District be funded by a special assessment, which shall be transferred to the district management corporation to carry out the purposes of this Ordinance; and

**WHEREAS**, the special assessment shall be levied on those properties identified on **Exhibit A** and included in the district; and

**WHEREAS**, the Borough finds that it is in the Borough's best interest that the Keansburg Business Improvement District be created and managed by a district management corporation.

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Keansburg, County of Monmouth, and State of New Jersey that Chapter XX of the Borough Code, entitled "Taxation" is hereby amended to create Section 21 entitled "Business Improvement District" which shall read as follows:

§ 21-1 Definitions.

As used in this chapter.



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**BOROUGH** - The Borough of Keansburg, County of Monmouth, State of New Jersey.

**COUNCIL** - The Borough Council of the Borough of Keansburg.

**DISTRICT MANAGEMENT CORPORATION OR CORPORATION**- The "Keansburg Business Improvement District Corporation, Inc.," a nonprofit corporation created and incorporated pursuant to N.J.S.A. 15A:1-1 et seq., and designated by this chapter to receive funds collected by a special assessment within the Business Improvement District as authorized by N.J.S.A. 40:56-65, et seq.

**BUSINESS IMPROVEMENT DISTRICT OR DISTRICT** - The Business Improvement District; an area within the Borough designated by this chapter as an area in which a special tax assessment shall be imposed on properties within the District for the purposes of promoting the economic and general welfare of the District and the Borough.

### § 21-2 Findings.

The Borough Council hereby find as follows:

A. The business community of the Borough should be encouraged to provide self-help and self-financing programs to meet its business needs, goals and objectives.

B. Certain areas within the Borough, as described in this chapter by lot and block number and by street address, will benefit from being designated as a "business improvement district."

C. A District Management Corporation will assist the Borough in promoting economic growth and employment within the District and will provide administrative and other services to benefit the businesses, employees, residents and consumers in the District. Such services will be in addition to the services already provided to the District by the Borough.

D. A special assessment tax shall be imposed and collected by the Borough in the manner in which all property taxes are collected, together with the regular property tax payment or payment in lieu of taxes or otherwise, and all of the special assessment taxes shall be transferred to the District Management Corporation to exercise the powers given to it by this chapter and to effectuate the purposes of N.J.S.A. 40:56-65 et seq. It shall be the obligation of the Borough to turn over to the Corporation all of the funds which have been assessed.

E. It is in the best interests of the Borough and the public to create the District and to designate the District Management Corporation pursuant to the provisions of N.J.S.A. 40:56-65 et seq.

### § 21-3 Creation of business improvement district.



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A. There is hereby created and designated within the Borough of Keansburg a business improvement district pursuant to N.J.S.A. 40:56-65, et seq. which shall be known as the "Keansburg Business Improvement District," which is contiguous with the municipal boundaries, and which is further described in Schedule A attached, consisting of the properties described by Tax Map block and lot, and street address.

B. Schedule A may be amended to correct errors and to include or exclude properties which have changed in use affecting their appropriateness as part of the District per § 21-12 below.

### § 21-4 Imposition of special assessment.

All of the properties included in the Business Improvement District, as described in this chapter, except for those exempted by this chapter, shall be subject to having imposed thereon by the Borough a special assessment tax for the purposes of promoting the economic and general welfare of the District and the Borough. Such funds raised by the tax assessments shall be spent on those purposes permitted by N.J.S.A. 40:56-65 et seq., and specified in the annual budget approved pursuant to said statute and this chapter.

### § 21-5 Assessment.

All costs of improvements and maintenance, other than the costs of improvements and maintenance budgeted and paid for by the Borough of Keansburg out of general funds, shall be determined and approved pursuant to N.J.S.A. 40:56-80 or 40:56-85, as determined by the District Management Corporation. The formula for the business improvement district assessment is as follows:

A. Each property's assessed value, as determined by the Borough of Keansburg Tax Assessor for real estate tax purposes, will be multiplied by the appropriate tax rate needed to raise funds to sustain the approved annual budget.

B. The appropriate tax rate to be applied to each category of property shall be calculated to generate the amount required to fund the budget adopted per this Ordinance.

C. The foregoing assessment shall be collected by the Borough as a special assessment against the properties that are within the district as defined in Schedule A per the above.

### § 21-6 Exemptions from special assessment.

The following properties are exempt from the special assessment and tax of this chapter:

A. Property owned by a municipal, county, state, or federal government.

B. Property used exclusively for a residential purpose.



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- C. Property that is unimproved, undeveloped, and in a residential zone.
- D. Exempt properties, under the New Jersey Real Estate Tax laws, including public school property, church property, cemeteries, parochial school property, exempt charity owned property, and other such exempt property.
- E. Properties owned by nonprofit recreational, cultural or fraternal organizations and used for that purpose.

### § 21-7 District Management Corporation.

The nonprofit Corporation created pursuant to N.J.S.A. 15A:1-1, known as "Keansburg Business Improvement District Corporation, Inc." is hereby designated as the District Management Corporation for the District. Said Corporation is hereby designated as eligible to receive and spend funds collected as special assessments within the District. It shall conduct its business in accordance with the Open Public Meetings Law. It shall have no power of condemnation or eminent domain. It shall regularly file copies of the minutes of its meetings with the Borough Clerk in order that such minutes may be conveniently available to the public for inspection, and it shall be subject to the Open Public Records Act.

### § 21-8 District Management Corporation members and terms.

The District Management Corporation, created pursuant to N.J.S.A. 15A:1-1 et seq., shall be created in compliance with the following:

- A. The Board of the District Management Corporation shall consist of 11 members, one of whom shall be a Council Member of the Borough of Keansburg as required by statute.
- B. The members of the Board and its Chairperson shall be appointed by the Borough Council.
- C. The Board shall be composed of individuals from the following categories:
  - (1) Three individuals who are licensed professionals, licensed occupations, service providers or operate a non-retail commercial business in the District; however, they need not be residents of Keansburg.
  - (2) Three individuals who own retail businesses in the District; however, they need not be residents of Keansburg.
  - (3) Three individuals, each of whom owns real property in the District that is not exempt under § 21-6 of this chapter and is subject to the special assessment tax recited herein; however, they need not be residents of Keansburg.
  - (4) One Borough Council Member.



