



## AUGUST 18, 2021 MEETING MINUTES

Mr. Cusick 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.**

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

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

**Meeting Minutes:**

Meeting Minutes July 21, 2021

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
<b>Mr. Donaldson</b>		✓	✓			
<b>Mr. Tonne</b>	✓		✓			
<b>Mr. Cocuzza</b>					✓	
<b>Mr. Foley</b>			✓			
<b>Mr. Hoff</b>					✓	

**Ordinances:**

**Second Reading:**

Ordinance #1681 – Authorizing Property Acquisition – 139 Shore Unit #3

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY APPROVING THE ACQUISITION OF THE PROPERTY LOCATED AT 139 SHORE BOULEVARD UNIT 3 (BLOCK 33, LOT 12, QUALIFIER C003) FOR A PURCHASE PRICE OF \$60,000.00 AND AUTHORIZING THE EXECUTION OF A CONTRACT OF SALE AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF THIS PROPERTY



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**WHEREAS**, the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., and more particularly, N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12-5, authorizes municipalities to acquire any real property necessary for public purposes by purchase, gift, devise, lease, exchange, condemnation, or installment purchase agreement; and

**WHEREAS**, the real property located at 139 Shore Boulevard and identified on the official tax map of the Borough as Block 33, Lot 12 (the "Property") is divided into four condominium interests known as Units 1-4;

**WHEREAS**, the Property was damaged during Superstorm Sandy and is currently not fit for habitation and in need of repair; and

**WHEREAS**, the Borough has obtained title to Units 1, 2 and 4 of the Property through tax sale foreclosure; and

**WHEREAS**, Unit 3 of the Property, which is identified on the Borough tax map as Block 33, Lot 12, Qualifier C003 (hereinafter, "Unit 3"), is privately owned by Stacy Sorensen; and

**WHEREAS**, the Borough previously determined that it would serve a public purpose for the Borough to acquire title to Unit 3 so that it may demolish the structures on the Property so as to improve the neighborhood; and

**WHEREAS**, the Borough previously adopted Ordinance No. 1665 authorizing the issuance of bonds and appropriating funds for certain public purposes, one of which was the acquisition of Unit 3 ; and

**WHEREAS**, the Borough has engaged in negotiations with Stacy Sorensen, the owner of Unit 3, and the Borough and Ms. Sorensen have agreed to a purchase price of sixty thousand dollars (\$60,000.00) for the Borough's acquisition of title to Unit 3; and

**WHEREAS**, this purchase price is amount appropriated for the acquisition of these property rights as set forth within Ordinance No. 1665; and

**WHEREAS**, the Borough Council wishes to approve the acquisition of Unit 3 for a purchase price of sixty thousand dollars (\$60,000.00) and to authorize the Mayor and/or his designated agent to execute a Contract of Sale with Stacy Sorensen on behalf of the Borough for the purchase of Unit 3 and to execute any other documents necessary to effectuate the Borough's acquisition of Unit 3.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that the Borough Council hereby approves the acquisition of Unit 3 by the Borough for a purchase price of sixty thousand dollars (\$60,000.00); and

**BE IT FURTHER ORDAINED** that the Borough Council hereby authorizes the Mayor and/or his designated agent to sign a Contract of Sale on behalf of the Borough with Stacy Sorensen for the



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acquisition of Unit 3 and to thereafter execute any other documents necessary to effectuate the Borough's acquisition of Unit 3; and

**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 OPEN the meeting to the Public:

**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

Mr. Cusick 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					✓	

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1681:

**Roll Call**

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



## AUGUST 18, 2021 MEETING MINUTES

### First Reading:

Ordinance #1682 – Authorizing Master Financial Agreement – Carr Beach Urban Renewal

ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY APPROVING THE APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A MASTER FINANCIAL AGREEMENT WITH CARR BEACH URBAN RENEWAL, LLC

**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/or rehabilitation; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-4(c)*, the Borough Council, on July 27, 2005, adopted Resolution #171-A, determining that the entire Borough is an “area in need of rehabilitation,” as defined in the Redevelopment Law; and

**WHEREAS**, on August 26, 2015, the Borough Council by Resolution No. 15-107 designated Block 184, Lots 1, 3.02, 3.03, and a portion of Lot 3.01 on the tax maps of the Borough, with said portion of Lot 3.01 more specifically set forth in the legal descriptions attached to the Beachway Avenue Redevelopment Agreement (as defined herein), as areas of need of redevelopment in accordance with the criteria and procedures set forth in the Redevelopment Law (the “**Beachway Avenue Redevelopment Area**”); and

