



APRIL 21, 2021 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

Mr. Donaldson	Mr. Tonne	Mr. Cocuzza	Mr. Foley	Mr. Hoff
✓	✓	✓	✓	Excused

Meeting Minutes:

Meeting Minutes March 24, 2021

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
Mr. Donaldson			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	

Mr. Hoff arrived at this time

Presentation Discussion:

Joe Cappadona – Roadway Improvement at Marina

Robert Yuro, gave a brief overview of the request Mr. Cappadona was presenting to the Borough Council. He explained the area in question and the proposal of a property “swap” to relocate Central Avenue. This “swap” would move Central Avenue to the eastern side of the property.

Mr. Cappadona stated that he had purchased the Melfi Property on Laurel Avenue and the Marina and was looking to make the space efficient. Currently there is a fence in the middle of the road. Mr. Cappadona has expressed that his Insurance Company may not issue an insurance policy because of the fencing.



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Mr. Bennett, Borough Attorney, asked for clarification of the property dimensions.

The “swap” would entail switching a 40’ (forty foot) wide section of Central Avenue for a 40’ (forty foot) wide section of land on the eastern side of the property becoming the “new” Central Avenue. This swap would also entail the vacation of a portion of Charles Avenue and a portion of Maplewood Avenue.

Mr. Cappadona also stated that he was willing to include landscaping to help buffer the space and new roadway for existing residents.

The project will include taking down the existing fence, new road and moving the electronic gates at the marina for better access.

Mr. Bennett asked if the current homeowners had been notified about the potential changes.

Mr. Cappadona replied, “No.” Also indicating that he was aware that the neighborhood would have to be notified once plans were formalized.

When asked what would be needed next, Mr. Bennett indicated that the road would need to be vacated, the new Central Avenue would have to have improvements and that this items would have to be provided for in an agreement.

Mr. Cappadona was asked by Council to work with Mr. Yuro and Ed Striedl to work on preparing formal details for this proposal.

Ordinances:

Second Reading:

Ordinance #1668 – Refunding Bond Ordinance –

REFUNDING BOND ORDINANCE OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY, PROVIDING FOR THE CONVERSION OF A SHORT TERM DEBT OBLIGATION OF THE BOROUGH INTO A LONG TERM DEBT OBLIGATION BY APPROPRIATING AN AMOUNT NOT EXCEEDING \$1,900,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$1,900,000 GENERAL OBLIGATION REFUNDING BONDS OF THE BOROUGH OF KEANSBURG TO ACCOMPLISH THE CONVERSION

WHEREAS, the Borough of Keansburg, in the County of Monmouth, New Jersey (the

"Borough") has an existing Community Disaster Loan ("CDL Loan") from the Federal Emergency

Management Agency ("FEMA") which is currently scheduled to be repaid in three years;



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WHEREAS, the Borough has applied to FEMA for the purpose of obtaining forgiveness of the CDL Loan but has been unsuccessful;

WHEREAS, the Borough Council has determined that it is in the best interests of the Borough to convert the CDL Loan to a long term debt obligation with a ten year maturity by the issuance of refunding bonds to cover the amount required to repay the CDL Loan and all costs in connection with the conversion to a long term debt obligation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The Borough is hereby authorized (A) to finance the cost of the conversion of the CDL Loan from a three year period to a ten year long term debt obligation (the "Conversion"), and (B) to provide for the payment of the costs of issuing the refunding bonds (including printing, advertising, accounting, financial and legal services, and further including bond insurance premium (if any) and underwriting compensation).

Section 2. In order to finance the cost of the purpose described in Section 1 hereof, one or more series of negotiable general obligation refunding bonds (the "Refunding Bonds") are hereby authorized to be issued from time to time in the principal amount not to exceed \$1,900,000 pursuant to the Local Bond Law.

Section 3. An aggregate amount not exceeding \$65,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-51(b) has been included in the aggregate principal amount of refunding bonds authorized herein.



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Section 4. The purposes for which the Refunding Bonds are to be issued are (i) to accomplish the Conversion; and (ii) to provide for the payment of the costs of issuing the refunding bonds (including printing, advertising, accounting, financial and legal services, and further including bond insurance premium (if any) and underwriting compensation).

Section 5. Further provisions as to the terms of sale, deposit, securing, regulation, investment, reinvestment, disposition or application of the proceeds of the refunding bonds, and any matters in connection therewith, shall be determined by resolution of the Borough Council of the Borough adopted prior to the issuance of the refunding bonds.