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(5) One resident of Keansburg who does not qualify for appointment under the above Subsection C(1), (2) or (3).

- D. The terms of all Board Members, except the Council Member, shall be for three years.
- E. The Borough Council Member's term shall be for that Borough Council Member's term on the Council.
- F. The individual appointed as Chairperson shall serve in that capacity at the pleasure of the Borough Council.
- G. All Board Members shall serve without compensation; however, out-of-pocket expenses may be reimbursed.
- H. The Board shall also consist of two Alternate Class Board Members appointed by the Borough Council.

(1) The term for each Alternate Class Board Members shall be one year effective June 1 of each year.

(2) The Alternate Class Board Member may be an individual who qualifies under any of the categories in Subsection C above, except for C(5) Borough Council Member.

(3) The Alternate Class Board Members shall be designated at the time of their appointment as "Alternate No. 1" and "Alternate No. 2." Alternate members may participate in the proceedings but may not be counted for a quorum or vote except in the absence or disqualification of a regular member. In the event of one or more vacancies, Alternate No. 1 shall be permitted to fill the first vacancy and Alternate No. 2 shall be permitted to fill the second vacancy at the same meeting.

### § 21-9 Designated District Management Corporation.

A. The governing body of the Borough of Keansburg hereby designates Keansburg Business Improvement District Corporation, Inc. ("District Management Corporation"), a non-profit corporation, as the District Management Corporation for the District.

B. That the District Management Corporation, in addition to acting as an advisory board to the governing body, shall also have all powers necessary and requisite to effectuate the purposes of this ordinance, including but not limited to:

(1) Adoption of bylaws for the regulation of its affairs and the conduct of its business and prescribe rules, regulations and policies for the performance of its functions and duties;

(2) Employ such persons as may be required and fix and pay their compensation from funds available to the Corporation;



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- (3) Apply for, accept, administer and comply with requirements respecting an appropriation of funds or a gift, grant or donation of property or money;
- (4) Make and execute agreements which may be necessary or convenient to the exercise of the power and functions of the Corporation, including contract with any person, firm, corporation, government agency or entity;
- (5) Administer and manage its own funds and accounts and pay its own obligations;
- (6) Borrow money from private lenders for periods not to exceed 180 days and government entities for that or longer periods;
- (7) Fund the improvement of exterior appearance of properties in the District through grants and loans;
- (8) Enforce the conditions of any loan, grant, sale or lease made by the corporation;
- (9) Provide security, sanitation, and other services in the District supplemental to those normally supplied by the Borough of Keansburg;
- (10) Undertake improvements designed to increase safety, attractiveness of the District to businesses which may locate there or visitors to the Districts, including but not limited to parking, litter clean up and control, landscaping, signage, and those improvements generally permitted for pedestrian malls under N.J.S.A. 40:56-66, pursuant to pertinent regulations of the governing body;
- (11) Publicize, promote, and plan for the District and the businesses included within the district boundaries;
- (12) Recruit new businesses to fill vacancies in, and to balance the business mix of, the District;
- (13) Organize special events in the District;
- (14) Provide special parking arrangements for the District;
- (15) Provide temporary decorative lighting in the District; and
- (16) Effectuate the purpose and intent of N.J.S.A. 40:56-66, as amended.

### § 21-10 No discrimination.

The District Management Corporation shall not discriminate against anyone because of age, race, creed, color, national origin, ancestry, marital status, gender, or handicap.

### § 21-11 Fiscal year; annual budget; public hearing; amendment, adoption by Borough Council.

A. The fiscal year of the District and of the Corporation shall be the calendar year. The Corporation shall submit, no later than December 15 of the pre-tax year, a detailed annual budget for approval by the Borough Council.

B. The budget shall be submitted with a report which explains how the budget contributes to the goals and objectives of the District. The budget shall be reasonably itemized.





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C. The budget shall be processed and adopted by the Borough Council in accordance with the following procedures, as set forth in N.J.S.A. 40:56-84;

(1) The budget shall be introduced, approved, amended and adopted by resolution passed by not less than a majority of the full membership of the Borough Council. The procedure shall be as follows:

- (a) Introduction and approval;
- (b) Public advertising;
- (c) Public hearing;
- (d) Amendments and public hearings, if required;
- (e) Adoption.

(2) The budget shall be introduced in writing at a meeting of the Borough Council. Approval thereof shall constitute a first reading which may be by title. Upon the approval of the budget, the Borough Council shall fix the time and place for the holding of a public hearing on the budget. The hearing shall be held not less than 28 days after approval of the budget.

(3) The budget shall be advertised after approval. The advertisement shall contain a copy of the budget and shall set forth the date, the time and place of the hearing. It shall be published at least 10 days prior to the date fixed therefor in a newspaper circulating in the Borough.

(4) No budget shall be adopted until a public hearing has been held thereon and all persons having an interest therein shall have been given an opportunity to present objections.

(5) The public hearing shall be held at the time and place specified in the advertisement thereof, but may be adjourned from time to time until the hearing is closed. The budget, as advertised, shall be read at the public hearing in full, or it may be read by its title, if:

(a) At least one week prior to the date of the hearing, a complete copy of the approved budget, as advertised:

- [1] Shall be posted in a public place where public notices are customarily posted in the Borough Hall; and
- [2] It is made available to each person requesting same during that week and during the public hearing.

(b) The Borough Council shall, by resolution passed by not less than a majority of the full membership, determine that the budget shall be read by its title and declare that the conditions set forth in Subsection C(5)(a) above have been met.

(6) After closing the hearing, the Borough Council may adopt the budget by title, without amendments, or may approve amendments before adoption, as provided in Subsection C(7) below.

(7) The Borough Council may amend the budget during or after the public hearing. No amendment by the Borough Council shall be effective until taxpayers and all persons having an interest therein shall have been granted a public hearing thereon, if the amendment shall:

- (a) Add a new item in an amount in excess of 1% of the total amount as stated in the approved budget;
- (b) Increase or decrease any item by more than 10%; or



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(c) Increase the amount to be raised pursuant to N.J.S.A. 40:56-80 by more than 5%, unless the same is made pursuant to an emergency temporary appropriation only.