**WHEREAS**, on February 22, 2006, the Borough Council adopted Ordinance No. 1403 adopting a redevelopment plan entitled “Beachway Avenue Waterfront Redevelopment Plan” to govern lots which were then identified as Block 184, Lots 1, 2 and 3 in the rehabilitation area and now identified as Block 184, Lots 1, 3.02, 3.03, and a portion of Lot 3.01, which redevelopment plan was amended by Ordinance No. 1600 finally adopted on June 21, 2017 and further amended by Ordinance No. 1667 finally adopted on February 17, 2021 to acknowledge that Block 184, Lots 1, 3.02, 3.03 and a portion of Lot 3.01 were designated as “areas in need of redevelopment” pursuant to Resolution No. 15-107 as well as various other amendments (collectively, the “**Beachway Avenue Waterfront Redevelopment Plan**”); and

**WHEREAS**, on April 22, 2020, the Borough Council by Resolution No. 20-038 designated all properties located in Blocks 7, 8, 10, 11, 12, 13, 14 and 52 on the tax maps of the Borough as areas of need of redevelopment and a non-condemnation redevelopment area in accordance with the criteria and procedures set forth in the Redevelopment Law (the “**Carr Avenue Redevelopment Area**”); and

**WHEREAS**, on August 19, 2020, the Borough Council by Ordinance No. 1659 adopted a redevelopment plan entitled the “Redevelopment Plan for Block 11, Lots 4 through 7” prepared by T&M Associates dated July 22, 2020 (the “**Block 11 Redevelopment Plan**”), to govern Block 11, Lots 4 through 7 in the Carr Avenue Redevelopment Area; and



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**WHEREAS**, on July 21, 2021, the Borough Council adopted Ordinance No. 1679 addressing a redevelopment plan entitled the “Carr Avenue Corridor Redevelopment Plan” prepared by T&M Associates dated June 9, 2021 (the “**Carr Avenue Corridor Redevelopment Plan**”), to govern the following block and lots:

Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9;  
 Block 11, Lots 3, 8 and 9  
 Block 12, Lots 3, 4, 5, 6, 7, 8, 9, and 10;  
 Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7, and 8;  
 Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, and 9;  
 Block 52, Lots 3, 4, 5, 6, 7, 8, 9 and 10;

**WHEREAS**, by Resolution No. 21-091, adopted July 21, 2021, the Borough Council authorized the execution of the Carr Avenue Redevelopment Agreement to govern the properties described in the Block 11 Redevelopment Plan with Sackman Enterprises of NJ, LLC (the “**Block 11 Redevelopment Agreement**”); and

**WHEREAS**, by Resolution No. 20-090, adopted July 21, 2021, the Borough Council authorized the execution of the Beachway Avenue Redevelopment Agreement to govern the Beachway Avenue Redevelopment Area with Sackman Enterprises of NJ, LLC (the “**Beachway Avenue Redevelopment Agreement**”); and

**WHEREAS**, by Resolution No. \_\_\_\_\_, adopted August 18, 2021, the Borough Council authorized the execution of the Carr Avenue Corridor Redevelopment Agreement, to govern the properties described in the Carr Avenue Redevelopment Plan, with Sackman Enterprises of NJ, LLC (the “**Carr Avenue Corridor Redevelopment Agreement**,” together with the Beachway Avenue Redevelopment Agreement and the Block 11 Redevelopment Agreement, collectively referred to herein as the “**Redevelopment Agreements**”); and

**WHEREAS**, the properties that are the subject of this Master Financial Agreement are comprised of the following block and lots:

Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9;  
 Block 11, Lots 3, 4, 5, 6, 7, 8, and 9;  
 Block 12, Lots 3, 4, 5, 6, 7, 8, 9, and 10;  
 Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7, and 8;  
 Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, and 9;  
 Block 52, Lots 3, 4, 5, 6, 7, 8, 9, and 10;  
 Block 184, Lots 3.01 (portion), 3.02 and 3.03 (all collectively referred to herein as the “**Property**”); and

**WHEREAS**, Carr Beach Urban Renewal, LLC (the “**Entity**”), an affiliate of Sackman Enterprises of NJ, LLC, has agreed to undertake and make good faith efforts to redevelop the Property and the project, which project will consist of multiple phases to revitalize the waterfront, including the



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demolition and new construction of approximately 737 multi-family residential units, approximately 69,000 square feet of retail space, parking, and various public improvements (all collectively referred to herein as the “**Project**”), which Project may (but shall not be required to) be constructed in phases as follows:

Phase 1: Phase Carr 1A comprised of approximately 50 residential units and approximately 6,900 square feet of retail;

Phase 2: Phase Carr 2B comprised of approximately 45 residential units and approximately 6,900 square feet of retail;

Phase 3: Phase Carr 3E comprised of approximately 50 residential units and approximately 6,900 square feet of retail;

Phase 4: Phase Carr 4F comprised of approximately 50 residential units and approximately 6,900 square feet of retail;

Phase 5: Phase Carr 5H comprised of approximately 50 residential units and approximately 6,900 square feet of retail;

Phase 6: Phase Carr 6G comprised of approximately 150 residential units and approximately 6,900 square feet of retail;

