



## JULY 21, 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	✓

**Oath of Office:**

### ✻ Oath of Office ✻



**Chief of Police**  
*Wayne Davis*

**Deputy Chief of Police**  
*Andrew Gogan*

**Captain**  
*Michael Deaney*

**Lieutenant**  
*Justin Cocuzza*

**Sergeant**  
*James Koempel*



## JULY 21, 2021 MEETING MINUTES

### Meeting Minutes:

Meeting Minutes June 29, 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
Mr. Donaldson	✓		✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza			✓			
Mr. Foley					✓	
Mr. Hoff			✓			

### Ordinances:

#### Second Reading:

**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;



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- 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;
- 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



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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

**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.



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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.

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 #1675:

**Roll Call**

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



## JULY 21, 2021 MEETING MINUTES

Ordinance #1679 – Redevelopment Plan – Carr Avenue 6.2021

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE CARR AVENUE CORRIDOR

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

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

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

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

**WHEREAS**, pursuant to N.J.S.A. 40A-12A-4, the Borough, through the firm T&M Associates, prepared a redevelopment plan entitled “Carr Avenue Corridor Redevelopment Plan” substantially in the form attached hereto (“Redevelopment Plan”), which provides for the redevelopment of several areas of the Borough, specifically Block 10, Lots 1 and 3 through 9, Block 12, Lots 6 through 9, Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8, Block 14, Lots 1, 1.02 and 2 through 9 and Block 52, Lots 4 through 8; and

**WHEREAS**, prior to the final passage of this Ordinance, the Borough Council referred the Redevelopment Plan to the Planning Board of Adjustment (“Planning Board”) for its review at the July 11, 2021 meeting as to master plan consistency and for any other comments in accordance with N.J.S.A 40A:12A-7; and

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



## JULY 21, 2021 MEETING MINUTES

**WHEREAS**, the Borough Council now wishes to approve and adopt the Carr Avenue Corridor Redevelopment Plan, in the form attached hereto as **Exhibit A**.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Keansburg, County of Monmouth, and State of New Jersey, that the Borough Council hereby approves and adopts the Carr Avenue Corridor Redevelopment Plan in the form attached hereto as **Exhibit A**.

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

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

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

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

**NOTE: This Ordinance as an Exhibit A – an electronic version can be found on the Borough website [www.keansburgnj.gov](http://www.keansburgnj.gov) homepage under “Keansburg Headlines”**

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			✓			



## JULY 21, 2021 MEETING MINUTES

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1675:

### Roll Call

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

### First 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

**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





## JULY 21, 2021 MEETING MINUTES

**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 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 INTRODUCTION Ordinance #1681 set for public hearing on August 18, 2021 at 7pm.

**Roll Call**

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



## JULY 21, 2021 MEETING MINUTES

### PUBLIC HEARING: Plenary Transfer

Liquor License Transfer: Sheehan’s Liquors

At this time the Borough Council reviewed a person-to-person liquor license application submitted by KBC Liquor, LLC from Gokul Enterprises for premises located at 245 Main Street. A background check was completed satisfactorily, appropriate fees were paid and there were no objections filed with the Borough. The applicant, Mr. Patel, appeared before Council at this time and stated he would continue running the business at that location; however, he will be submitting an application in the near future to relocate the business next-door to 253 Main Street. A separate hearing would be held at that time to change the location.

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	✓		✓			

*Transfer approved by vote on Resolution #21-088 later in the meeting*



## JULY 21, 2021 MEETING MINUTES

### Presentation: Floodplain Manager

Ed Striedl, Borough Floodplain Manager, gave a presentation on:

- Annual Floodplain Management Report
- Edward P. Striedl, Floodplain Manager, gave his annual presentation on the Borough’s compliance with the Community Rating System. Mr. Striedl reported on the number of structures that have been raised and the status of conditional certificates of occupancy that were issued contingent upon the structure being raised. His office will continue to maintain records and enforce appropriate ordinances to ensure our participation with the Rating System and all federal flood programs.

### Resolutions:

**RESOLUTION # 21-077**                      Payment of Bills (July 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.