(8) Final adoption of the budget shall be by resolution, adopted by the majority of the full membership of the Borough Council, and may be by title.

D. Moneys appropriated and collected on account of annual improvement costs, and costs of operating and improvement costs, and costs of operating and maintaining a business improvement district, shall be credited to a special account. Any balances to the credit of the account and remaining unexpended at the end of the fiscal year shall be conserved and applied towards the financial requirements of the succeeding year.

E. The Borough shall pay over funds to the Corporation on a schedule to be agreed upon between the Borough Council and the Corporation.

F. The annual costs of operating, maintaining and improving the District, assessed, collected and appropriated, shall be reported to the Borough Council as provided in N.J.S.A. 40:56-80.

§ 21-12 Amendments to the assessment list.

By December 1 of each pre-tax year, a review of the assessment list, per Schedule A attached, shall be done as follows:

A. The Borough Tax Assessor shall prepare a list of all benefited and assessable properties in the District. The list will include the block, lot, location, mailing address, preliminary assessment, and the names of the then-current owners of such properties, so far as names are available.

B. The assessment list, when so prepared, shall be filed in the office of the Borough Clerk on or before August 1 of the pre-tax year and be available there for inspection.

C. The Borough Council shall annually meet to consider including or excluding certain properties from the District at least 10 days after a notice of hearing has been published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property proposed to be included or excluded from the list. The notice shall set forth the time and place of meeting and set forth the purpose of such meeting, but may refer to the assessment list for further particulars.

D. When the Borough Council shall have approved the amended assessment list, the Borough Clerk shall forthwith certify a copy of the assessment list, with such changes, if any, to the Borough Tax Assessor by no later than December 1 of the pre-tax year.

§ 21-13 Annual audit.



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The Corporation shall cause an annual audit of its books, accounts and financial transactions to be made and filed with the Borough Council and, for that purpose, the Corporation shall employ a New Jersey Certified Public Accountant. The annual audit shall be completed and filed with the Borough Council within four months after the close of the fiscal year of the Corporation, and a certified duplicate copy of the audit shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs within five days of the filing of the audit with the Borough Council.

### § 21-14 Annual report.

The Corporation shall, within 30 days of the close of each fiscal year, make an annual report of its activities for the preceding fiscal year to the Borough Council.

### § 21-15 Borough's powers retained.

Notwithstanding the creation of the business improvement district, the Borough expressly retains all its police powers and other rights and powers and authority over the area designated as the "Business Improvement District."

### § 21-16 Inconsistent ordinances.

Any ordinance or part of an ordinance inconsistent with this or any part of this chapter is hereby repealed as to the inconsistent provisions.

**BE IT FURTHER ORDAINED**, that all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

#### EXHIBIT A

Block	Lot	Property Location	Prop Class	Owner's Name	Owner's Mailing Address	Owner's Mailing Address
1	6.02	23 LAUREL AVE.	4A	SADOWITZ, BRUCE & HELAINE	4 LIGHTFOOT DRIVE	MANALAPAN, NJ 07726
1.02	3	33 LAUREL AVE.	4A	KIB ENTERPRISES INC	33 LAUREL AVE	KEANSBURG, NJ 07734
1.02	4	35 LAUREL AVE	4A	MELFI, WILLIAM J	35 LAUREL AVE	KEANSBURG, NJ 07734
1.02	5	RIVERSIDE AVE	4A	EXPORT SOURCING SOLUTIONS LLC	PO BOX 758	MATAWAN, NJ 07747
3	2	4 LAUREL AVENUE	4A	TRC REAL ESTATE PARTNERSHIP	7 LAUREL AVENUE	KEANSBURG, NJ 07734
9	1	BEACHWAY	4A	JERSEY SHORE BEACH & BOARDWALK CO.	275 BEACHWAY- P.O. BoX 189	KEANSBURG, NJ 07734
9	2	275 BEACHWAY	4A	JERSEY SHORE BEACH & BOARDWALK INC	275 BEACHWAY	KEANSBURG, N J 07734



