



July 22, 2020 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

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

Meeting Minutes:

Meeting Minutes July 1, 2020

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

Ordinances:

First Reading:

Ordinance #1657 – Unclassified Salaries 2020

AN ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES, SALARY RANGES, INCREMENTS, WAGES AND FEES FOR CERTAIN OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.



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WHEREAS the Borough of Keansburg requires a mechanism through which specific salaries are set within those salary ranges;

NOW THEREFORE, BE IT by the Keansburg Borough Council:

- A. The Following salary ranges are hereby established for certain Unclassified offices and positions under the Municipal Government of the Borough of Keansburg.

Unclassified Service	Salaries and Wages	
	Minimum	Maximum
Administrative Secretary	\$30,000.00	\$85,000.00
Borough Manager	\$30,000.00	\$150,000.00
Chief Financial Officer	\$35,000.00	\$75,000.00
Clerk (P/T)	\$10.00/hour	\$18.00/hour
Council Member	\$1,500.00	\$7,000.00
Deputy Registrar of Vital Statistics	\$1,500.00	\$3,000.00
Deputy Municipal Manager	\$10,000.00	\$50,000.00
Emergency Management Deputy Director	\$1,000.00	\$12,000.00
Emergency Management Director	\$1,000.00	\$12,000.00
Engineer	\$1,500.00	\$90,000.00
Executive Secretary	\$30,000.00	\$100,000.00
Fire Official (P/T)	\$15,000.00	\$45,000.00
Lifeguard	\$10.00/hour	\$18.00/hour
Municipal Clerk	\$30,000.00	\$100,000.00
Municipal Court Administrator	\$30,000.00	\$100,000.00
Municipal Judge	\$25,000.00	\$60,000.00
Municipal Prosecutor	\$10,000.00	\$50,000.00
Municipal Tax Collector	\$30,000.00	\$75,000.00
Parking Meter Enforcement Officer	\$10.00/hour	\$20.00/hour
Parking Meter Repairer	\$10.00/hour	\$25.00/hour
Personnel Assistant	\$1,500.00	\$6,000.00
Public Defender	\$2,000.00	\$15,000.00
Purchasing Assistant	\$1,500.00	\$5,000.00
Registrar of Vital Statistics	\$3,000.00	\$6,000.00
Secretary, Board or Commission	\$1,000.00	\$6,000.00
Substitute School Traffic Guard	\$8.75/hour	\$20.00/hour
Superintendent of Public Works	\$60,000.00	\$125,000.00
Superintendent, Water & Sewer Dept	\$60,000.00	\$125,000.00
Supervisor of Records	\$30,000.00	\$60,000.00
Tax Assessor (P/T)	\$11,000.00	\$30,000.00
Tax Searcher	\$2,000.00	\$3,000.00



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- B. The Borough Council shall annually, by resolution, set the salary of each person employed by the Borough of Keansburg.
- C. The Borough Manager shall hereby have the authority to set starting salaries for each new municipal employee and to increase existing salaries, remaining within the preset range, at his or her discretion. However, the Borough Manager’s salary can only be set and/or changed by resolution of the Borough Council.
- D. All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed insofar as they are inconsistent.
- E. This Ordinance shall be effective upon its passage and publication according to law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1657 and set for Public Hearing on August 19, 2020 at 7pm

Roll Call

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

Ordinance #1658 – Classified Salaries 2020

AN ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES, SALARY RANGES, INCREMENTS, WAGES AND FEES FOR CERTAIN OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

WHEREAS the Borough of Keansburg requires a mechanism through which specific salaries are set within those salary ranges;

NOW THEREFORE, BE IT by the Keansburg Borough Council:

- A. The Following salary ranges are hereby established for certain Classified offices and positions under the Municipal Government of the Borough of Keansburg.