Phase 7: Phase Carr 6C comprised of approximately 70 residential units and approximately 6,900 square feet of retail;

Phase 8: Phase Beach 2J comprised of approximately 102 residential units and approximately 6,900 square feet of retail;

Phase 9: Phase Beach 3J comprised of approximately 102 residential units and approximately 6,900 square feet of retail; and

Phase 10: Phase Beach 4J comprised of approximately 68 residential units and approximately 6,900 square feet of retail (each referred to herein as a “**Phase**” and collectively “**Phases**”); and

**WHEREAS**, pursuant to *N.J.S.A. 40A:20-12(a)(2)* of the Long Term Tax Exemption Law (the “**LTTE Law**”), for projects undertaken in phases, the financial agreement may specify a duration of not more than 30 years from the completion of a project or phase thereof, or not more than 50 years from the execution of the first financial agreement implementing a project under a redevelopment agreement; and

**WHEREAS**, it is contemplated that the Project will be undertaken in multiple Phases as described above and that the Parties will enter into this Financial Agreement for a duration of not more



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than 30 years for each Phase, or not more than 50 years from the execution of this Financial Agreement; and

**WHEREAS**, the Property and the Project are governed by multiple redevelopment plans, including the Beachway Avenue Waterfront Redevelopment Plan, the Block 11 Redevelopment Plan, and the Carr Avenue Corridor Redevelopment Plan (all collectively referred to herein as the “**Redevelopment Plans**”) and in connection therewith, the Entity has agreed to devote substantial effort, assets and funds for the completion of the Project as contemplated herein; and

**WHEREAS**, the cost of the Project is expected to be approximately \$166,069,089.00; and

**WHEREAS**, despite the Entity’s current and future substantial investment of “at risk” equity and traditional borrowed funds for the acquisition, development and construction of the Project, such amounts of equity and traditional borrowed funds are insufficient to pay for all the costs associated with the acquisition, development and construction of the Project; and

**WHEREAS**, pursuant to and in accordance with the provisions of the *Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 et seq.*, as amended and supplemented (the “**Bond Financing Law**”), the Borough is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the Entity to the Borough in accordance with certain applicable provisions of the Long Term Tax Exemption Law; and

**WHEREAS**, in accordance with the Long Term Tax Exemption Law, the Entity, on Jun2 28, 2021, has submitted a written application (the “**Application**”) to the Borough for approval of a tax exemption for the Project, a copy of which is attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to the Bond Financing Law, specifically *N.J.S.A. 40A:12A-68*, the Annual Service Charge (as such term is defined herein) shall, upon the recordation of this Agreement and the Ordinance, constitute a municipal lien on the Property and the Project within the meaning of the law; and

**WHEREAS**, pursuant to the Bond Financing Law, specifically *N.J.S.A. 40A:12A-67(a)*, the Borough may issue bonds, may apply to an authority (as such term is defined in the Bond Financing Law) to issue bonds, or may cause the issuance of such bonds, which bonds may be secured by the Annual Service Charge; and

**WHEREAS**, in order to assist in financing a portion of the costs of the public improvements of the Project, the Borough has agreed to issue in the aggregate not to exceed **FIFTEEN MILLION (\$15,000,000)** Non-Recourse Redevelopment Bonds (as more fully defined herein, the “**Redevelopment Bonds**”), which Redevelopment Bonds may be issued in notes, in accordance with that certain Indenture of Trust dated as of the first day of the month of issuance of the Redevelopment Bonds, as the same by amended, modified or supplemented from time to time, (the “**Indenture**”) by and between the Borough and a banking corporation with corporate trust powers (together with any successor trustee under the Indenture and their respective successors and assigns, the “**Trustee**”) for the purpose of providing funds for the Project; and





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**WHEREAS**, pursuant to the terms of the Master Financial Agreement and the Indenture between the Entity and the Borough (the “**Financial Agreement**”), and in accordance with the terms of the Bond Financing Law, specifically *N.J.S.A. 40A:12A-67(a)*, the Annual Service Charge (as defined in the Financial Agreement) (net of the County Share (as defined in the Financial Agreement)) shall be pledged to the payment of the principal or redemption premium of, and interest on, the Redevelopment Bonds, which Redevelopment Bonds shall be nonrecourse to the Borough; and

**WHEREAS**, the Entity and the Borough will agree that the Debt Service (as defined in the Financial Agreement) on the Redevelopment Bonds shall be paid from the Annual Service Charge (as defined in the Financial Agreement and net of the County Share), with the Borough Share (as defined in the Financial Agreement), also paid from the Annual Service Charge, to be used by the Borough for any lawful purpose in the exercise of the Borough’s sole discretion; and

**WHEREAS**, the Borough has made the following findings with respect to the Project:

- i. The Project will provide additional commercial and residential rental units in the Borough;
- ii. The Project will provide an estimated 300-500 temporary construction jobs and an estimated 200 permanent jobs; and
- iii. Tax exemption of the Project permits (a) better use of Property; (b) the availability of and improvements to commercial and residential rental units in the Borough; and (c) revitalizes the waterfront.