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10	1	288 BEACHWAY	1	MAZZA, MICHAEL & MICHELLE	9225 FIFTH AVENUE	BROOKLYN, NY 11209
10	3	274 BEACHWAY	4A	COAST & COAST HOLDINGS LLC	39 EMILY DRIVE	OLD BRIDGE, NJ 08857
10	4	272 BEACHWAY	4A	MAURER, JOHN J.	39 EMILY DRIVE	OLD BRIDGE, NJ 08857
10	5	9 CARR AVE	4A	COAST TO COAST HOLDINGS	39 EMILY DRIVE	OLD BRIDGE, NJ 08857
10	6	11 CARR AVE	4A	WJA PROPERTIES, LLC	13903 NW TIMBERIDGE ST	PARKVILLE, MO 64152
10	7	13 CARR AVE	4A	WJA PROPERTIES, LLC	13903 NW TIMBERIDGE ST	PARKVILLE, MO 64152
11	4	19 CARR AVE	4A	CARR REALTY LLC % DANIEL FRIZELL	5 HUNTERS POINTE RD	MIDDLETOWN, NJ 07748
11	5	19 CARR AVENUE	1	CARR REALTY LLC % DANIEL FRIZELL	5 HUNTERS POINTE RD	MIDDLETOWN, NJ 07748
11	6	29 CARR AVE	4A	CARR AVENUE REALTY, LLC	267 SEELEY AVENUE	KEANSBURG, NJ 07734
12	6	37-39 CARR AVENUE	1	37-39 CARR AVE. CORP.	48 CARR AVENUE	KEANSBURG, NJ 07734
12	7	41-43 CARR AVENUE	1	37-39 CARR AVE. CORP.	48 CARR AVENUE	KEANSBURG, NJ 07734
12	8	45-47 CARR AVE	4A	DRESSLER, JOHN	17 WINSTON DRIVE	MIDDLETOWN, NJ 07748
12	9	49-51 CARR AVE	4A	DRESSLER, JOHN	17 WINSTON DRIVE	MIDDLETOWN, NJ 07748
13	1	260-262 BEACHWAY	4A	RDS REALTY KEANSBURG LLC	24 GREEN SPRINGS WAY	FREEHOLD, NJ 07728
13	2.02	18-20 CARR AVE	4A	BRUNO FAMILY TRUST	415 WINDERMERE AVE	INTERLAKEN, NJ 07712
13	3	34 CARR AVE	4A	CHARLIES PLACE II LLC	2230 FOSTER RD	POINT PLEASANT, NJ 08742
13	4	30 CARR AVE	4A	CENTRAL JERSEY RESTAURANT EQUIPMENT	625 COOLIDGE AVE	TOMS RIVER, NJ 08753
13	5.01	22-28 CARR AVE	4A	CENTRAL JERSEY RESTAURANT EQUIPMENT	625 COOLIDGE AVE	TOMS RIVER, NJ 08753
13	7	10 & 12 CARR AVE	4A	BLACKSTONE RETAIL CAPITAL LLC	7 HEKEL ROAD	LAKEWOOD, NJ 08701
13	8	2-12 CARR AVE	4A	Joseph Vorderosa	75 Alders Lane	Staten Island, NY 10307
14	1.02	62-64 CARR AVENUE	4A	RUSSELL J LENGYEL, L.L.C.	510 MONMOUTH ROAD	WEST ALLENHURST, NJ 07711
14	2	38 CARR AVE	4A	38 CARR AVENUE LLC	38 CARR AVE	KEANSBURG, NJ 07734
14	3	40 CARR AVE	4C	STINGRAY HOLDINGS, LLC	5 CHEYENNE DR	PARLIN, NJ 08859
14	4	(42) CARR AVENUE	1	42-44 Carr Ave LLC		
14	5	(44) CARR AVENUE	1	42-44 Carr Ave LLC		
14	6	(46) CARR AVENUE	1	42-44 Carr Ave LLC		
14	7	54 CARR AVE	4A	PATEL, MAHESH	38 CARR AVE	KEANSBURG, NJ 07734
14	8	58 CARR AVE	4A	DIMIG INVESTMENTS, LLC	174 TAYLORS MILLS RD	MANALAPAN, NJ 07726
14	9	60 CARR AVE	4A	RUSSELL J LENGYEL, L.L.C.	510 MONMOUTH ROAD	WEST ALLENHURST, NJ 07711
21	20	2 BEACHWAY	4A	LA PLAYA LLC	156 NAVESINK AVENUE	HIGHLANDS, NJ 07732
22	1	36 MAIN ST	4A	PATEL, PANKAJ B. & ALPA P.	36 MAIN STREET	KEANSBURG, NJ 07734
22	2	30 MAIN STREET	1	CLEMENTE, FRANK	67 SCHOOL ROAD EAST	MARLBORO, NJ 07746
22	3	20 MAIN ST.	4A	L.C. REAL ESTATE LLC	67 SCHOOL ROAD EAST	MARLBORO, NJ 07746
22	4	20 MAIN ST.	4A	L.C. REAL ESTATE LLC	67 SCHOOL ROAD EAST	MARLBORO, NJ 07746
48	10	148 CARR AVE	4A	SPLASH KING LLC	403 MEMORIAL DRIVE	ASBURY PARK, NJ 07712
50	17	61 MAIN STREET	4A	RONARD, LLC	61 MAIN STREET	KEANSBURG, NJ 07734
52	4	53-55 CARR AVE	4A	CHAO, JOSEPH K. C.	2 Rever Drive	Florham Park, NJ 07932
52	5	57 CARR AVE	4A	ROSS, SHAWN	PO BOX 1494	HIGHLAND PARK, NJ 08904
52	7	63 CARR AVE	4A	CANTRELLA, VINCENT & MARYLOU	1 ABERDEEN TERR	MIDDLETOWN, NJ 07748