Section 6. All other matters relating to the refunding bonds shall be performed or determined by subsequent resolution of the Borough Council of the Borough, or the performance or determination thereof shall be delegated by resolution of the Borough Council of the Borough to the Chief Financial Officer of the Borough.

Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this refunding bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 8. A certified copy of this refunding bond ordinance as adopted on first reading has been filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey prior to final adoption, together with a complete statement in the form prescribed by the Director and signed by the chief financial officer of the



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Borough as to the indebtedness to be financed by the issuance of the refunding bonds authorized herein.

Section 9. This refunding bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law, provided that, except for refunding bonds issued in accordance with N.J.S.A. 40A:2-51(c), this refunding bond ordinance shall not be effective as to any refunding bonds unless the consent of the Local Finance Board has been endorsed upon a certified copy of this refunding bond ordinance as finally adopted.

Ms. O'Brien asked for a roll call vote to OPEN the meeting to the Public for Ordinance #1668:

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Ms. O'Brien asked for a roll call vote to CLOSE the meeting to the Public for Ordinance #1668:

Roll Call

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



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Ms. O'Brien asked for a roll call vote to ADOPT Ordinance #1668:

Roll Call

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

Ordinance #1669 – Parking Restrictions on Borough Properties

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII (TRAFFIC), SECTION 3 (PARKING) 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 VII (TRAFFIC), SECTION 3 (PARKING) be amended and supplemented to include the following:

ADD:

SECTION 7-3.7 PARKING PROHIBITED ON CERTAIN BOROUGH PROPERTIES DURING CERTAIN HOURS

- a. BE IT ORDAINED that parking of vehicles is prohibited after hours of operation at the following Borough owned properties:

Keansburg Waterfront Library	55 Shore Blvd
Keansburg Police Department/Donohue Park	179 Carr Avenue
Keansburg Borough Public Works Yard	40 Frazee Place
Keansburg Borough Hall Parking Lot	29 Church Street

- b. Any unoccupied vehicle parked or standing in violation of this section shall be deemed a nuisance and any police officer may provide for the removal of such vehicle. The owner shall assume the reasonable costs of removal and storage which may result from such removal before regaining possession of the vehicle.

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.



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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.

Ms. O'Brien asked for a roll call vote to OPEN the meeting to the Public for Ordinance #1669:

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Ms. O'Brien asked for a roll call vote to CLOSE the meeting to the Public for Ordinance #1669:

Roll Call

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

Ms. O'Brien asked for a roll call vote to ADOPT Ordinance #1669:

Roll Call

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



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Ordinance #1670 – Parking Fees – Beachfront Parking

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII (PARKING METER ZONES AND PARKING LOTS) SECTION 6 (BEACHFRONT PARKING – SEASONAL PARKING TAGS FOR RESIDENTS)

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED that Section 6.2 (Beachfront Parking Seasonal Parking Tags for Residents; Regulations) be amended and supplemented as follows:

DELETE:

8-6.2

c. Each application shall be accompanied by a twenty-five dollar (\$25.00) application fee. However, if multiple residents from a single household wish to apply for parking tags, the first tag shall be \$25.00 and each additional tag within that household, as proven by vehicle registration documentation, shall be five dollars (\$5.00).

e. Parking tags are valid only for the season during which it is issued. Residents who wish to renew their parking tag shall pay an annual renewal fee equal to the amount paid the previous year unless otherwise notified by the Borough. In order to obtain a new parking tag in a subsequent year, the resident must either return their existing tag or pay a replacement fee of \$2.00.

ADD:

8-6.2

c. SHALL READ: Each application shall be accompanied by a \$25.00 (twenty-five dollar) fee.

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 OPEN the meeting to the Public for Ordinance #1670:

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Ms. O’Brien asked for a roll call vote to CLOSE the meeting to the Public for Ordinance #1670:

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1670:

Roll Call

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



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Ordinance #1671– Parking Fees – Raritan Avenue Parking Lot

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII (PARKING METER ZONES AND PARKING LOTS) SECTION 3.3 (RARITAN AVENUE PARKING LOT; CHARGE FOR PARKING)

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Section 3.3 (Raritan Avenue Parking Lot; Charge for Parking) of Chapter VIII (Parking Meter Zones and Parking Lots) be amended as follows:

b. SHALL READ:

\$200.00 per year: all commercial and residential units located at 250-252 Beachway, now known as “Cove on the Bay”.