**WHEREAS**, in considering the within ordinance, the Borough found that, *inter alia*, the Project would not have been constructed without a tax exemption for the Project; and

**WHEREAS**, in order to set forth the terms and conditions under which the parties shall carry out their respective obligations with respect to (a) the payment of the Annual Service Charge (as defined in the Financial Agreement) by the Entity and (b) the issuance of the Redevelopment Bonds and provision for repayment thereof through the Annual Service Charge, the parties desire to enter into the Financial Agreement; and

**WHEREAS**, the Project will conform to all applicable municipal zoning ordinances, as amended by the Redevelopment Plans, and will be in conformance with the master plan of the Borough; and

**WHEREAS**, in order to enhance the economic viability of and opportunity for a successful project, the Borough seeks to enter into the Financial Agreement in the form attached hereto as **Exhibit B** which shall govern the terms of the tax exemption for the Project, as set forth herein; and

**WHEREAS**, the Borough has determined that the Project represents an undertaking permitted by the LTTE Law and the Bond Financing Law, and has further determined that the Project is an





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improvement made for the purposes of clearance, replanning, development or redevelopment of an area in need of redevelopment within the Borough, as authorized by the LTTE Law; and

**WHEREAS**, the Mayor has submitted the Application and Financial Agreement to the Borough Council with his recommendation for approval (the “**Mayor’s Recommendation**”), a copy of which recommendation is on file with the Municipal Clerk.

### **NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:**

1. An exemption from taxation as set forth in the Application is hereby granted to the Entity. The land underlying the residential portion of the Project shall be exempt from Land Taxes (as defined in the Financial Agreement). Land Taxes shall be assessed only on the commercial portion of the Property without any consideration of the Project located thereon, for the term set forth in the Financial Agreement, provided that in no event shall the tax exemption provided herein exceed the earlier of 30 years for each Phase, or not more than 50 years from the execution of this Financial Agreement, pursuant to *N.J.S.A. 40A:20-12(a)(2)*, and only so long as the Entity remains subject to and complies with the Financial Agreement and the LTTE Law and any other agreement related to the Project; and provided further, that in no event shall the Annual Service Charge, for every year the property tax exemption is in effect, be less than the total taxes levied against the Property in the last full tax year it was subject to taxation.
2. The Mayor or the Borough Manager, in consultation with counsel to the Borough, are hereby authorized to execute and/or amend, modify or make such necessary changes to the Application, the Mayor’s Recommendation, the Financial Agreement and any other agreements or documents necessary to effectuate this ordinance and the Financial Agreement.
3. The executed copy of the Financial Agreement and this ordinance shall be certified by the Municipal Clerk and filed with the Tax Assessor for the Borough and the Director of the Division of Local Government Services.
4. The Project shall conform to all federal and state law and ordinances and regulations of the Borough relating to its construction and use, including the Redevelopment Plans.
5. The Entity shall, in the operation of the Project, comply with all laws so that no person because of race, religious principles, color, national origin or ancestry, will be subject to discrimination.
6. The Entity shall, from the time the Annual Service Charge becomes effective, pay the Annual Service Charge as set forth in the Financial Agreement.
7. The following occurrences are express conditions to the grant of this tax exemption, to be performed by the Entity:



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(a) The Entity shall not, without prior consent of the Borough as set forth in the Financial Agreement, convey, mortgage or transfer all or any part of the Project which would sever, disconnect or divide the improvements being tax exempted under the Financial Agreement from the land underlying the exempted improvements.

(b) The Entity shall complete the Project within the timeframes set forth in the Redevelopment Agreements.

8. This ordinance shall take effect in accordance with all applicable laws.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1682 and set for public hearing on Wednesday, September 15, 2021 at 7pm:

**Roll Call**

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

**Presentations:**

**REDEVELOPMENT AGENCY:**

**Sackman Enterprises – 288 Beachway /12 Highland Ave**

At this time Ian Byrne of Mid-Atlantic Engineering appeared before the Council in their capacity as the Borough’s Redevelopment Agency. Mr. Byrne presented a plan on behalf of Sackman Enterprises, the owner of the property located at 288 Beachway & Highland Avenue. The plan for the property would be for a paved parking lot consisting of 49 spaces, including two handicapped spaces. There would be two entrance/exits both located on Bay Avenue. There would a two-way flow of traffic in the lot. Initially the lot would be primarily for commercial use eventually transitioning to some residential use depending on future development in the general area.

Mr. Yuro, Borough Engineer, explained that if this plan was endorsed over to the Planning Board of Adjustment the applicant will most likely be on the September 13<sup>th</sup> agenda.