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52	8	67 CARR AVE	4A	SHREEE SAI NATH, LLC	13 APPLE WAY	PISCATAWAY, NJ 08855
55	8	120 CARR AVE	4A	PMIG CF LLC	2359 RESEARCH CT	WOODBIDGE, VIRGINIA 22192
56	19	69-71 CARR AVE	4A	69 CARR AVENUE INVESTMENTS	24 HAMILTON AVE	MORGANVILLE, NJ 07751
64	13	119 CARR AVENUE	1	GLADIATOR INVESTMENTS	76 S. ORANGE AVENUE	SOUTH ORANGE, NJ 07079
64	14	121 CARR AVE	4A	121 CARR AVENUE LLC	630 BLUEBERRY HILL	FREEHOLD, NJ 07728
66	1	127 CARR AVE	4A	PROSSILIS, SARANTOS	15 FERN RIVER AVE	WAYNE, NJ 07470
66	6	145 CARR AVE	4A	CARIFFE, JOHN	145 CARR AVE	KEANSBURG, NJ 07734
66	7	155 CARR AVE	4A	CHOICE TAXI & LIMO SERVICE INC	47 SQUANKUM RD	COLTS NECK, NJ 07722
69	20	68 MAPLEWOOD AVE	4A	YERUSHALMY TALMUDICAL ACADEMY	32 LAUREL AVE	KEANSBURG, NJ 07734
92	21	314 CARR AVE	4A	BARRICELLI, WILLIAM & JANE	6 EDGEWOOD DR	FREEHOLD, N J 07728
94	22	161 MAIN ST.	4A	LENINO, MICHAEL	5 MICHELLE DRIVE	MIDDLETOWN, NJ 07748
94	54.01	171-199 MAIN ST	4A	KEANSBURG PLAZA	PO BOX 130	KEANSBURG, NJ 07734
95	2	233 CARR AVE	4A	JACQUELINE M RYAN HOME FOR FUNERALS	233 CARR AVENUE	KEANSBURG, NJ 07734
113	1	164 MAIN ST.	4B	164 MAIN, LLC C/O DURKIN LAW FIRM	1904 OAK TREE ROAD	EDISON, NJ 08820
113	7	180 MAIN STREET	4B	4 BATTERY BOYS LLC	29 Holiday Drive	West Caldwell, NJ 07932
114	12	214 MAIN ST.	4A	RAS PROPERTIES, INC.	43 HERON ROAD	MIDDLETOWN, NJ 07748
114	14	210 MAIN ST	4A	ZHENG, WU ZHENG	27 SOUTH AVENUE	ATLANTIC HIGHLANDS, NJ 07716
114	15	208 MAIN ST	4A	DIRECT PROPERTIES, INC	43 HERON ROAD	MIDDLETOWN, NJ 07748
114	17.01	204 MAIN ST	4A	204 KEANSBURG LLC	1904 OAK TREE ROAD	EDISON, NJ 08820
114	17.02	200-202 MAIN ST	4A	NJ UNITED REALTY INC	3 CEDARWOOD DR	EDISON, NJ 08820
114	19	194-196 MAIN	4A	KANG, JEAN H.	194 MAIN STREET	KEANSBURG, NJ 07734
120	1	220-222 MAIN ST	4A	AIRA ASSOCIATES A N.J. PARTNERSHIP	PO BOX 130	KEANSBURG, N J 07734
120	2	224 MAIN ST.	4A	AIRA ASSOCIATES	PO BOX 130	KEANSBURG, NJ 07734
120	3	220-224 MAIN STREET	4A	AIRA ASSOCIATES	PO BOX 130	KEANSBURG, NJ 07734
120	24	MAIN ST. POST OFFICE	4A	KEANSBURG ASSOCIATES LLC	178 RUMSON RD	RUMSON, NJ 07760
120	25	240 MAIN ST	4A	PATEL, YOGESH & ALPESHA & EKTA	18 NYSTROM TRAIL	MATAWAN, NJ 07747
129	1.01	280 MAIN STREET	4A	SANA PROPERTIES, LLC	1248 76TH ST	BROOKLYN, NY 11228
130	1	274 MAIN ST.	4A	BOOTS BUILDING ASSOCIATES, LLC	274 MAIN STREET	KEANSBURG, NJ 07734
131	1	260 MAIN ST	4A	ADCO PROPERTIES, LLC	260 MAIN ST	KEANSBURG, NJ 07734
131	2.01	242 MAIN ST	4A	FIRST UNION CORPORATE TAX	PO BOX 2609	CARLSBAD, CA 92008
131	3.01	LANCASTER AVE	4A	ADCO PROPERTIES, LLC	260 MAIN STREET	KEANSBURG, NJ 07734
147	2	218 PORT MONMOUTH RD	4A	FACCAS, GEORGE	1 STELLA DR	KEANSBURG, NJ 07734
149	1	164 PORT MONMOUTH RD	4A	WELLS, CHARLES & JEANNE	3 CLARK DRIVE	HAZLET, N J 07730
150	15	173 PORT MONMOUTH RD	4A	MARKS, PATRICIA A	81 ORCHARD ST	KEANSBURG, NJ 07734
156	5	245 MAIN STREET	4A	GOKUL ENTERPRISE INC	253 MAIN ST	KEANSBURG, NJ 07734
156	6	253 MAIN ST	4A	KISNBERG INC	253 MAIN ST	KEANSBURG, NJ 07734
156	7.01	255-257 MAIN ST	4A	RISI MANAGEMENT, INC	253 MAIN ST	KEANSBURG, NJ 07734
156	7.02	259,261,263,265 MAIN ST	4A	RISI MANAGEMENT, INC	253 MAIN STREET	KEANSBURG, NJ 07734
158	10	365 CARR AVE	4A	TOMNICK, LLC	365 CARR AVE	KEANSBURG, NJ 07734