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-078** Appointment of Professionals

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that it does hereby appoint:

John O. Bennett III Law Office of John O. Bennett III	<b>Borough Attorney</b>
Robert Allison Hodulik & Morrison	<b>Borough Auditor</b>
Meghan Bennett Gluck Walrath	<b>Bond Counsel</b>
Francis Mullan T & M Associates	<b>Borough Engineer</b>
Stanley Slachetka T & M Associates	<b>Borough Planner</b>
Bryan Morris Phoenix Advisors	<b>Financial Advisor</b>
Anthony Vecchio / Robert Cosgrove as Alternate	<b>Prosecutor and Alternate</b>
Raymond Raya	<b>Public Defender</b>
Meghan Bennett Gluck Walrath	<b>Special Counsel – General</b>
Keith Bonchi GMS Law	<b>Special Counsel – In Rem Tax Foreclosure</b>
Jonathan Cohen Plosia Cohen Law	<b>Special Counsel – Labor</b>
William W. Northgrave McManimon, Scotland & Bauman	<b>Special Counsel – Redevelopment</b>

for the Borough of Keansburg for one year term commencing July 1, 2021 and expiring on June 30, 2022.

**BE IT FURTHER RESOLVED** that the Borough Manager and the Municipal Clerk are hereby directed to execute Professional Contracts with the above named professionals.

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

RESOLUTION # 21-079

Appointments to the Recreation Committee 2021

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

### Voting Members

---

Eileen Enright

Ginger Rogan

Tina Manoes

Raymond Preston

Michele Hoff

Brooke Clayton

Allison Kane

Krista Brand

Melissa Shaw

Michelle Saroka

**As Members of the Keansburg Recreation Committee, for a term to run from August 1, 2021 to July 31, 2022**

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-080**

Authorize Chapter 159 – Body Worn Camera Grant Program

### REQUESTING APPROVAL OF INSERTION OF \$48,912.00 THE 2021 BUDGET REVENUE AVAILABLE FROM THE 2021 BODY-WORN CAMERA GRANT PROGRAM

WHEREAS, N.J.S. 40:4-87 provides that the Director of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Keansburg hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$48,912.00 which item is now available as a revenue from the 2021 Body-Worn Camera Grant Program

BE IT FURTHER RESOLVED that a like sum of \$48,912.00 be and the same is hereby appropriated under the caption of:

2021 Body-Worn Camera Grant

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-081**

Authorize Chapter 159 – American Rescue Plan Act 2021 (COVID-19)

### **REQUESTING APPROVAL OF INSERTION OF \$504,083.76 FOR THE 2021 BUDGET REVENUE AVAILABLE FROM THE AMERICAN RESCUE PLAN ACT OF 2021**

WHEREAS, N.J.S. 40:4-87 provides that the Director of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Keansburg hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$504,083.76 which item is now available as a revenue from the American Rescue Plan Act of 2021.

BE IT FURTHER RESOLVED that a like sum of \$504,083.76 be and the same is hereby appropriated under the caption of:

American Rescue Plan Act of 2021.

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-082**

Dedication by Rider – State Unemployment Insurance

### A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR UNEMPLOYMENT COMPENSATION INSURANCE

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and,

WHEREAS, DLGS provides for receipt of Unemployment Compensation Insurance Trust Funds by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Unemployment Compensation Insurance Trust Funds are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Keansburg, County of Monmouth, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Unemployment Compensation Insurance Trust Funds.
2. The Clerk of the Borough of Keansburg, County of Monmouth is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

Adopted this 21<sup>st</sup> day of July, 2021 and certified as a true copy of an original

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		✓	✓			





## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-083**

Dedication by Rider – Workmen’s Compensation

### A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR WORKMEN’S COMPENSATION INSURANCE TRUST FUND REQUIRED BY NJS 40A:10-13

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and,

WHEREAS, NJS 40A:10-13 provides for receipt of Workmen’s Compensation Insurance Trust Funds by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Workmen’s Compensation Insurance Trust Funds are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Keansburg, County of Monmouth, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Workmen’s Compensation Insurance Trust Funds by NJS 40A:10-13.
2. The Clerk of the Borough of Keansburg, County of Monmouth is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

Adopted this 21<sup>st</sup> day of July, 2021 and certified as a true copy of an original

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-084**

Appointment of Member to the Planning Board of Adjustment

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that

Board Member	Membership Class	for the term of
<b>Sean Tonne</b>	Be a Class I Member	August 1, 2021 through June 30, <b>2022</b>

Be and is hereby appointed to the Keansburg Planning Board of Adjustment Be and is hereby appointed 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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

### RESOLUTION # 21-085

Authorize Shared Services – Monmouth County – LEAP Implementation Grant

WHEREAS, the State of New Jersey has appropriated \$10 million for Shared Services and School District Consolidation Study and Implementation Grants to assist local units with the study, development and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the (COUNTY OF MONMOUTH and Participating Local Units) propose to enter into a shared services agreement, but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is to provide the technical benefits the County receives through our high resolution aerial imagery service (Nearmap) to all fifty-three (53) municipalities in the County, free of charge for two years, which will benefit the residents of all participating local units; and

WHEREAS, this service will provide high resolution, high quality imagery, as well as a complete set of countywide images three times a year through a web-based interface that allows the user to view the most recent images online; and



## JULY 21, 2021 MEETING MINUTES

WHEREAS, municipal governments will use this to do the following:

- Measure size and footprints of buildings
- Determine property boundaries, setbacks and buffers
- Evaluate environmental conditions and potential development impacts
- Estimate capital investments
- Post disaster damage assessment
- Hazard mitigation assessments
- Search and rescue; and

WHEREAS, the COUNTY OF MONMOUTH has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Keansburg, that the Borough of Keansburg does hereby join with COUNTY OF MONMOUTH in applying for a LEAP Implementation Grant in the amount of \$250,000.00 to support implementation of this shared service.

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-086**                      Award of Bid – Maple Avenue Roadway Improvement

**WHEREAS**, the Borough of Keansburg advertised and received two (2) bids for Maple Avenue Roadway Improvement on Wednesday, July 14, 2021; and

**WHEREAS**, two (2) bids were received and opened in public by the Borough Clerk; and

**WHEREAS**, the following bids were received:

Company Name	Base Bid
Discover Construction LLC, Dayton, NJ	\$299,207.59
Seacoast Construction Inc. East Brunswick	\$416,525.57

**WHEREAS**, the Borough Attorney has reviewed the bids and has determined Discover Construction LLC, Dayton, NJ is the lowest and responsible bidder for this Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Maple Avenue Roadway Improvement to Discover Construction LLC, Dayton, NJ in the total amount of \$299,207.59; 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

\_\_\_\_\_  
Patrick DeBlasio, Chief Financial Officer

**BE IT FURTHER RESOLVED** that the Mayor and Municipal Clerk are authorized to execute the contract with Discover Construction LLC, Dayton, NJ after the review by the Borough Attorney and Chief Financial Officer’s certification.

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-087**                      Award of Bid – Seeley Avenue Drainage Improvements

**WHEREAS**, the Borough of Keansburg advertised and received two (2) bids for Seeley Avenue Drainage Improvement on Wednesday, July 14, 2021; and

**WHEREAS**, two (2) bids were received and opened in public by the Borough Clerk; and

**WHEREAS**, the following bids were received:

Company Name	Base Bid
Discover Construction LLC, Dayton, NJ	\$228,440.64
Seacoast Construction Inc. East Brunswick	\$379,120.84

**WHEREAS**, the Borough Attorney has reviewed the bids and has determined Discover Construction LLC, Dayton, NJ is the lowest and responsible bidder for this Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Seeley Avenue Drainage Improvement to Discover Construction LLC, Dayton, NJ in the total amount of \$299,207.59; and

**BE IT FURTHER RESOLVED** that the award is subject to:

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

Patrick DeBlasio

\_\_\_\_\_  
Patrick DeBlasio, Chief Financial Officer

**BE IT FURTHER RESOLVED** that the Mayor and Municipal Clerk are authorized to execute the contract with Discover Construction LLC, Dayton, NJ after the review by the Borough Attorney and Chief Financial Officer’s certification.

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		✓	✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-088**

Plenary Transfer – Sheehan’s Liquors

**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 Distribution License # 1321-44-004-004 from Gokul Enterprises, 245 Main Street, Keansburg, NJ to KBC Liquor LLC, 245 Main Street, Keansburg, NJ 07734; and

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

**WHEREAS**, publication of the transfer has been made in “The Asbury Park Press” on May 20 and May 27, 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 July 21, 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.

**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. 1321-44-004-005 from Gokul Enterprises, 245 Main Street, Keansburg, NJ to KBC Liquor LLC, 245 Main Street, 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	✓		✓			



## JULY 21, 2021 MEETING MINUTES

**RESOLUTION # 21-089**

Authorize Statement of Completion: Baywalk West

### STATEMENT OF COMPLETION OF THE MRESC CONTRACT (BAYWALK WEST IMPROVMENTS) BY THE BOROUGH OF KEANSBURG

WHEREAS, the Borough of Keansburg purchased item from authorized vendors under the ESCNJ/MRESC; and

WHEREAS, the purchase of goods and services by a local contracting unit is authorized by the Local Public Contracts Law, NJSA 40A:11-12; and

WHEREAS, the Borough QPA has ensured that the vendor, The Gordian Group utilizing Ascend Construction has been awarded a Contractor Number and is authorized to provide repairs for the Baywalk West; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the awarded The Gordian Group, a ESCNJ/MRESC contractor with JOC Contract No.: 20/21-03 has satisfactorily completed the contract of job order contracting and change orders; job being repair of the Baywalk West for the final adjusted contract amount of \$210,527.48 inclusive of all change orders and that the project is deemed fully complete. A partial payment of \$53,000.00 has not yet been issued due to an ongoing dispute between Ascend Construction and the NJ Department of Labor. Payment has been authorized to be processed as soon as this dispute is resolved.

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		✓	✓			

At this time Anthony D’Amore of Sackman Enterprises appeared before Council and stated that his company feels that Carr Avenue is key to the redevelopment of the Community. Demolition of the former Walk-In-Boys site should begin in late August and there would be a formal ground-breaking ceremony in October.





## JULY 21, 2021 MEETING MINUTES

RESOLUTION # 21-090

Redevelopment Agreement Block 184 Lot 3.02 – Sackman

**RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH SACKMAN ENTERPRISES OF NJ, LLC OR AN AFFILIATE THEREOF FOR THE REDEVELOPMENT OF CERTAIN PARCELS IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 184, LOT 3.02 (LOTS 3.02 A BEING A PORTION OF FORMER LOT 3)**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough of Keansburg (the "**Borough Council**") is the designated "Redevelopment Entity," as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the redevelopment areas within the Borough of Keansburg (the "**Borough**"); and

**WHEREAS**, in accordance with the Redevelopment Law, a redevelopment plan was prepared and entitled 'Beachway Avenue Waterfront Redevelopment Plan' and initially adopted by the Borough Council via Ordinance No. 1403 on February 9, 2006 (the "**Redevelopment Plan**"); and

**WHEREAS**, the Borough Council directed the Planning Board of the Borough (the "**Planning Board**") to investigate whether that certain area of the Borough, amongst other parcels, commonly known as Block 184, Lots 1, 3 (the former Lot 3 currently known as Lots 3.02 and 3.03) and a portion of 3.01 on the tax maps of the Borough (the "**Study Area**"), constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law; and

**WHEREAS**, based upon the recommendation of the Planning Board, the Borough Council on August 26, 2015 adopted resolution #15-107 to designate the Study Area as an "area in need of redevelopment" ("**Redevelopment Area**") in accordance with the Redevelopment Law; and

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

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

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

**WHEREAS**, on June 21, 2017, after reviewing the Planning Board's recommendation, the Borough Council adopted those certain amendments to the Redevelopment Plan by Ordinance No. 1600 (the "**Redevelopment Plan**"); and



## JULY 21, 2021 MEETING MINUTES

**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 “**Amended Redevelopment Plan**,” and together with the Initial Plan and the Redevelopment Plan, the “**Redevelopment Plan**”); and

**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 as Redeveloper of the Block 184, Lots 3.01, 3.03 and 3.03 of the Redevelopment Area in furtherance of the Borough’s powers pursuant to the Redevelopment Law (the “**Proposed Redeveloper**”), and in an effort to allow for the redevelopment of the Redevelopment Area, for a period of no longer than sixty (60) days, that designation of the Proposed Redeveloper to be void and of no further legal effect following sixty (60) days from the effective date of that resolution, regardless of any progress made by the Parties towards the negotiation of a comprehensive redevelopment agreement to govern the redevelopment of Redevelopment Area; and

**WHEREAS**, on April 22, 2020, the Borough Council continued the designation of the Proposed 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 Proposed Redeveloper as redeveloper only as to Block 184, Lot 3.02 of the Redevelopment Area (the “**Property**”), (Proposed Redeveloper, together with the Borough, the “**Parties**), 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 Proposed 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 Proposed 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**, Proposed Redeveloper, or an affiliate thereof (hereinafter, the “**Redeveloper**”) 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 three (3), five (5) story residential buildings with a minimum of two hundred sixty (260)



## JULY 21, 2021 MEETING MINUTES

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 on the Property (the “**Project**”), the Borough has determined to enter into a redevelopment agreement with Redeveloper, which specifies the rights and responsibilities of the Borough, and specifies the rights and responsibilities of Redeveloper with respect to the Project; and

**WHEREAS**, the Borough has previously established the Redeveloper as the redeveloper of the Project, pending the negotiation and completion of a redevelopment agreement with the Borough in satisfaction of the Redevelopment Law; 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 for the term set forth therein, along with the terms and conditions for the development of the Project (the “**Redevelopment Agreement**”).

**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 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	✓		✓			



## JULY 21, 2021 MEETING MINUTES

RESOLUTION # 21-091

Redevelopment Agreement Carr Avenue – Carr Enterprises LLC

**RESOLUTION OF THE BOROUGH OF KEANSBURG, -COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CARR ENTERPRISES, LLC OR AN AFFILIATE THEREOF FOR THE REDEVELOPMENT OF CERTAIN PARCELS IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 11, LOTS 4, 5, 6, AND 7**

**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**, to realize the development of the Redevelopment Area, 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 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 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**, in accordance with the Redevelopment Law, a redevelopment plan was prepared, entitled “Carr Avenue Redevelopment Plan,” to govern the redevelopment of Block 11, Lots 4, 5, 6 and 7 within the Redevelopment Area, and was adopted by the Borough Council via Ordinance on August 19, 2020 (the “**Redevelopment Plan**”); and

**WHEREAS**, Carr Enterprises, LLC (the “**Redeveloper**”), sought to be considered by the Borough as redeveloper of Block 11, Lots 4, 5, 6, and 7 within the Redevelopment Area (the “**Property**”); and



## JULY 21, 2021 MEETING MINUTES

**WHEREAS**, Redeveloper, or an affiliate thereof (hereinafter, the “**Redeveloper**”) 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 one (1) five-story mixed-use building containing approximately 6,500 square feet of commercial space on the first floor and fifty (50) residential units on the second through fifth floors of the building, together with forty-one (41) on-site parking spaces (the “**Project**”), the Borough has determined to enter into a redevelopment agreement with Redeveloper, as designated redeveloper of 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.



## JULY 21, 2021 MEETING MINUTES

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	✓		✓			

**Communications:**

- **Keansburg Fire Department**  
New Members

*Kelly Rochford*

*Keansburg EMS*

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

**Roll Call**

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



## JULY 21, 2021 MEETING MINUTES

**Discussion:**

**Department Reports:**

*Cliff Moore, Economic Coordinator*

*Reported on potential new business - CoWorks interested in locating next to the Brewery, 34 Church St*

*Spoke about a Liquor License transfer at Sinsations*

*There was a discussion about a possible Hookah Bar*

*Robert Yuro, Borough Engineer*

*Reported on Maple and Seeley Avenues projects*

*Councilman James Cocuzza*

*Reported that the Historical Society has the Museum open every weekend.*

*Mayor George Hoff*

*Stated that there would be a remembrance for the twentieth*

*Anniversary of 9/11. Meetings will begin in November for the parades to be held next year. Presently Movies on the Beach will begin on July 27th and there is Yoga on the Beach every Wednesday. The Summer Concert series has begun and is a success.*

**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**



## JULY 21, 2021 MEETING MINUTES

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

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. 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	✓		✓			



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 **July 21, 2021**

**Attest:**

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