Landscaping and stormwater management would be addressed by the Board.



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**Resolutions:**

**RESOLUTION # 21-100                      Recommendation to the Keansburg Planning Board of Adjustment**  
**288 BEACHWAY/12-14 HIGHLAND AVENUE**

**WHEREAS**, the Borough Council in its capacity as the Redevelopment Agency has reviewed plans submitted by Sackman Enterprises for 288 Beachway/12-14 Highland Avenue which is located in the Borough’s Redevelopment and Rehabilitation Zone; and

**WHEREAS**, the Redevelopment Agency offers no suggestions or recommendations at this time.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council acting as the Redevelopment Agency recommends the application of Sackman Enterprises for premises located at 288 Beachway/12-14 Highland Avenue to the Planning Board of Adjustment; and,

**BE IT FURTHER RESOLVED** that the Borough Council/Redevelopment 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.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

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**Joseph Cappadona – Bayside Point Recreational Vehicle Park**

Joseph Cappadona a principal of TRC Real Estate Partnership appeared before the Council acting as the Borough’s Redevelopment Agency. Mr. Cappadona presented plans for the Bayside Point Recreational Vehicle Park to be located behind Bayside Manor and adjacent to the Bayside Cove Marina, both owned by the Cappadona family. The site would be accessible through the paper street “Beachway” adjacent to Bayside Manor. The Park would consist of 33 recreational vehicle sites and



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amenities such as restrooms, an observation deck, dog park and raised boardwalk along the foot of the berm. At the present time there are ongoing improvements at the Marina which was purchased by the Cappadona family last year. The business would be seasonal (April 15 – October 15) and tent camping would be prohibited.

Mr. Cappadona feels that the area is ideal in that it offers many recreational activities in a nearby radius as well as relatively access into New York City. If the application is endorsed by the Borough Council/Redevelopment Agency the plan would be subsequently submitted to the Keansburg Planning Board of Adjustment.

### Resolutions:

#### RESOLUTION # 21-101

#### Recommendation to the Keansburg Planning Board of Adjustment

#### Bayside Point Recreational Vehicle Park

**WHEREAS**, the Borough Council in its capacity as the Redevelopment Agency has reviewed plans submitted by Bayside Point Recreational Vehicle Park for property located at Beachway and Charles Avenue which is located in the Borough's Redevelopment and Rehabilitation Zone; and

**WHEREAS**, the Redevelopment Agency offers no suggestions or recommendations at this time.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council acting as the Redevelopment Agency recommends the application of Bayside Point Recreational Vehicle Park for premises located at Beachway and Charles Avenue to the Planning Board of Adjustment; and,

**BE IT FURTHER RESOLVED** that the Borough Council/Redevelopment 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.

Mr. Cusick asked for a roll call vote:

### Roll Call

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



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**Resolutions:**

**RESOLUTION # 21-092**                      Payment of Bills (August 18, 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.

Mr. Cusick 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 # 21-093**                      Firework Permit – Keansburg Day – October 2, 2021

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the application for fireworks display as submitted by the Borough of Keansburg. for Keansburg Day Celebration to be held on:

**October 2, 2021**

**BE IT FURTHER RESOLVED** that the Bureau of Fire Safety has reported that the application has been properly completed and submitted to the Borough of Keansburg Fire Official; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Bureau of Fire Safety.



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Mr. Cusick 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 # 21-094** Plenary Renewal 2021-2022 – (Pier 260)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term of July 1, 2021 through June 30, 2022

RESOLUTION #	LICENSE NUMBER	LICENSEE
21-094	1321-33-031-010	RDS Bar & Restaurant LLC

**BE IT FURTHER RESOLVED** that the MUNICIPAL CLERK may issue the **2021-2022 LICENSE** for the above listed licensees.

Mr. Cusick asked for a roll call vote:

### Roll Call

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



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**RESOLUTION # 21-095**

Plenary Amendment – 32 Carr Avenue

**WHEREAS**, an application has been received by the Mayor and Council of the Borough of Keansburg for a Person-to-Person, transfer of Plenary Retail Consumption License # 1321-33-007-010 from Alla Grobstin, 32 Carr Avenue, Keansburg, NJ to Carr Liquor License LLC, 32 Carr Avenue, Keansburg, NJ 07734; and

**WHEREAS**, the application for said transfer is in proper form, and the proper fees have been received by the Borough Clerk; and

**WHEREAS**, publication of the transfer has been made in “Asbury Park Press” on April 3, 2021 and April 10, 2021; and

**WHEREAS**, the Keansburg Police Department has reviewed the transfer application and have not recommended any conditions; and

**WHEREAS**, a public hearing was held on May 19, 2021 and no objections were raised nor were any objections received by the Borough Clerk prior to said hearing; and,

**WHEREAS**, the applicant has disclosed and the Mayor and Council have reviewed the source of all funds used in the purchase of the license; and