## MAY 16, 2018 MEETING MINUTES

158	11	369 CARR AVE	4A	KEANSBURG REAL ESTATE DEVELOPMENT C	369 CARR AVENUE	KEANSBURG, NJ 07734
158	12	37 CHURCH ST	4A	QURESHI, MOHAMMAD Z	34 BEDLE ROAD	HAZLET, NJ 07730
158	13	39-41 CHURCH ST	4A	REGINE, RONALD & PARDO, LOUISE	10 CARRIAGE ROAD NORTH	HAZLET, NJ 07730
160	15	59 CHURCH ST	4C	MOMAM MYRTLE STREET PROPERTY, LLC	PO BOX 74	HAZLET, NJ 07730
160	16	59 CHURCH ST	4A	MOMAM MYRTLE STREET PROPERTY, LLC	PO BOX 74	HAZLET, NJ 07730
160	17	61 CHURCH ST	4A	THE THREE LITTLE BEARS, LLC	PO BOX 351	KEANSBURG, N J 07734
160	18	65 CHURCH ST	4A	FLORENZO, RICHARD	65 CHURCH STREET	KEANSBURG, NJ 07734
160	22	81 CHURCH ST	4A	LEH-MAR, LLC	81 CHURCH ST	KEANSBURG, NJ 07734
162	1	58 CHURCH ST	4C	THE THREE LITTLE BEARS, LLC	PO BOX 351	KEANSBURG, NJ 07734
162	4	48 CHURCH ST	4A	PALMER, BARRY & MARTIN, MICHAEL	2008 ALLENWOOD RD	WALL, NJ 07719
162	5	36-42 CHURCH ST	4A	FOURMIN REALTY OF NJ CORP	522 ROUTE 9N UNIT 196	MANALAPAN, NJ 07726
162	6	34 CHURCH ST	4A	PRASAD, RADHA K	18 Wilson Ave	KEANSBURG, NJ 07734
162	7	32 CHURCH ST	4A	PTJK, LLC	12 STONEHURST TERRACE	HAZLET, NJ 07730
162	12.01	425 CARR & DEPOT ST	4B	TOMAR INC	34 HIGHLAND BLVD	KEANSBURG, N J 07734
162	14	3 RAILROAD PLAZA	4A	WIL-JAC, LLC	PO BOX 351	KEANSBURG, NJ 07734
162	17	347 MAIN STREET	4A	HOCKEY, CHARLES	347 MAIN ST	KEANSBURG, NJ 07734
162	19	347 MAIN ST	4A	HOCKEY, CHARLES	347 MAIN ST	KEANSBURG, NJ 07734
162	21	319 MAIN ST	4A	KEANSBURG MAIN LLC	PO BOX 356	SOUTH RIVER, NJ 08882
163	16.02	71-77 HWY # 36	4A	TARTIVITA, KATHLEEN A.	PO BOX 142	ATL HIGHLANDS, NJ 07716
165	1	418 CARR AVE	4A	MASON, JEROME	191 GREENOAK BLVD	NEW MONMOUTH, NJ 07748
165	8	28 CHURCH ST	4A	LEE, DAVID & YUN	30 MIDDLEBROOK DR	OCEAN, NJ 07712
165	9	CHURCH ST	4A	SALZARULO, RACHELE	12 CHURCH STREET	KEANSBURG, N J 07734
166	1	12 CHURCH ST	4A	SALZARULO, RACHELE	12 CHURCH STREET	KEANSBURG, N J 07734
166	3	8 CHURCH ST	4A	ZHOU, HUI FANG	8 CHURCH STREET	KEANSBURG, NJ 07734
166	4	295 MAIN ST	4A	JDJ 295 MAIN LLC	167 HAMILTONIAN DRIVE	RED BANK, NJ 07701
166	5	297 MAIN ST	4A	LABELLA, MARY STELLA	4 STELLA DRIVE	KEANSBURG, NJ 07734
166	12.01	303 MAIN ST	4A	GIOVINE, SALVATORE	36 MOLLY PITCHER DRIVE	MANALAPAN, NJ 07726
166	14	305 MAIN ST	4A	MOHAMED, KHALEDH & HODA ABDULA	1 MINUTEMAN CIRCLE	OLD BRIDGE, NJ 08857
167	1.01	310 MAIN ST	4A	Rave PCS Trading Inc	310 Main Street	KEANSBURG, NJ 07734
167	20	320 MAIN ST.	4A	PATEL, HITENDRA & SUNITA H	3 CUMBERLAND COURT	MARLBORO, NJ 07746
179	12	HWY 36	4A	555 RIVERSIDE INC	9 ROUTE 36	KEANSBURG, NJ 07734
179	14	23 HWY 36	4A	JIN, AI LAN	23 HWY 36	KEANSBURG, NJ 07734
179	22	ROUTE 36	4C	FACCAS, JOHN & FRANCES	290 LAUREL AVE	WEST KEANSBURG, N J 07734
180	1	MAIN & HWY 36	4A	EVARNOYO, LLC	128 MERRITT DRIVE	ORADELL, NJ 07649
184	4	275 BEACHWAY	4A	JERSEY SHORE BEACH & BOARDWALK INC	275 BEACHWAY	KEANSBURG, N J 07734
185	1.01	304-306 MAIN ST.	4A	PAR REALTY LLC	24 GREEN SPRINGS WAY	FREEHOLD, NJ 07728
185	2	300 MAIN STREET	4A	ASHA REALTY, LLC	24 GREEN SPRINGS WAY	FREEHOLD, NJ 07728



## MAY 16, 2018 MEETING MINUTES

Mr. Cusick asked for a roll call vote to OPEN the meeting to the Public for Ordinances #1609,:

**Roll Call**

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

Ron Gasiarowski, Esq.  
Attorney for Jersey Shore  
Beach & Boardwalk

Advised the Borough Council that his client will be objecting to the Ordinance. He will be following up with OPRA request(s) on this matter.

Joshua Keelen  
95 10<sup>th</sup> Street  
West Keansburg

Asked if someone has already been hired for eh position to administer the Improvement District.

Mayor Hoff stated that on individual would be hired by the Stakeholders of the Improvement District, no the Borough Council.

Mr. Keelen inquired into the salary of the Economic Community Development Coordinator. He stated that the District Membership is all over town and not concentrated.

The Mayor and Mr. Keelen agreed to have a follow-up meeting with all affected parties.

Charles Hockey  
Shamrock Stage Coach

Would have preferred being contacted by a Council Member in regard to the Ordinance. Taxes are very high and this will be an additional expense.

Larry Thomson  
Trade Winds Marina  
39 Charles Ave

Also concerned with expenses. Asked if there was an analysis made prior to the introduction of the Ordinance.

Deputy Mayor Foley stated that findings of the prior study can be provided.



## MAY 16, 2018 MEETING MINUTES

Paul Kennedy  
Kemco Wire & Iron  
425 Carr Avenue

Stated his business is in an Industrial and Manufacturing Zone. His business is not retail and would not benefit from the B.I.D.

William Barricelli  
314 Carr Avenue

Stated his commercial property is a professional use in a residential area. He would not benefit.

He opposes another tax being placed on his property

Mr. Cusick asked for a roll call vote to CLOSE the meeting to the Public for Ordinances #1609

### Roll Call

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

Mr. Cusick asked for a roll call vote to CARRY TO JUNE 20, 2018:

### Roll Call

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

Mr. Cusick asked for a roll call vote to OPEN the meeting to the Public for Ordinances #1610, #1611, #1612, #1613 and #1614:

### Roll Call

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





## MAY 16, 2018 MEETING MINUTES

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 for Ordinances #1610, #1611, #1612, #1613 and #1614:

#### Roll Call

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

**ORDINANCE #1610**                      Revision of Police Department Structure

AN ORDINANCE AMENDING CHAPTER II (ADMINISTRATION), SECTION 20 (DEPARTMENT OF PUBLIC SAFETY) 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 II (Administration), Section 20 (Department of Public Safety) of the Revised General Ordinances be amended as follows:

Section 2-20.3 Police Division Established; Composition

***Shall be amended as follows:***

The Police Division of the Borough of Keansburg is hereby established and shall consist of a Chief of Police, one (1) Deputy Chief of Police, two (2) Captains of Police, **five (5) Lieutenants of Police, four (4) Sergeants of Police** and as many regular and special policemen as the Borough Manager may deem necessary. All members of the Police Department shall be appointed, promoted and removed by the Borough Manager in accordance with State statutes. They shall, upon appointment, be assigned daily duties by the Chief of Police. The Borough Manager may also require that an applicant for appointment to the Police Division shall successfully complete a physical, mental and psychological examination.