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Classified Service	Salaries and Wages	
	Minimum	Maximum
Account Clerk	\$30,000.00	\$60,000.00
Assessing Clerk	\$30,000.00	\$55,000.00
Assistant Municipal Clerk	\$30,000.00	\$70,000.00
Assistant Superintendent Water/Sewer	\$31,600.00	\$85,000.00
Assistant Supervisor/Roads	\$32,600.00	\$85,000.00
Building Inspector Trainee	\$5,000.00	\$25,000.00
Building Sub Code Official (P/T)	\$5,000.00	\$35,000.00
Clerk	\$30,000.00	\$65,000.00
Clerk/Typist	\$30,000.00	\$65,000.00
Code Enforcement Officer	\$30,000.00	\$90,000.00
Code Enforcement Officer (P/T Hourly)	\$11.00/hour	\$15.00/hour
Code Enforcement Officer (P/T)	\$5,000.00	\$40,000.00
Construction Official	\$16,600.00	\$65,000.00
Deputy Municipal Court Administrator	\$30,000.00	\$60,000.00
Electrical SubCode Official (P/T)	\$5,000.00	\$30,000.00
Employees Benefits Clerk/Typist	\$22,600.00	\$50,000.00
Equipment Operator	\$27,600.00	\$50,000.00
Evidence Control/Technical Services Support Clerk	\$30,000.00	\$70,000.00
Evidence Control/Technical Services Support Officer	\$30,000.00	\$70,000.00
Fire SubCode Official (P/T)	\$3,000.00	\$30,000.00
Laborer	\$30,000.00	\$60,000.00
Laborer (P/T)	\$18,600.00	\$45,000.00
Librarian (P/T)	\$10.00/hour	\$35.00/hour
Librarian Assistant	\$26,000.00	\$45,000.00
Mechanic	\$30,000.00	\$75,000.00



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Mechanical Broom Operator	\$30,000.00	\$75,000.00
Payroll Clerk	\$30,000.00	\$50,000.00
Payroll Clerk (P/T)	\$4,300.00	\$10,000.00
Plumbing Sub Code Official (P/T)	\$5,000.00	\$25,000.00
Police Records Clerk	\$30,000.00	\$60,000.00
Principal Payroll Clerk	\$30,000.00	\$60,000.00
Program Development Specialist I	\$25,000.00	\$50,000.00
Public Works Repairer	\$30,000.00	\$60,000.00
Qualified Purchasing Agent	\$30,000.00	\$65,000.00
Recreation Director (P/T)	\$4,000.00	\$30,000.00
Recycling Coordinator	\$2,000.00	\$10,000.00
School Traffic Guard	\$9.25/hour	\$20.00/hour
Senior Account Clerk	\$30,000.00	\$65,000.00
Senior Employees Benefits Clerk	\$30,000.00	\$60,000.00
Senior Mechanic	\$30,000.00	\$80,000.00
Senior Police Records Clerk	\$26,600.00	\$60,000.00
Special Police Officer Class II	\$12.00/hour	\$35.00/hour
Supervisor/Roads	\$39,600.00	\$90,000.00
Tax Clerk	\$30,000.00	\$50,000.00
Tax Clerk (P/T)	\$4,000.00	\$20,000.00
Technical Assist. To Construction Office (TACO) (F/T - P/T)	\$26,600.00	\$65,000.00
Telecommunications Operator	\$30,000.00	\$70,000.00
Telecommunications Operator (P/T)	\$10.00/hour	\$20.00/hour
Telephone Operator/ Receptionist	\$17,100.00	\$40,000.00
Violations Clerk	\$30,000.00	\$40,000.00
Water Repairer/Sewer Repairer (P/T)	\$11.00/hour	\$14.00/hour



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Water Repairer/Sewer Repairer / Water Plant Operator	\$29,600.00	\$60,000.00
Water Treatment Plant Operator	\$31,600.00	\$65,000.00
Zoning Officer	\$13,600.00	\$50,000.00

- B. The Borough Council shall annually, by resolution, set the salary of each person employed by the Borough of Keansburg.
- C. The Borough Manager shall hereby have the authority to set starting salaries for each new municipal employee and to increase existing salaries, remaining within the preset range, at his or her discretion. However, the Borough Manager’s salary can only be set and/or changed by resolution of the Borough Council.
- D. All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed insofar as they are inconsistent.
- E. This Ordinance shall be effective upon its passage and publication according to law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1658 and set for Public Hearing on August 19, 2020 at 7pm