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.

INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

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.

EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

Ms. O’Brien asked for a roll call vote to OPEN the meeting to the Public for Ordinance #1671:

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME



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Ms. O’Brien asked for a roll call vote to CLOSE the meeting to the Public for Ordinance #1671:

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1671:

Roll Call

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

Ordinance #1672– Prohibited Parking on Certain Streets

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>
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DELETE:	Highland Boulevard	South	Entire length; except on Wednesday From 6:00 a.m. to 4:00 p.m. beginning at a point 330 feet
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West of Highland Avenue

Highland Boulevard	North	For a distance of 345 feet West of Highland Avenue; except on Wednesday from 6:00 a.m. to 4:00 p.m. when parking shall be prohibited for the entire length of the North side of Highland Boulevard.	
Seabreeze Way	South	Entire length; except on Wednesday from 6:00 a.m. to 4:00 p.m., exclusive of that portion of the South side of Seabreeze Way beginning at a point 285 feet West of Highland Avenue to a point 396 feet West of Highland Avenue.	
Seabreeze Way	North	Carr Avenue to Raritan Avenue and that portion of Seabreeze Way beginning at a point 285 feet West of Highland Avenue to a point 410 feet West of Highland Avenue; except on Wednesday from 6:00 a.m. to 4:00 p.m. when parking shall be prohibited for the entire length of the North side of Seabreeze Way.	
Woodland Avenue	North	Johnson Lane to Woodland Avenue	
ADD:	Highland Boulevard	South	Entire Length
	Highland Boulevard	North	For a distance of 345 feet West of Highland Avenue.
	Seabreeze Way	South	Entire Length
	Seabreeze Way	North	Carr Avenue to Raritan Avenue and



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Woodland Avenue North that portion of Seabreeze Way beginning at a point 285 feet West of Highland Avenue to a point 410 west of Highland Avenue. Johnson Lane to Twilight 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 and approval by the Department of Transportation.

Ms. O’Brien asked for a roll call vote to OPEN the meeting to the Public for Ordinance #1672:

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME



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Ms. O’Brien asked for a roll call vote to CLOSE the meeting to the Public for Ordinance #1672:

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1672:

Roll Call

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

First Reading:

Ordinance #1673– Bond Ordinance

BOND ORDINANCE PROVIDING FOR Maple avenue roadway construction, seeley avenue drainage improvements, and Raritan avenue stormwater pump station upgrade, AND APPROPRIATING \$999,800 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$396,825 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$999,800, said sum being inclusive of all



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appropriations heretofore made therefor, including grant funds expected to be received from the New Jersey Department of Trust (NJDOT) in the amount of \$295,000 and a Community Development Block Grant (CDBG) in the amount of \$156,200, the sum of \$150,000 expected to be received from a third-party contribution in connection with a developer's agreement, and the sum of \$1,775 as down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$396,825, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of the:

- i) reconstruction of Maple Avenue Roadway located in the Borough, including but not limited to work on Maple Avenue, Main Street, Braden Place, Brookside and Wilson Avenues, with a total appropriation and estimated cost of \$500,000, including grant funds expected to be received from the NJDOT in the amount of \$295,000, an estimated maximum amount of bonds or notes therefor of \$205,000, and an average period of usefulness of twenty (20) years;
- ii) Seeley Avenue drainage improvements, with a total appropriation and estimated cost of \$314,300, including grant funds expected to be received from the CDBG in the amount of \$156,200, an estimated maximum amount of bonds or notes therefor of \$158,100, and an average period of usefulness of twenty (20) years, and
- iii) Raritan Avenue Storm-water Pump Station Upgrade, with a total appropriation and estimated cost of \$185,500, including \$150,000 contribution expected to be received by a third party contribution in connection with a developer's agreement, \$1,775 required down payment, an estimated maximum amount of bonds or notes therefor of \$33,725, and an average period of usefulness of twenty (20) years.

together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Township Clerk, as finally approved by the governing body of the Township.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$396,825, as stated in Section 2 hereof.