## MAY 16, 2018 MEETING MINUTES

- 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 ADOPT Ordinance #1610:

**Roll Call**

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

**ORDINANCE #1611**                      Revision of Handicap Parking List

AN ORDINANCE AMENDING CHAPTER VII (TRAFFIC), SECTION 19 (HANDICAPPED PARKING), SCHEDULE XX OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

AN ORDINANCE AMENDING CHAPTER VII (TRAFFIC), SECTION 19 (HANDICAPPED PARKING), SCHEDULE XX 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 Schedule XX of Section 19 (Handicapped Parking) of Chapter VII (Traffic) of the Revised General Ordinances be amended as follows:



## MAY 16, 2018 MEETING MINUTES

### ADD:

<i>Address</i>	<i>Distance from Intersection</i>	<i>Location</i>
	<i>Intersection (feet)</i>	
331 Carr Avenue	100.00	North side of street; West of the Intersection of Carr Avenue and Manning Place

### DELETE:

#### *Address*

66 Bayview Avenue  
 83 Beacon Boulevard  
 84 Beacon Boulevard  
 90 Beacon Boulevard  
 129 Beacon Boulevard  
 141 Center Avenue  
 206 Center Avenue  
 9 Grove Place  
 31 Grove Place  
 14 Howard Avenue  
 120 Main Street  
 20 Pineview Avenue  
 23 Pineview Avenue  
 25 Pineview Avenue  
 29 Pineview Avenue  
 59 Seabreeze Way  
 63 Seabreeze Way



## MAY 16, 2018 MEETING MINUTES

10 St. Peters Place

31 Twilight Avenue

51 Twilight Avenue

8 Walters Street

28 Washington Avenue

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 ADOPT Ordinance #1611:

### Roll Call

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

### ORDINANCE #1612

Amend Fire Safety Inspection Fees

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XIII (FIRE PREVENTION AND PROTECTION), SECTION 1.9 (ADDITIONAL REQUIRED INSPECTIONS and FEES), 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 1.9 (Additional Required Inspections and Fees) of Chapter XIII (Fire Prevention and Protection)) of the Revised General Ordinances be amended and supplemented as follows:

- i. Registration Fees for all Additional Uses.*



## MAY 16, 2018 MEETING MINUTES

### SHALL READ:

1. Type L Uses: Forty-five (\$ 45.00) dollars every two (2) years.
2. Type M Uses: Sixty (\$ 60.00) dollars per year.
3. Type N Uses: Ninety (\$ 90.00) dollars per year.
4. Type O Uses: One hundred ten (\$ 110.00) dollars per year.
5. Type P Uses: One hundred thirty-five (\$ 135.00) dollars per year.
6. Type Q Uses: One hundred sixty (\$ 160.00) dollars per year.
7. Type D Certificate detector and carbon monoxide alarm compliance with N.J.A.C. 5:70-2.9 (d).

When more than one (1) additional use exists under one (1) ownership at a given location, the highest use shall be registered at full fee and subsequent use at one-half (1/2) the scheduled fee.

### *j. Site Plans*

#### SHALL READ:

For the review of any site plan or subdivision for the purpose of fire prevention as to the location of fire hydrants, fire drafting stations, water mains, and fire lanes/zones the fee is one hundred-fifty (\$ 150.00) dollars.

### *l. Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance*

#### SHALL READ:

Before any Use Group R-3 or R-4 structure is sold, leased, or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of compliance with N.J.A.C. 5:70-4.19.

The application fee for a certificate of smoke detector and carbon monoxide alarm compliance (CSDCMAC), as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupant is expected, as follows:



## MAY 16, 2018 MEETING MINUTES

1. Requests for a CSDCMAC received more than ten (10) business days prior to the change of occupant: Forty-five (\$ 45.00) dollars.
2. Requests for a CSDCMAC received four (4) to ten (10) business days prior to the change of occupant: Ninety (\$ 90.00) dollars.
3. Requests for a CSDCMAC received fewer than four (4) business days prior to a change of occupant: One hundred sixty-one (\$ 161.00) dollars.

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 ADOPT Ordinance #1612:

### Roll Call

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

### ORDINANCE #1613

Prohibition of Certain Vehicles on Borough Roadways

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXII (DEVELOPMENT REGULATIONS) SECTION 7.18 (GENERAL ZONING PROVISIONS; STORAGE of BOATS and



## MAY 16, 2018 MEETING MINUTES

RECREATIONAL VEHICLES), 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 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.
- e. Travel trailers, campers, boats, recreational vehicles and vehicles in excess of eight (8') feet in width are prohibited from parking on any roadway or any parking lot or property owned by the municipality.**

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.



## MAY 16, 2018 MEETING MINUTES

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 ADOPT Ordinance #1613:

**Roll Call**

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





## MAY 16, 2018 MEETING MINUTES

**ORDINANCE #1614**                      Amendment to Parking Prohibition (Carlo Drive)

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII (TRAFFIC), SECTION 3.3 (PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS) 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 Schedule I (No Parking) of Chapter VII (Traffic), Section 3.3 (Parking Prohibited at All Times on Certain Streets) be amended and supplemented as follows:

	<i>Name of Street</i>	<i>Side</i>	<i>Location</i>
--	-----------------------	-------------	-----------------

**DELETE:**            CARLO DRIVE    Both                      Entire length

**ADD:**                CARLO DRIVE    South                    Entire length

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 and approval by the Department of Transportation.