Roll Call

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

Ordinance #1659 – Redevelopment Plan – Block 11, Lots 4 through 7

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 11, LOTS 4 THROUGH 7

WHEREAS, on July 27, 2005, the Mayor and Council of the Borough of Keansburg (“Borough”) designated the entirety of the Borough as an “Area in Need of Rehabilitation” pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.A.A. 40A:12A-1, et seq (“**LRHL**”); and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and



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WHEREAS, on July 17, 2019, the Borough Council (“Council”) of the Borough of Keansburg (“Borough”) adopted Resolution 19-098, authorizing and directing the Planning Board of the Borough (“Board”) to undertake a preliminary investigation and redevelopment study to determine whether all properties, identified in Blocks 7, 8, 10, 11, 12, 13, 14 and 52, thereof (“Study Area”), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, on April 22, 2020, the Borough Council (“Council”) of the Borough of Keansburg (“Borough”) adopted Resolution 20-038, accepting the recommendation from the Planning Board of the Borough of Keansburg and finding that all properties identified in Blocks 7, 8, 10, 11, 12, 13, 14 and 52 as shown on the official tax map of the Borough of Keansburg be and are hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A-12A-4, the Borough, through the firm T&M Associates, prepared a redevelopment plan entitled “Redevelopment Plan for Block 11, Lots 4 through 7,” substantially in the form attached hereto (“Redevelopment Plan”), which provides for the redevelopment of several areas of the Borough, specifically Block 11, Lots 4 through 7; and

WHEREAS, prior to the final passage of this Ordinance, the Borough Council referred the Redevelopment Plan to the Planning Board of Adjustment (“Planning Board”) for its review at the August 10, 2020 meeting as to master plan consistency and for any other comments in accordance with N.J.S.A 40A:12A-7; and

WHEREAS, the Redevelopment Plan has been available for public review in the office of the Planning Board and in the office of the municipal Clerk; and

WHEREAS, the Borough Council now wishes to approve and adopt the Redevelopment Plan for Block 11, Lots 4 through 7, in the form attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, County of Monmouth, and State of New Jersey, that the Borough Council hereby approves and adopts the Redevelopment Plan for Block 11, Lots 4 through 7 in the form attached hereto as **Exhibit A**.

BE IT FURTHER ORDAINED, that the Redevelopment Plan shall supersede the applicable provisions of the Borough’s Zoning Ordinance.

BE IT FURTHER ORDAINED, that the remainder of all other sections and subsections of the afore mentioned Ordinance not specifically amended by this Ordinance shall remain in full force and effect.

BE IT FURTHER ORDAINED, all Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such consistency.



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

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1659 and set for Public Hearing on August 19, 2020 at 7pm

Roll Call

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

Ordinance #1660 – Sale of Undersized Property

ORDINANCE AUTHORIZING THE SALE OF CERTAIN UNDERSIZED PROPERTIES OWNED BY THE BOROUGH TO CONTIGUOUS PROPERTY OWNERS OF IN ACCORDANCE WITH N.J.S.A. 40A:12-13

WHEREAS, the Local Lands and Buildings Law, *N.J.S.A. 40A:12-13* authorizes the Borough to sell municipally owned real property at a private sale to owner of real property contiguous thereto where the Borough owned property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvements thereon; and

WHEREAS, the Mayor and Council of the Borough of Keansburg have determined that the following properties on the Tax Map of the Borough of Keansburg, County of Monmouth, State of New Jersey are not needed for public use

- Block 17, Lot 24
- Block 46, Lot 8
- Block 63, Lot 19
- Block 73, Lot 3
- Block 86, Lot 5 hereinafter referred to as “the Properties”; and

WHEREAS, the subject properties are without capital improvements thereon and are less than the minimum size required for development in those zones; and