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(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$999,800, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$999,800 over the estimated maximum amount of bonds or notes to be issued therefor being the sum of grant funds expected to be received from the NJDOT in the amount of \$295,000 and a CDBG in the amount of \$156,200, the sum of \$150,000 expected to be received from a third-party contribution in connection with a developer's agreement, and the sum of \$1,775 as down payment for said purposes.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$396,825 and the obligations authorized herein will be within all debt limitations prescribed by that Law.



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(d) An aggregate amount not exceeding \$225,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Ms. O'Brien asked for a roll call vote to INTRODUCE Ordinance #1673 and set for PUBLIC HEARING on Wednesday, May 19, 2021 at 7pm:

Roll Call

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



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Ordinance #1674– Index Rate Ordinance CY2021

CALENDAR YEAR 2021 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 1% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, finds it advisable and necessary to increase its CY 2021 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Borough Council hereby determines that a 2.5% increase in the budget for said year, amounting to \$389,665.84 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2021 budget year, the final appropriations of the Borough of Keansburg shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$545,532.18, and that the CY 2021 municipal budget for the Borough of Keansburg be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.



APRIL 21, 2021 MEETING MINUTES

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1674 and set for PUBLIC HEARING on Wednesday, May 19, 2021 at 7pm:

Roll Call

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

Ordinance #1675– Cannabis Opt Out Ordinance 2021

AN ORDINANCE BY BOROUGH OF KEANSBURG IN THE COUNTY OF MONMOUTH, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING Chapter XXII OF THE (Development Regulations) of the Revised General Ordinances of the Borough of Keansburg

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;



APRIL 21, 2021 MEETING MINUTES

- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Mayor and Council of the Borough of Keansburg has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on the Borough of Keansburg in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of Keansburg’s residents and members of the public who visit, travel, or conduct business in Keansburg, to amend Borough of Keansburg’s zoning regulations to prohibit all manner of marijuana-related land use and development within the geographic boundaries of Borough of Keansburg and



APRIL 21, 2021 MEETING MINUTES

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act's 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts;

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

1. Pursuant to section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Borough of Keansburg except for the delivery of cannabis items and related supplies by a delivery service.

2. Chapter XXII of the (Development Regulations) of the Revised General Ordinances of the Borough of Keansburg is hereby amended by adding to the list of prohibited uses, the following: "All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service."

3. Any article, section, paragraph, subsection, clause, or other provision of the Revised General Ordinances of the Borough of Keansburg inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

5. This ordinance shall take effect upon its passage and publication and filing with the Monmouth County Planning Board, and as otherwise provided for by law.



APRIL 21, 2021 MEETING MINUTES

Ms. O'Brien asked for a roll call vote to INTRODUCE Ordinance #1675 and set for PUBLIC HEARING on Wednesday, May 19, 2021 at 7pm:

Roll Call

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

Resolutions:

RESOLUTION # 21-035 Payment of Bills (April 21, 2021)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

BE IT FURTHER RESOLVED that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law.

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

RESOLUTION # 21-036 Adoption of Fair and Open 2021
RESOLUTION AUTHORIZING “FAIR AND OPEN PROCESS” UNDER N.J.S.A. 19:44A-20.1 ET. SEQ. AS THE METHOD THAT THE BOROUGH OF KEANSBURG WILL USE TO CONTRACT FOR ALL PROFESSIONAL SERVICES AND EXTRAORDINARY AND UNSPECIFIED SERVICES

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” law, enacted by the New Jersey State Legislature shall become effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.1 et seq., a public entity may not award contracts with a value in excess of \$17,500.00 to a business entity which has made reportable contributions in excess of \$300.00, in the aggregate, to the said public entity’s political parties or to any candidate’s committee of any person serving in an elective public office of said public entity when such contract was awarded, unless said business entity is awarded a contract under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.7 “fair and open process” is defined to mean, at a minimum, that a contract be publicly advertised in newspapers or on the internet website maintained by a public entity in sufficient time to give notice in advance of the contract; be awarded under a process that provides for public solicitation of proposals or qualifications; be awarded and disclosed under criteria established in writing by the public entity prior to the solicitation of proposals or qualifications; and be publicly opened and announced when awarded. The decision of a public entity as to what constitutes a fair and open process shall be final; and

WHEREAS, in accordance with N.J.S.A. 19:44A-20.1 et seq. the Borough of Keansburg hereby adopts criteria establishing a “fair and open process” as set forth in Exhibit A attached hereto; and

WHEREAS, it is necessary for the Borough of Keansburg to engage the services for various legal, engineering and consulting professional services; and

WHEREAS, the Borough of Keansburg desires to contract for such professionals and services by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, County of Monmouth and State of New Jersey that it hereby adopts the “fair and open process” set forth in Exhibit A attached hereto as the method that the Borough of Keansburg will use to contract for all professional services and extraordinary and unspecified services (“EUS”) in excess of \$17,500.00 per year, including but not limited to the following services:

1. Bond Counsel
2. Borough Attorney - Non-Retainer Hourly Work
3. Borough Attorney – Special Counsel – *Foreclosure*
4. Borough Attorney – Special Counsel – *Labor*
5. Borough Attorney – Special Counsel – *Non-Retainer Hourly Work*
6. Borough Attorney – Special Counsel – *Redevelopment*
7. Borough Auditor
8. Borough Engineer



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9. Municipal Prosecutors – Hourly Work (To Include Substitute Prosecutor)
10. Municipal Planner
11. Planning Board Attorney
12. Planning Board Engineer
13. Public Defender
14. Financial Advisor

BE IT FURTHER RESOLVED, that all contracts awarded for the above professional services shall be made in accordance with the Borough of Keansburg “Fair and Open Process” as set forth in Exhibit A attached hereto.

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

RESOLUTION # 21-037 Refund of Fees (RAS Properties)

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

Amount:	\$120.00
Reason:	Certificate of Occupancy Inspection refund
Reference:	212 Main Street

Payable to:	RAS Properties Inc 43 Heron Road Middletown, NJ 07748	<i>Total Payable:</i> \$120.00
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above:

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

RESOLUTION # 21-038 2021 Tonnage Grant

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L., c. 102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection and Energy is promulgating recycling regulations to implement the mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulation impose on municipalities certain requirements as a condition for applying for tonnage grants, including, but not limited to, making and keeping accurate verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a Resolution authorizing the Borough of Keansburg to apply for such tonnage grants will memorialize the commitment of the Borough to recycling and indicate the assent of the Mayor and Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and Recycling regulations; and

WHEREAS, such a Resolution should designate the individual authorized to ensure that the application is properly completed and timely filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Borough hereby endorses the submission of a Municipal Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and Energy and designates

**Greg McLellan,
Recycling Coordinator,**

29 Church Street, Keansburg, NJ 07734, to ensure that the said application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a recycling trust fund to be used solely for the purposes of recycling.

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

INTRODUCTION: CY2021 Municipal Budget

RESOLUTION # 21-039

Introduction of the CY 2021 Keansburg Municipal Budget takes place later in the meeting

NOTE: A copy of the municipal budget is available in the Municipal Clerk's Office for review and also on the Municipal website, www.keansburgnj.gov under the Government tab.

RESOLUTION # 21-040 Authorize Change Order (Baywalk West – increase)

RESOLUTION AUTHORIZING A CHANGE ORDER INCREASING THE CONTRACT PRICE

WHEREAS, Ascend Construction Management, Inc of Ocean, NJ for the Baywalk West Improvement project which was awarded by the Borough of Keansburg; and

WHEREAS, during the construction unanticipated conditions were identified and thereby requiring changes in the scope of the work which had been contemplated by the relevant bid specifications; and

WHEREAS, Ascend Construction Management, Inc submitted a proposed change order for the necessary changes in the scope of the project along with corresponding cost increases, which has resulted in a total proposed net increase of \$20,464.85; thereby increasing the original contract amount of \$190,062.63 to a final contract amount of \$210,527.48; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would increase the original contract price by \$20,464.85; and

WHEREAS, N.J.A.C. 5:30-11.3 provides the Municipality with authority by way of change order to approve additional work when the cost of such work is less than 20% of the original total bid amount; and

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

1. The change order for the Baywalk West Improvement project, which was awarded to Ascend Construction Management, Inc of Ocean, NJ for an increase of Twenty Thousand, Four Hundred Sixty-Four dollars and Eighty-Five Cents (\$20,464.85) is hereby approved,
2. A certified copy of this resolution shall be forwarded to the Chief Financial Officer.



APRIL 21, 2021 MEETING MINUTES

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

Roll Call

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

RESOLUTION # 21-041 Authorize Vehicle Purchase / Cherry Hill Co-Op (Water-Sewer)

AUTHORIZING PURCHASE OF A 2021 FORD F150 4X4 FOR THE WATER & SEWER DEPT

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

WHEREAS. the Borough of Keansburg has the need to purchase a 2021 Ford F150 4x4 for the Water & Sewer Department utilizing the State Contract Cooperative Purchasing Program, from Cherry Hill Winner Ford using state contract # 17-FLEET-00212 in the amount of \$27,715.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg authorizes the purchase of a 2021 F150 4x4 for the Water & Sewer Dept, from Cherry Hill Winner Ford, using contract

17-FLEET-00212, 250 Haddonfield- Berlin Rd, Cherry Hill, NJ 08034 in the amount of \$27,715.00

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

RESOLUTION # 21-042 Non Fair and Open – Professional Appointment – Phoenix Advisors

WHEREAS, the Borough of Keansburg has a need to acquire immediate professional financial advisory services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 and,

WHEREAS, the anticipated term of this contract is for a term of March 1, 2021 to June 30, 2021, not to exceed \$17,500.00, and;

WHEREAS, Phoenix Advisors has submitted a proposal indicating they will provide the immediate required, and;

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

NOW THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Keansburg authorizes the finance department to enter into a contract with Phoenix Advisors as described herein; and,

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

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

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

RESOLUTION # 21-043

Safe and Secure Grant 2021 **WITHDRAWN**

RESOLUTION # 21-043

Refund of Fees (Gonzalez)

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

Amount:	\$200.00
Reason:	2021 Registration Fee
Reference:	1 Lakewood Avenue

Payable to:	Linda Gonzalez 271 Chapel Avenue Jersey City, NJ 07302	<i>Total Payable:</i> \$200.00
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above:

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

RESOLUTION # 21-044

Payment of Bills (April 21, 2021) 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 vote:

Roll Call

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

INTRODUCTION: CY2021 Municipal Budget

RESOLUTION # 21-039

Introduction of the CY 2021 Keansburg Municipal Budget

Borough Chief Financial Officer, Patrick DeBlasio, gave a brief overview of the CY2021 Municipal Budget. There was a brief discussion on this matter.

NOTE: A copy of the municipal budget is available in the Municipal Clerk’s Office for review and also on the Municipal website, www.keansburgnj.gov under the Government tab.

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

Discussion:

Department Reports:

*Steve Ussmann
Superintendent Water & Sewer*

Reported that the Spring Hydrant program would be starting tonight and end on May 21st.

*Cliff Moore
Economic Coordinator*

Gave a brief review of his report which included news of a new art studio & gallery.

Raritan Bay Brewing was looking to include a joint office space with a headhunter group for their location by end of Summer

Is coordinating a "Meet & Greet" for Council and new business owners

Reported that the new shoe store was looking to host an event to showcase their new store

Announced that there was a new round of PPP grants based on business payrolls – he will sending via email to all the business owners.

*Robert Yuro
Borough Engineer*

Report issued to Council with agenda.

Stated that the Clarifier covers would be installed and closed out in May.

Stated that work was started for the design plans regarding Seeley and Maple Avenues.

Police Chief Sheehan

Report was forwarded to Council, no new additions



APRIL 21, 2021 MEETING MINUTES

Open to the Public:

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

Roll Call

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

Jennifer Perkel
91 Maple Avenue

Informed Council that a recent incident occurred involving a 911 hang-up with no response. Several police officers came to the neighborhood knocking door – to – door in hopes of giving assistance to the caller. Believes the officers went above and beyond.

Michael Kuyl
117 Highland Blvd

Asked Councils help in finding the sewer cleanout for his property at Laurel Avenue. The sewer line seems to have been buried or destroyed during recent work done by the County at the Laurel Avenue bridge.

Mr. O’Hare stated that the Borough would meet with him the next day to help correct the problem.

Ms. O’Brien asked for a roll call vote to CLOSE the meeting to the Public:

Roll Call

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



APRIL 21, 2021 MEETING MINUTES

Executive Session:

Ms. O’Brien asked for a roll call vote to CONVENE AN EXECUTIVE SESSION:

Roll Call

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

EXECUTIVE SESSION CONVENED – litigation and personnel

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

Roll Call

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

Adjournment

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

Roll Call

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



APRIL 21, 2021 MEETING MINUTES



Established 1917

I, Jo-Ann O'Brien, Municipal Clerk of the
Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the
foregoing is a true copy of meeting minutes of a regularly scheduled public meeting
held on **April 21, 2021**

Attest:

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