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1614:

**Roll Call**

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



## MAY 16, 2018 MEETING MINUTES

### Resolutions:

**RESOLUTION # 18-072**                      Payment of Bills (05.16.18)

**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	\$1,373,408.92
General	518,665.41
Grant	8,158.50
SUI Trust	3,672.67
Trust	41,550.28
Water/Sewer	111,202.98
Water/Sewer Cap	11,173.11
<b>TOTAL:</b>	<b>\$2,067,831.87</b>

Mr. Cusick asked for a roll call vote:

### Roll Call

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



## MAY 16, 2018 MEETING MINUTES

**RESOLUTION # 18-073**

Refund of Fees (Keryakes)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following payment be made to

<b>Amount:</b>	\$110.00
<b>Reason:</b>	Inspection cancelled
<b>Reference:</b>	28 Evergreen Place

<b>Payable to:</b> Shamoun Keryakes 798 Campbell Street South Amboy, NJ 08879	Total Payable:  \$110.00
---	--------------------------------

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is hereby directed to issue payment as stated above:

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



## MAY 16, 2018 MEETING MINUTES

**RESOLUTION # 18-074**

Refund of Fees (Keryakes)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following payment be made to

<b>Amount:</b>	\$110.00
<b>Reason:</b>	Inspection cancelled
<b>Reference:</b>	55 Highland Blvd

<b>Payable to:</b>	Yacoub Keryakes 798 Campbell Street South Amboy, NJ 08879	<b>Total Payable:</b>  \$110.00
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**BE IT FURTHER RESOLVED** that the Chief Financial Officer is hereby directed to issue payment as stated above:

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



## MAY 16, 2018 MEETING MINUTES

**RESOLUTION # 18-075**                      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

18-0075                      R18-018                      American Legion Draw Raffle Drawing    May 27, 2018 at 3 to 7pm

**To be held at  
American Legion Post 273  
Carr Avenue  
Keansburg, NJ 07734**

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

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 18-076**                      Authorize Execution of Blue Acres Memorandum of Understanding

**RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM of UNDERSTADING WITH THE NEW JERSEY DEPARTMENT of ENVIRONMENTAL PROTECTION (BLUE ACRES)**

WHEREAS, the New Jersey Department of Environmental Protection has identified properties within the Raritan Bay drainage basin that are eligible for participation in the “Blue Acres” Program; and

WHEREAS, participation in the Program that will allow property owners to sell their homes to the Department of Environmental Protection whereby the homes will be demolished to assist in alleviating flooding in the general area: and

WHEREAS, several properties have been identified in the Borough of Keansburg by the Department of Environmental Protection for participation in the Program; and



## MAY 16, 2018 MEETING MINUTES

WHEREAS, a Memorandum of Understanding concerning the affected properties has been prepared by the Department of Environmental Protection which must be executed by the Borough in order to facilitate the process.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Mayor to sign the attached Memorandum of Understanding with the Department of Environmental Protection.

Mr. Cusick asked for a roll call vote:

### Roll Call

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

### RESOLUTION # 18-077

Authorize Execution of Deputy Police Chief Contract

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth and State of New Jersey as follows:

**Whereas**, an agreement has been entered into by and between the Borough of Keansburg and the **Deputy Chief of Police** and said agreement shall be from **July 1, 2017 through December 31, 2018**, and

**Whereas**, this contract has been approved and ratified by the Mayor and Council of the Borough of Keansburg.

**Now, therefore, be it resolved** that the Borough Clerk and Borough Manager are hereby authorized to sign and execute the said agreement.

**Be it further resolved**, that a copy of this resolution be forwarded to the **Deputy Chief of Police** and copies be filed in the Borough Clerk's Office.



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Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 18-078**                      Payment of Bills (05.16.18) No. 2

**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	\$169,229.30
General	38,677.66
Water/Sewer	82,143.21
Water/Sewer Cap	39,200.00
<b>TOTAL:</b>	<b>\$329,250.17</b>

r. Cusick asked for a roll call vote:

**Roll Call**

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



## MAY 16, 2018 MEETING MINUTES

**RESOLUTION # 18-079**                      Authorize Increase to Municipal In-Town Hack Fares

***RESOLUTION voted on earlier in the meeting.***

**Communications:**

***Keansburg Fire Department  
New Members***

<i>Anastasia Millicker</i>	<i>Keansburg EMS</i>
<i>Christine D’Altilio</i>	<i>Keansburg EMS</i>
<i>David Simmers</i>	<i>Keansburg Fire Co. #1</i>
<i>Matthew Shovlin</i>	<i>Keansburg EMS</i>
<i>Paula Sharkey</i>	<i>Keansburg EMS</i>
<i>Stephen Bettinger</i>	<i>New Point Comfort Fire Co. #1</i>
<i>William D’Altilio</i>	<i>Keansburg EMS</i>

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

**Roll Call**

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

**Discussion:**

**Department Reports:**

<i>Steve Ussmann</i>	<i>Reported on the revenues collected. Stated that the Consumer Confidence Report will be mailed shortly</i>
<i>James Falco</i>	<i>Food festival will be Sunday, May 20<sup>th</sup>. Parade next weekend. Leaf &amp; Branch pick-up ongoing. Working on funds for additional fencing at cemetery Recycling brochures to be mailed</i>





## MAY 16, 2018 MEETING MINUTES

*Cliff Moore*

*Dollar General at Well Fargo Building will not happen. Will be meeting with new prospective tenants.*

*Robert Yuro*

*Laurel Avenue Bridge will be open all Summer. Closed after Labor Day. Paving starts on Highland and Leola.*

*Mayor Hoff*

*Thanks to Keansburg Police Department, Department of Public Works for continued assistance with the Titan 5K*

*Beach Clean-Up this Saturday. 8 local football teams participating*

*Food Festival moved to Sunday*

*Memorial Day Parade May 27<sup>th</sup>.*

### Open to the Public:

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

### Roll Call

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

Linda Bryer  
Woodside Avenue

Asked about paving of street. Many years waiting.

Michael Kuhl  
Marina Bar Owner

Asked, in reference to the Laurel Avenue Bridge, the length of time to be closed.

Robert Yuro will research the matter



## MAY 16, 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
Mr. Tonne		✓	✓			
Mr. Boden					✓	
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
Mr. Tonne		✓	✓			
Mr. Boden					✓	
Mr. Cocuzza			✓			
Mr. Foley	✓		✓			
Mr. Hoff			✓			



## MAY 16, 2018 MEETING MINUTES



***Established 1917***

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  
**May 16, 2018**

***Attest:***

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