WHEREAS, *N.J.S.A. 40A:12-13* further provides that where there is more than one (1) owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among



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all such contiguous owners thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

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

1. The Properties as delineated on the Tax Map of 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*.

2. The minimum price for bidding shall be as follows:

Block 17, Lot 24	\$ 15,300.00
Block 46, Lot 8	12,950.00
Block 63, Lot 19	15,600.00
Block 73, Lot 3	9,000.00
Block 86, Lot 5	10,000.00

Pursuant to the Borough Tax Assessor, the price set is considered to be fair market value of each property. In the event that there are no bids received for the Properties, the Borough Council may revise the minimum bid by Resolution.

3. Notice of the Borough's intention to sell the property shall be advertised in a publication circulating in the municipality within (5) days following the enactment of this Ordinance. Said Notice shall additionally be posted on the Borough of Keansburg website.

4. Any offer for "the Properties" may be thereafter made to the Borough Clerk for a period of twenty (20) days following the above newspaper advertisement, for not less than the minimum price provided herein.

5. The sale of the Properties shall be made to the highest bidder, after the legal advertisement of this Ordinance and notification to contiguous property owners.

6. The Borough does not warrant or certify title to any of the properties and in not event shall the Borough be liable for any damages to the successful bidder if title is found to be unmarketable for any reason. The successful bidder therefore waives and all rights in damages or by way of liens against the Borough of Keansburg.



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7. As all of the properties are non-conforming, the successful bidder shall be required to merge the lot with the bidder’s existing contiguous lot by Deed at the time of closing with the Borough.

8. The Borough Council reserves the right to reconsider its decision to sell the properties 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.

9. If the properties are awarded, full payment for the property shall be made by certified check or bank check within thirty (30) days after the award of the bid, which shall be done by further action of the Borough Council.

10. The Borough offers no warranty as to any environmental conditions which may exist on any said properties. All real property may be subject to the provisions of ISRA (Industrial Site Recovery Act), CERCLA (Comprehensive Environmental Response Compensation and Liability Act, commonly known as Superfund) or other environmental laws or regulations. The Borough makes no representations as to the development potential or physical condition of the property.

11. The successful bidder(s) for the properties shall reimburse the Borough for any costs for the preparation of the Deed of Conveyance and for review by the Borough Attorney. This deed shall also contain a current metes and bounds description of the property.

12. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

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

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1660 and set for Public Hearing on August 19, 2020 at 7pm

Roll Call

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



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Resolutions:

RESOLUTION # 20-074 Payment of Bills (July 22, 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.

Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 20-075 Authorize Non Fair and Open Purchase (Water Meter Readers)

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR 3 HANDHELD METER READERS

WHEREAS, the BOROUGH OF Keansburg has a need for handheld meter readers as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

WHEREAS, the Mayor through the CFO has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, the anticipated term of this contract is 1 year; and

WHEREAS, Core & Main has submitted a proposal indicating they will provide the 3 handheld meter readers for \$19,650.00; and

WHEREAS, Core & Main has completed and submitted a Business Entity Disclosure Certification which certifies that Core & Main has not made any reportable contributions to a



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political or candidate committee in the Borough of Keansburg in the previous one year, and that the contract will prohibit the Core & Main from making any reportable contributions through the term of the contract, and

WHEREAS, the CFO has certified the availability of funds and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg authorizes the CFO to enter into a contract with Core & Main as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 20-076 Authorize Window Contracts (07.2020)

RESOLUTION AUTHORIZING A "WINDOW" CONTRACTS

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

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

WHEREAS, the Borough of Keansburg retained the services of

- Coyne Chemical/ Environmental
- Swanton Fuel Oil
- Vaider Network Solutions LLC

;and



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

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

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

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

BE IT FURTHER that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

Mr. Cusick asked for a roll call:

Roll Call

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



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RESOLUTION # 20-077

Appointments to the Recreation Committee 2020

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

Voting Members

Eileen Enright

Ginger Rogan

Tina Manoes

Raymond Preston

Michele DeRoche

Brooke Clayton

Allison Kane

Krista Brand

Melissa Shaw

As Members of the Keansburg Recreation Committee, for a term to run from August 1, 2020 to July 31, 2021

Mr. Cusick asked for a roll call:

Roll Call

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



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RESOLUTION # 20-078

Authorize Execution of 911 Service Agreement (2020-2022)

BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, that they do hereby to enter into an Interlocal Agreement with the Monmouth County’s Sheriff’s Office for the purpose of utilizing the 911 Emergency Telecommunications System.

