



JANUARY 29, 2020 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

Ms. Ferraro	Mr. Tonne	Mr. Hoff	Mr. Foley	Mr. Cocuzza
√	√	Excused	√	Excused

Presentation:

Student Morgan Lee
 Girl Scout Project – Borough Book Boxes

Miss Morgan Lee of Hazlet Township spoke with the Borough Council about her Girl Scout Project. Miss Lee would like to build two Book Boxes. The Book Boxes would allow residents to take a book and/or leave a book for others.

The Boxes would be at two locations. There was a brief discussion Ms. Lee’s plans for the project.

Presentation:

Keansburg Police Department

Valor Award

Monmouth County Correction Officer Richard Moran and Jonathan Santoni

On July 4, 2019 there had been a call for help for a woman in distress, swimming at night. Officer Richard Moran and Jonathan Santoni, who happened to be on the beach at that time, went above and beyond to rescue the woman.

Deputy Mayor Thomas Foley awarded the Valor Award on behalf of the Police Department to Monmouth County Correction Officer Richard Moran and Jonathan Santoni.



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Achievement Recognition

Patrolman Mason Sheehan

Patrolman Mason Sheehan has graduated from the Monmouth County Police Academy, receiving the County's Award for Highest Academic Average.

Deputy Mayor Thomas Foley also presented to Patrolman Mason Sheehan an award in recognition for attaining Academic Excellence at the Police Academy.

Presentation:

Flood Plain Manager – FEMA Maps

Ed Striedl, Borough Flood Plain Manager gave a summary of the proposed 2014/2015 Base Flood Elevation Maps presented by FEMA.

There was a brief discussion on the merits of the Maps and anticipated Maps presently being created by FEMA.

Resolution #20-016 - Monmouth County for DCA Challenge Grant Community Rating System (CRS) Management Software Shared Service Pilot Program

WHEREAS, the New Jersey Department of Community Affairs' (DCA) Division of Local Government Services (DLGS) works with counties and municipalities to streamline government operations and reduce cost and property taxes; and

WHEREAS, DCA offers communities opportunities to apply for Local Efficiency Achievement Programs (LEAP) Challenge Grants to achieve this goal; and

WHEREAS, New Jersey counties, municipalities, school districts, authorities, and fire districts are eligible to receive LEAP Implementation Grant funding to support a variety of costs related to investigating, developing, and undertaking a pioneering shared service project; and

WHEREAS, The County of Monmouth, as the project lead, is interested in applying for a LEAP program grant to develop and/or procure a Community Rating System (CRS) management software for use by the County's municipal partners that participate in the National Flood Insurance Program's (NFIP) CRS program; and

WHEREAS, The CRS program provides discounts to flood insurance policy holders in our community located in special flood hazard areas, improves our resiliency to future flooding, and protects the health, safety, and welfare of our residents; and

WHEREAS, The County would like to offer a CRS management software as a shared service to municipalities to streamline the extensive CRS documentation and administrative process that many CRS communities find burdensome, costly, time consuming, and sometimes prohibitive to their full participation in the CRS program; and



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WHEREAS, The County seeks to provide this type of software as a shared services pilot program, free of charge to municipalities for the first year and at a discounted rate in subsequent years; and

WHEREAS, Municipalities interested in partnering with the County on this LEAP Challenge Grant proposal must submit a conforming resolution to the County that memorializes the municipality’s commitment to completion of the proposed project.

NOW, THEREFORE, BE IT RESOLVED THAT, Borough of Keansburg shall be recognized as a joint applicant with Monmouth County for the purposes of submitting a LEAP Challenge Grant for the procurement and/or development of a Community Rating System (CRS) management software in establishing a new shared service pilot program that will benefit our community.

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					√	

REDEVELOPMENT AGENCY

210 Main Street – Restaurant

Gikky Sharma, owner of property located at 210 Main Street presented revised plans for this location. Currently the building is vacant, former Chinese Restaurant with two apartment units in the rear.

Mr. Sharma wishes renovate now demolish the building replacing it with the ground floor becoming an Indian Food Restaurant. The second floor will house a showroom for the business catering division and a residential rental unit.

There was also discussion about parking needs.

RESOLUTION # 20-017 Recommendation to the Planning Board – 210 Main Street

Be It Resolved by the Borough Council acting as the Redevelopment Agency endorses the application of Gikky Sharma for premises located at 210 Main Street to the Planning Board of Adjustment; and,

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



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

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					√	

Mike Burke – 45 Carr Avenue

Mike Burke, owner of The Institute Wrestling Club, had a discussion with Borough Council about 18-20 Carr Avenue. Mr. Burke would like to develop the property for The Institute to use.

There was a brief discussion on the use and parking.

RESOLUTION # 20-018 Recommendation to the Planning Board – 18-20 Carr Avenue

Be It Resolved by the Borough Council acting as the Redevelopment Agency endorses the application of Mike Burke for premises located at 18-20 Carr Avenue to the Planning Board of Adjustment; and,

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

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

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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Meeting Minutes:

Meeting Minutes January 8, 2020

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

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

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



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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 will be subdivided in accordance with the subdivision survey prepared by T & M Engineering will be now known at Block 18 and proposed Lots 30.01 and 30.02.
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.



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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.
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. 16. This Ordinance shall take effect upon final passage and publication in accordance with law.

PROPOSED Block 18, Lot 30.01

PROPOSED Block 18, Lot 30.02



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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1649 and set for Public Hearing on Wednesday, February 19, 2020:

Roll Call

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

Ordinance #1650 – Parking – Raritan Lot

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII (PARKING METER ZONES AND PARKING LOTS) of the REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VIII entitled “Parking Meter Zones and Parking Lots” is hereby amended and supplemented as follows:

Section 1: **8-3 RARITAN AVENUE PARKING LOT**

All existing Ordinances regarding the Raritan Avenue Parking Lot are hereby repealed.

Section 2: **8-3 RARITAN AVENUE PARKING LOT**

SHALL READ:

- 8-3.1 Created.** A municipal parking lot has been created on premises owned by the Borough on Raritan Avenue between Seabreeze Way and Center Avenue and is known as the “Raritan Avenue Parking Lot.”
- 8-3.2 Dates of Operation.** The Raritan Avenue Parking Lot shall be open at all times.
- 8-3.3 Charge for Parking.** The following fee schedule shall be in effect at the Raritan Avenue Parking Lot:



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\$ 100.00/year All commercial establishments and attached residential units. Commercial and residential units at 250-252 Beachway are specifically EXCLUDED from this fee.

\$ 500.00/year All commercial and residential units located at 250-252 Beachway, now known as "Cove on the Bay."

- 8-3.4 Seasonal Parking Tags for Residents:** Vehicles with a seasonal parking tag shall not be allowed to park in the Raritan Avenue Parking Lot.
- 8-3.5 Enforcement:** It shall be the duty of the Police Officers of the Borough and the parking meter enforcement officers of the Borough to enforce the provisions of this Chapter.
- 8-3.6 Violation; Penalties:** Vehicles parked in the Raritan Avenue Parking Lot are subject to the penalties set forth in Section 8-2.9 and subject to towing and impounding at the cost of the vehicle owner.
- Section 3: **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 4: **INCONSISTENT ORDINANCES.** All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.
- Section 5: **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 6: **EFFECTIVE DATE.** This ordinance shall take effect upon its passage and publication according to law.



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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1650 and set for Public Hearing on Wednesday, February 19, 2020:

Roll Call

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

Resolutions:

RESOLUTION # 20-006 Payment of Bills (January 29, 2020)

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:

Roll Call

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



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RESOLUTION # 20-007 Mosquito Control Division Aerial Agreement 2020

WHEREAS, the Monmouth County Board of Chosen Freeholders, pursuant to N.I.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county; and

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the county of Monmouth; and

WHEREAS, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

WHEREAS, the **Borough of Keansburg** is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

NOW, THEREFORE, be it resolved as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:
 - a) the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NIDEP) agencies, and
 - b) such operations will be performed in compliance with applicable Federal and State regulations, and
 - c) the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

Ms. O’Brien asked for a roll call:

Roll Call

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



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RESOLUTION # 20-008 Appointment to Monmouth Cty. Comm. Development Rep (T. Foley – G. Hoff)

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg wish to seek participation in the Monmouth County Community Development program; and

BE IT RESOLVED that in order to maintain that involvement, Representatives of the Community must be named by Resolution; and

BE IT FURTHER RESOLVED that the governing body does hereby appoint:

Deputy Mayor Thomas Foley, as Representative

Councilman George Hoff, as Alternative Representative

For the term of January 1, 2020 through December 31, 2020

BE IT FURTHER RESOLVED that a certified copy of this Resolution be sent to

Ms. Debbie Dovedytis,
 Assistant Program Analyst
 Monmouth County Community Development
 Hall of Records Annex
 One East Main Street
 Freehold, New Jersey 07728

Ms. O’Brien asked for a roll call:

Roll Call

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



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RESOLUTION # 20-009 Amusement Game License 2020 (P. Cappucio)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2020 Amusement Game License be granted to:

<p>20-009A-Amusement Game Lic #MG 20-004</p> <p>Basketball</p> <p>Cert# 233-1003-5-00202</p>	<p>20-009B- Amusement Game Lic #MG 20-005</p> <p>Duck Pond Race</p> <p>Cert #233-3001-4-00203</p>
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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:

Roll Call

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

RESOLUTION # 20-010 Resolution Commemorating the 19th Amendment Centennial

**RESOLUTION COMMEMORATING THE CENTENNIAL
OF THE RATIFICATION OF THE 19TH AMENDMENT**

Whereas, the year Two Thousand and Twenty marks the 100th Anniversary of the ratification of the 19th Amendment of the United States Constitution; and

Whereas, women fought for the right to vote for more than a century and persevered in the face of resistance; and

Whereas, many New Jersey women advocated for the right to vote; and



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Whereas, Monmouth County was the home to many suffragists both male and female, and suffrage rallies and events occurred within Monmouth County’s borders; and

Whereas, February 9, 2020 will mark the centennial of the New Jersey ratification of the 19th Amendment; and

Whereas, August 26, 2020 will mark the nationwide centennial of the 19th Amendment officially becoming part of the United States Constitution, after the required number of states had ratified; and

Whereas, daughters, granddaughters, and great-granddaughters of the women who fought so hard to vote have been making their voices heard at the polls for nearly 100 years; and

Whereas, women are running for office and currently in elected office in large numbers in Monmouth County, follow in the footsteps of these great suffragists; and

Whereas, there are currently over 200,000 women registered to vote in Monmouth County, New Jersey; and

Whereas, all government entities on the local, state and national level should commemorate and recognize this historic milestone and reaffirm its commitment to empowering and uplifting the voices of women.

NOW, Therefore be it resolved that the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, do hereby

(1) celebrate and recognize the 100th Anniversary of the passage and ratification of the 19th Amendment to the United States Constitution providing for women’s suffrage; and

(2) honor the role of the ratification of the 19th Amendment in promoting the core values of our democracy as set forth in the Constitution of the United States; and

(3) reaffirm our desire to continue strengthening democratic participation and to inspire future generations to cherish and preserve the historic precedent established by the 19th Amendment.

Ms. O’Brien asked for a roll call:

Roll Call

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



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RESOLUTION # 20-011 Establish Maintenance Bond (242 Main Keansburg LLC)

AUTHORIZING THE RELEASE OF PERFORMANCE BOND AND CASH GUARANTEE TO PAR REALTY.

WHEREAS, the Planning Board Engineer, Frances Mullan, T and M Associates has completed an inspection of the project located at Block 131 Lot 2.01 in the Borough of Keansburg and

WHEREAS, In accordance with the Municipal Land Use Law, that the Performance Bond be released to 242 Main Street Keansburg, LLC with the following conditions:

1. Certification that all escrow fees have been paid and that there remains no monies due to the Borough of Keansburg.

2. Establish a Two-Year Maintenance Guarantee Bond in the amount of \$1,802.88 or establish a cash retainer of \$1,802.88.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Keansburg, in the County of Monmouth, State of New Jersey, that the release of the Performance Guarantee Bond and Cash Guarantee to 242 Main Street Keansburg, LLC is approved subject to the conditions as listed.

Ms. O’Brien asked for a roll call:

Roll Call

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



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RESOLUTION # 20-012 Professional Services Agreement – T & M Associates

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

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

Proposed Property Survey and Minor Subdivision

Block 18, Lot 30 – 37 Bayview Avenue

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates **in the proposal amount of \$1,750.00**
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

Ms. O’Brien asked for a roll call:

Roll Call

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



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RESOLUTION # 20-013

Extended Limited Redeveloper Agreement 12.2019

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE DESIGNATION OF SACKMAN ENTERPRISES OF NJ, 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 3.01, 3.02 AND 3.03 (LOTS 3.02 AND 3.03 BEING THE FORMER LOT 3)

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, 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 "**Redevelopment Plan**"); 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 (the former Lot 3 currently known as Lots 3.02 and 3.03) 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 resolution #15-107 to designate the Study Area as an "area in need of redevelopment" ("**Redevelopment Area**") in accordance with the Redevelopment Law; and

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

WHEREAS, on May 17, 2017, the Borough Council introduced Ordinance #1600 making certain amendments to the Redevelopment Plan; and



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WHEREAS, on June 12, 2017, in accordance with the Redevelopment Law, the Planning Board of the Borough reviewed those certain amendments to the Redevelopment Plan and recommended the adoption of same; and

WHEREAS, on June 21, 2017, after reviewing the Planning Board's recommendation, the Borough Council adopted those certain amendments to the Redevelopment Plan by Ordinance #1600 (the "**Redevelopment Plan**"); and

WHEREAS, on December 11, 2019, in furtherance of the Borough's powers pursuant to the Redevelopment Law, and in an effort to allow for the redevelopment of the Redevelopment Area, the Borough designated Sackman Group, LLC as redeveloper of the Redevelopment Area for a period of no longer than sixty (60) days, that designation of the Proposed Redeveloper to be void and of no further legal effect following sixty (60) days from the effective date of that resolution, regardless of any progress made by the Parties towards the negotiation of a comprehensive redevelopment agreement to govern the redevelopment of Redevelopment Area; and

WHEREAS, the Borough Council hereby desires to designate Sackman Enterprises of NJ, LLC as redeveloper of the Redevelopment Area, but specifically limited to Block 184, Lots 3.01, 3.02 and 3.03 (the "**Proposed Redeveloper**," and together with the Agency, the "**Parties**") and for a period of sixty (60) days effective from this resolution, and such designation of Proposed Redeveloper shall 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, specifically limited to Block 184, Lots 3.01, 3.02 and 3.02, 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.



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Ms. O’Brien asked for a roll call:

Roll Call

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

RESOLUTION # 20-014 Payment of Bills (January 29, 2020) 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.

Ms. O’Brien asked for a roll call:

Roll Call

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



JANUARY 29, 2020 MEETING MINUTES

RESOLUTION # 20-015 Amusement Game License 2020 (Gelhaus)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a **2020 Amusement Game License** be granted to:

**Jersey Shore Beach and Boardwalk, Inc.
275 Beachway
Keansburg, NJ 07734**

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

Amusement Type	Certification	Muni Lic. #
Arcade	Cert #2	MG20-006
Arcade	Cert #2	MG20-007
Balloon Bust	1123	MG20-008
Balloon Dart	1009	MG20-009
Balloon Dart	1009	MG20-010
Bushel Basketball Game	1003	MG20-011
Hot Shot Basketball Game	1003	MG20-012
Kiddie Basketball Game	1003	MG20-013
Long Range Basketball Game	1003	MG20-014
Bob’s Fishing Hole	1128	MG20-015
Can Smash	1094	MG20-016
Football Toss	1003	MG20-017
Frog Bog	1021	MG20-018
Glassless Goblet Toss	1084	MG20-019
Mini Golf	1084	MG20-020
Ring Toss	1013	MG20-021
Roller Ball Derby	4036	MG20-022
Rope Ladder Climb	8002	MG20-023
Soccer Game	1003	MG20-024
Stop & Go - Candy Wheel	5001	MG20-025
Strong Man Challenge	8016	MG20-026
Top Glo - Water Gun Fun	4002	MG20-027
Water Gun Fun	4002	MG20-028



JANUARY 29, 2020 MEETING MINUTES

Ms. O’Brien asked for a roll call:

Roll Call

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

VOTED ON BOROUGH COUNCIL EARLIER IN THE MEETING

RESOLUTION # 20-016 Monmouth County for DCA Challenge Grant Community Rating System (CRS) Management Software Shared Service Pilot Program

VOTED ON BOROUGH COUNCIL ACTING AS REDEVELOPMENT AGENCY EARLIER IN THE MEETING

RESOLUTION # 20-017 Recommendation to the Planning Board – 210 Main Street
RESOLUTION # 20-018 Recommendation to the Planning Board – 18-20 Carr Avenue

Communications:

- **Keansburg Fire Department**
New Members

Sean Kauffmann Keansburg Fire Department

Ms. O’Brien asked for a roll call to authorize placing on file:

Roll Call

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



JANUARY 29, 2020 MEETING MINUTES

Department Reports:

*Joseph Accardi,
Water and Sewer Department*

Report on file with Borough Manager

*James Della Pietro,
DPW*

Report on file with Borough Manager

*Cliff Moore,
Economic Development*

Gave a brief update on store openings and ribbon cuttings

*Fran Mullan,
Borough Engineer*

Gave a brief update on Seabreeze Way pipeline installation. Reported on highlights from Engineer's Report

Open to the Public:

Ms. O'Brien asked for a roll call to OPEN meeting to the Public:

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 to CLOSE meeting to the Public:

Roll Call

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



JANUARY 29, 2020 MEETING MINUTES

Adjournment

Ms. O’Brien asked for a roll call to ADJOURN the meeting:

Roll Call

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



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
January 29, 2020

Attest:

Jo-Ann O’Brien
Deputy Municipal Clerk
Borough of Keansburg