**WHEREAS**, the Mayor and Council approved the transfer at the meeting held on May 19, 2021; and

**WHEREAS**, the purpose of this Resolution is to clarify that the location of the license is **32 Carr Avenue, Keansburg, NJ 07734**.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the person-to-person transfer application of Plenary Retail Consumption License No. 1321-33-007-011 from Alla Grobstin, 32 Carr Avenue, Keansburg, NJ to Carr Liquor License LLC, 32 Carr Avenue, Keansburg, NJ 07734 is hereby approved.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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





## AUGUST 18, 2021 MEETING MINUTES

**RESOLUTION # 21-096** Authorize Execution of Renewal (Statewide Insurance Fund)

WHEREAS, a number of local units have joined together to form the Statewide Insurance Fund (“FUND”), a joint insurance fund, as permitted by N.J.S.A. 40A:10-36, *et seq.*; and

WHEREAS, KEANSBURG BOROUGH (“LOCAL UNIT”) has complied with relevant law with regard to the acquisition of insurance; and

WHEREAS, the statutes and regulations governing the creation and operation of joint insurance funds contain elaborate restrictions and safeguards concerning the safe and efficient administration of such funds; and

WHEREAS, the LOCAL UNIT has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

WHEREAS, the LOCAL UNIT agrees to be a member of the FUND for a period of three (3) years, effective from **January 1, 2022** terminating on **January 1, 2025** at 12:01 a.m. standard time; and

WHEREAS, the LOCAL UNIT has never defaulted on claims, if self-insured, and has not been canceled for non-payment of insurance premiums for two (2) years prior to the date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the LOCAL UNIT does hereby agree to join the Statewide Insurance Fund; and

BE IT FURTHER RESOLVED that to the extent required by law, the Local Unit shall provide notice of the Indemnity and Trust Agreement to the Office of the State Comptroller; and

BE IT FURTHER RESOLVED that the LOCAL UNIT will be afforded the following coverage(s) :

Workers’ Compensation & Employer’s Liability	<u>          X          </u>
Comprehensive General Liability	<u>          X          </u>
Automobile Liability and Physical Damage	<u>          X          </u>
Public Officials and Employment Practices Liability	<u>          X          </u>
Property	<u>          X          </u>
Inland Marine Boiler and Machinery	<u>          X          </u>
Crime-Faithful Performance and Fidelity	<u>          X          </u>
Pollution Liability	<u>                          </u>
Cyber Liability	<u>          X          </u>



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Non Owned Aircraft

    X    

BE IT FURTHER RESOLVED that the LOCAL UNIT’s Fund Commissioner is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying the membership in the FUND as required by the FUND’s Bylaws and to deliver same to the Administrator of the FUND with the express reservation that said documents shall become effective only upon the LOCAL UNIT’s admissions to the FUND following approval of the FUND by the New Jersey Department of Banking and Insurance.

Mr. Cusick 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 # 21-097** Authorize Execution of Carr Avenue Corridor Redeveloper Agreement

**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/or rehabilitation; 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**, to realize the development of the Redevelopment Area (defined herein below), the Borough has determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-4(c)*; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough (“**Borough Council**”), on July 17, 2019, directed the Borough planning board (“**Planning Board**”) to



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investigate whether that certain area of the Borough, specifically, all properties located at Blocks 7, 8, 10, 11, 12, 13, 14 and 52 (the “**Study Area**”) constitutes as an “area in need of rehabilitation” as defined in the Redevelopment Law; and

**WHEREAS**, T&M Associates prepared a Redevelopment Study & Preliminary Investigation Report, dated January 22, 2020 (the “**Study Report**”), related to the Study Area, and on March 9, 2020, the Planning Board held a hearing on the findings of the Study Report and adopted a resolution that recommended the Borough Council designate the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, on April 22, 2020, the Borough Council, by way of Resolution No. 20-038, accepted the recommendations of the Planning Board and designated the Study Area (hereinafter referred to as the “**Redevelopment Area**”) as an area in need of redevelopment; and

**WHEREAS**, on July 21, 2021, the Borough Council adopted Ordinance No. 1679, approving a redevelopment plan entitled the “Carr Avenue Corridor Redevelopment Plan” prepared by T&M Associates, dated June 9, 2021 (the “**Redevelopment Plan**”), to govern the following block and lots:

Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9;

Block 11, Lots 3, 8 and 9

Block 12, Lots 3, 4, 5, 6, 7, 8, 9 and 10;

Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7, and 8;

Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, and 9;

Block 52, Lots 3, 4, 5, 6, 7, 8, 9 and 10; and

**WHEREAS**, Carr Enterprises, LLC (the “**Redeveloper**”) is the owner, contract purchaser or option-holder of Block 10, Lots 1, 3, 4, 5, 6, 7, 8 and 9; Block 11, Lots 8 and 9; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8; Block 14, Lots 4, 5, 6, 7, and 8; and Block 52, Lots 7, 8 and 9 (the “**Property**”), and sought to be considered by the Borough as redeveloper of the Property; and

**WHEREAS**, Redeveloper, or an affiliate thereof, has provided information consisting of documentation evidencing financial responsibility and capability with respect to the Project (as hereinafter defined), estimated total project costs, and estimated time schedule for commencement and completion of construction; and

**WHEREAS**, in order to implement the multi-phased development, financing, construction, operation and management of: (i) an initial phase at Block 10, Lots 1, 8 and 9, with an at-grade parking lot comprised of 49 spaces; (ii) a second phase at Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8, to be developed with one (1) mixed use building containing approximately ninety (90) residential units above the first floor with commercial space on the first floor area and on-site parking spaces and (iii) additional buildings and improvements intended to be developed in phases with uses developed in accordance with the Redevelopment Plan comprised of a maximum of 430 residential units, including those comprising the second phase described in (ii) above, together with first floor commercial space, parking and such amenities as Redeveloper shall determine (the “**Project**”), the Borough has determined to enter into a redevelopment agreement with Redeveloper, as designated redeveloper of



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the Property, which specifies the rights and responsibilities of the Borough, and specifies the rights and responsibilities of Redeveloper with respect to the Project; and

**WHEREAS**, in order to further the construction of the Project, the Borough has determined to enter into a redevelopment agreement with the Redeveloper, which shall establish the Redeveloper as the redeveloper of the Property, and the terms and conditions for the development of the Project (the “**Redevelopment Agreement**”).

**NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:**

1. The Borough hereby confirms the designation of Carr Enterprises, LLC, or an affiliate thereof, as Redeveloper of the Project.
  
2. The Mayor is hereby authorized to execute the Redevelopment Agreement, in substantially the form on file with the Borough Clerk, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.
  
3. This Resolution shall take effect immediately.

Mr. Cusick 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 # 21-098** Authorize Clarifying Resolution #21-090 (Block 184 Lot 3.02 partial 3.03)

**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



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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**, on July 27, 2005, the Borough Council adopted Resolution #171-A, determining that the entire Borough was an “area in need of rehabilitation,” pursuant to the Redevelopment Law (the “**Rehabilitation Area**”); 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, to govern the parcels then identified as Block 184, Lots 1, 2 and 3 within the Rehabilitation Area (the “**Initial 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” (the “**Redevelopment Area**”), in accordance with the Redevelopment Law; and

**WHEREAS**, the Borough Council desired to amend the Initial 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 Initial Redevelopment Plan; and

**WHEREAS**, on June 12, 2017, in accordance with the Redevelopment Law, the Planning Board of the Borough reviewed those certain amendments to the Initial 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 No. 1600 (the “**Amended Redevelopment Plan**”); and

**WHEREAS**, the Redevelopment Plan was further amended, pursuant to Ordinance No. 1667, adopted on February 17, 2021 to acknowledge that Block 184, Lots 1, 3.02, 3.03 and a portion of Lot 3.01 were designated as “areas in need of redevelopment” pursuant to Resolution No. 15-107, as well as various other amendments (the “**Second Amended Redevelopment Plan**,” and together with the Initial Redevelopment Plan, the “**Redevelopment Plan**”); and



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**WHEREAS**, on December 11, 2019 the Borough Council inadvertently designated Sackman Group, LLC as redeveloper of the Redevelopment Area, and on January 29, 2020, the Borough appropriately designated Sackman Enterprises of NJ, LLC (the “**Redeveloper**”) as redeveloper of the Block 184, Lots 3.01, 3.02 and 3.03 of the Redevelopment Area 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, for a period of no longer than sixty (60) days; and

**WHEREAS**, on April 22, 2020, the Borough Council continued the designation of the Redeveloper for the Redevelopment Area, for an additional sixty (60) days, which expired on June 21, 2020; and

**WHEREAS**, the Borough Council continued the designation of the Redeveloper as redeveloper only as to Block 184, Lot 3.02 of the Redevelopment Area, retroactive to May 29, 2020, as set forth in the resolution adopted on June 22, 2020, for a period of time being the later of: i) ninety (90) days from June 22, 2020, or ii) the date of the next Borough Council meeting following the ninetieth day from the effective date of June 22, 2020; and

**WHEREAS**, on September 16, 2020, the Borough Council adopted Resolution 20-096, further continuing the designation of the Redeveloper for ninety (90) days, or the date of the next Borough Council meeting following the ninetieth day from the effective date of that resolution; and

**WHEREAS**, on January 27, 2021, the Borough Council adopted Resolution 21-008, further continuing the designation of the Redeveloper for one hundred twenty (120) days, or the date of the next Borough Council meeting following the one hundred twentieth day from the effective date of that resolution; and

**WHEREAS**, on July 21, 2021, the Borough Council adopted Resolution 21-090 (the “**Designating Resolution**”), confirming the designation of the Redeveloper as to Block 184, Lot 3.02 of the Redevelopment Area, and authorizing the execution of a redevelopment agreement between the Borough and the Redeveloper (the “**Redevelopment Agreement**”), so as to establish the Redeveloper as the designated redeveloper for a term set forth therein, along with the terms and conditions for the implementation of a multi-phased development, financing, construction, operation and management of three (3), five (5) story residential buildings with a minimum of two hundred sixty (260) and a maximum of two hundred eighty-five (285) residential units, which total units may be allocated among the three (3) buildings at Redeveloper’s discretion, together with a maximum of five thousand (5,000) square feet of first floor retail space, and related site improvements (the “**Project**”); and

**WHEREAS**, the Borough Council desires to clarify the Designating Resolution to reflect that, in addition to Block 184, Lot 3.02, Redeveloper shall also be designated as the redeveloper of Block 184, a portion of Lot 3.01 (as more fully described in the legal descriptions attached as Exhibit A to the Redevelopment Agreement), and Block 184, Lot 3.03, which parcels are included in the Redevelopment Area and governed by the Redevelopment Plan, and to authorize execution of the Redevelopment Agreement reflecting the addition of a portion of Lot 3.01 and the addition of Lot 3.03.





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**NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:**

1. The Borough hereby confirms the designation of Sackman Enterprises of NJ, LLC, or an affiliate thereof, as Redeveloper of Block 184, a portion of Lot 3.01(as more fully described in the legal descriptions attached as Exhibit A to the Redevelopment Agreement), Lot 3.02, and Lot 3.03, in furtherance of the Project.
  
2. The Mayor is hereby authorized to execute the Redevelopment Agreement, in a form reflecting the clarifications set forth in this Resolution, subject to additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement, as revised to include a portion of Lot 3.01 and to include Lot 3.03.
  
3. This Resolution shall take effect immediately.

Mr. Cusick 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 # 21-099**                      Payment of Bills (August 18, 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.





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Mr. Cusick 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 # 21-100**                      Recommendation to the Planning – Acted upon earlier in meeting
- RESOLUTION # 21-101**                      Recommendation to the Planning – Acted upon earlier in meeting
- RESOLUTION # 21-102**                      Recommendation to the Planning – Acted upon later in meeting

**Communications:**

**Discussion:**

**REDEVELOPMENT AGENCY:**

*Discussion: County Road: Carr Avenue – (North of Center Avenue)*

At this time there was a general discussion regarding returning a portion of Carr Avenue to Borough ownership from the County of Monmouth. The portion would be in the redevelopment area from Center Avenue north to its terminus at Beachway. There are concerns about right-of-way requirements imposed on County roadways which would impact redevelopment. A suggestion was made to have our Borough Engineer and Borough Attorney send a letter with a map of the area to the Monmouth County Planning & Engineering Department(s).

**Resolutions:**

**RESOLUTION # 21-102**

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Borough Attorney and Borough Engineer to initiate discussions with the appropriate departments of the County of Monmouth to effectuate the return of a portion of Carr Avenue, specifically from Center Avenue to Beachway, to the ownership and jurisdiction of the Borough of Keansburg; and



## AUGUST 18, 2021 MEETING MINUTES

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Engineer and Borough Attorney.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**Department Reports:**

Steve Ussmann, Water Plant Superintendent, Steve Rogan, Department of Public Works Supervisor and Deputy Police Chief Drew Gogan were in attendance for any questions or concerns regarding their respective departments.

Cliff Moore, Economic Community Development Coordinator, reported on an article in the Asbury Park Press regarding the marked increase in real estate values in our Community. The former Center Hotel has been purchased by Sackman Enterprises. Nicasia’s deli on Main Street is closed for a renovation and possible new use. Mr. Moore is working with the owners of Circle K to attract new commercial tenants to their property at 120 Carr Avenue. Developers have contacted him in regard to residential development in the Shore Boulevard neighborhood. On a personal note, Mr. Moore reported that he is having a book published in September entitled “Who Do You Think You Are.”

Our congratulations to Mr. Moore.

Robert Yuro, P.E., Borough Engineer, reported that the Seeley Avenue and Maple Avenue projects would commence after Labor Day. Repairs to the area affected by the water main break at Center & Oceanview will be addressed as well as Murray Lane. Sackman Enterprises will begin demolition of the former Walk-In-Boys site the week of August 30<sup>th</sup>.



## AUGUST 18, 2021 MEETING MINUTES

**Open to the Public:**

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

**Roll Call**

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

### NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Mr. Cusick 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					✓	

**Adjournment**

Mr. Cusick 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					✓	



## AUGUST 18, 2021 MEETING MINUTES



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 **August 18, 2021**

***Attest:***

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