BE IT RESOLVED, that the length of service covered by the agreement is January 1, 2020 through December 31, 2022.

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Keansburg authorizes the Borough Manager to sign and the Municipal Clerk to attest to the attached agreement with the Monmouth County Sheriff’s Office.

Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 20-079

Recommendation to the Planning Board – Block 11, Lots 4 – 7

A RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, RECOMMENDING THE REDEVELOPMENT PLAN FOR BLOCK 11, LOTS 4 THROUGH 7 TO THE PLANNING BOARD

RESOLUTION NO. 20-079

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A-12A-4, the Borough, through the firm T&M Associates, prepared a redevelopment plan entitled “Redevelopment Plan for Block 11, Lots 4 through 7”), which provides for the redevelopment of several areas of the Borough, specifically Block 11, Lots 4 through 7; and



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Be it Resolved by the Borough Council that they recommend the referred Redevelopment Plan for Block 11, Lots 4-7 to the Borough of Keansburg Planning Board of Adjustment for their review of the plan as to master plan consistency and for any other comments in accordance with N.J.S.A 40A:12A-7; and

Be it Further Resolved that the Borough Council expresses no conditions on the proposed Redevelopment Plan

Be it Further Resolved that a copy of this resolution will be forwarded to the Borough of Keansburg Planning Board of Adjustment,

Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 20-080 Payment of Bills (July 22, 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.

Mr. Cusick asked for a roll call:

Roll Call

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



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Department Reports:

*Steve Ussmann
Water Plant Superintendent*

Reported that \$811, 000 was collected in revenue this past month.

There was a discussion on the water rationing announcement from NJ American Water Company. From May 1 through September 30th the Borough does not receive water from NJ American.

Police Chief Sheehan

Submitted a written report to the Borough Council and is available to address any concerns.

*Cliff Moore
Economic Development
Coordinator*

Reported on the following matters:

He has been in touch with local businesses regarding a grant form Monmouth County that provides assistance to businesses for COVID related expenses.

Angry Tomatoes Sub Shoppe will be planning a Grand Opening.

A presentation may be before the Council / Redevelopment Agency for property located at 53-55 Carr Avenue.

Vacant lots on Carr Avenue are under contract.

Census information has been distributed to local businesses.

Carr Avenue businesses are doing well. The Department of Public Works is doing an outstanding job on beach clean-up and maintenance of the business areas.

*Fran W. Mullan
T & M Associates*

Also submitted a written report to the Borough Council. The Seabreeze Way/Oakwood Place reconstruction project should be out to bid in a few weeks. Construction should be complete this year.

Bob Yuro, T & M Associates, is coordinating with NJ Natural Gas Co. in getting the streets fully paved that were subject to replacement of mains.



July 22, 2020 MEETING MINUTES

Councilwoman Judy Ferraro Announced that there will be a beach clean-up this Saturday.

Mayor George Hoff Expressed his thanks to the Police Department, Parking Meter personal and the Department of Public Works for their outstanding work at the beachfront this season.

He would like to see stepped-up enforcement of violations of the littering ordinance. Many complaints are being received regarding visitors dumping garbage and littering in the parking lots and Beachway.

Open to the Public:

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

Roll Call

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

Edward Wissler
43 Forest Avenue

Commended the Police Department, the Borough Council, Administration and Employees for their work in ensuring a peaceful rally last month.

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

Roll Call

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



July 22, 2020 MEETING MINUTES

Adjournment

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

Roll Call

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



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 via Conference Call held on **July 22, 2020**

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg