



September 15, 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

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

Proclamation:

Proclamation – Hunger Action Month 2021 – Fulfill

Meeting Minutes:

Meeting Minutes August 18, 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 #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



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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

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:



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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. 21-090, 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. 21-097, 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 demolition and new construction of approximately 737 multi-family residential units, approximately



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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



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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 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



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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

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



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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 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.



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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:

(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 OPEN the meeting to the Public:

Roll Call

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

Philip Simone, 322 Carr Avenue, asked for an explanation of the Ordinance. William Northgrave, Borough Redevelopment Counsel, explained that this ordinance will provide for a payment in lieu of taxes (PILOT) for new development in certain areas of the Borough, specifically Beachway and Carr Avenue. Revenues will be received by the Borough based upon revenues generated from the new improvements.



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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 #1682:

Roll Call

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

Resolutions:

RESOLUTION # 21-103 Payment of Bills (September 15, 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			✓			



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RESOLUTION # 21-104 Award of Fair and Open Purchase - Carpeting

RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN CONTRACT CARPET AND FLOOR INSTALLATION IN BOROUGH HALL

WHEREAS, the Borough of Keansburg has a need for new carpet and floor installation as a fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

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

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

WHEREAS, DNR Carpet has submitted a proposal indicating they will provide the carpet and flooring install for \$18,025.00; and

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

WHEREAS, the CFO has certified the availability of funds and

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

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

Mr. Cusick asked for a roll call vote:

Roll Call

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



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RESOLUTION # 21-105 Plenary Transfer – Ashcree LLC to Mugshots Bar & Grill

WITHDRAWN

RESOLUTION # 21-106 Authorize Co-Op Purchase – Utility Vehicle - EMS

AUTHORIZING PURCHASE OF A 2021 UTILITY VEHICLE FOR EMS

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

WHEREAS. the Borough of Keansburg has the need to purchase a 2021 Utility Interceptor Base vehicle for EMS utilizing the State Contract Cooperative Purchasing Program, from Cherry Hill Winner Ford using state contract # 20-FLEET-01189 in the amount of \$31,877.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg authorizes the purchase of a 2021 Utility Interceptor Base vehicle for EMS, from Cherry Hill Winner Ford, using contract # 20-FLEET-01189, 250 Haddonfield- Berlin Rd, Cherry Hill, NJ 08034 in the amount of \$31,877.00

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 # 21-107 Appointment to the Housing Authority – A. Commarato

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:

Ann Commarato

To the Housing Authority

for the Borough of Keansburg

for a term commencing on July 1, 2021 and expiring on June 30, 2026.

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 # 21-108 Award of Fair and Open – Demolition Services

RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN CONTRACT FOR DEMOLITION SERVICES – 13 GARFIELD AND 29 FOREST AVENUE

WHEREAS, the Borough of Keansburg has a need for DEMOLITION SERVICES as a fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

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

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

WHEREAS, Frank Lurch Demolition, 525 Main Street, Avon-by-the Sea, NJ 07718 has submitted a proposal indicating they will provide the demolition services for a total of \$23,998.00; and

WHEREAS, the demolition services are for properties located at:

13 Garfield Avenue	\$11,999.00
29 Forest Avenue	\$11,999.00
Total	\$23,998.00



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WHEREAS, Frank Lurch Demolition has completed and submitted a Business Entity Disclosure Certification which certifies that Frank Lurch Demolition has not made any reportable contributions to a political or candidate committee in the Borough of Keansburg in the previous one year, and that the contract will prohibit the Frank Lurch Demolition from making any reportable contributions through the term of the contract, and

WHEREAS, the CFO has certified the availability of funds and

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

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

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 21-109 Payment of Bills (September 15, 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.

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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Communications:

Groundbreaking – Thursday, October 21, 2021 – Walk-In Boys Property, Carr Avenue

Upcoming Meetings:

- *October 20, 2021*
- *November 10, 2021 (Second Wednesday)*
- *December 15, 2021*
- *January 5, 2022 (First Wednesday)*
- *January 26, 2022 (Fourth Wednesday)*

Discussion:

Department Reports:

Steve Ussmann, Water Plant Superintendent, reported that fourth quarter water bills will be mailed by the end of the month. As of October 1st the water system will be receiving water from New Jersey American Water Company under our winter contract. Flushing of hydrants will commence in the beginning of October. In response to an inquiry from Councilman Cocuzza, Mr. Ussmann replied that there was a replacement of the water osmosis filters recently.

James DellaPietro, DPW Superintendent, reported that his staff has been actively cleaning up after the recent storm. The beachfront will be ready for this weekend's celebration.

Cliff Moore, Economic Community Development Coordinator, stated that he has been in contact with Sackman Enterprises offering assistance with the ground breaking ceremony to be held on October 21st. Mr. Moore also reported on the following:

The Sandwich Spot has relocated within the same shopping plaza (319 Main Street) and has revised their hours and menu offerings.

There have been inquiries regarding a yoga studio, bakery and check cashing store and auto body shop locating into the Borough.

The business co-op had a closing on their building on Church Street.



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Robert Yuro, P.E., T & M Associates, Borough Engineer, reported that the Seeley Avenue drainage project will begin Thursday, September 16th. Additionally, there will be a beach fill project along the shore of the Raritan Bay which should commence in Spring, 2022.

Councilman Cocuzza said that there is an abundance of sand in the channel at the floodgate. He hopes this will also be addressed.

Councilman Cocuzza reported that the Keansburg EMS has answered a record number of call this year most especially this Summer. As always, volunteers are needed for both the EMS and Fire Department. A beach clean-up is scheduled for October 23rd at 9 a.m.

Mayor George Hoff expressed his thanks to the Police Department, Fire Department, Emergency Medical Services and Department of Public Works for their assistance and participation in the recent 9/11 ceremony held at the beachfront. Never Forget.

Also, the Annual “Half-Way to St. Patrick’s Day Festival” will be held this Saturday. Keansburg Day will be held on Saturday, October 2nd beginning at 12 noon and culminating in a fireworks display.

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			✓			

Philip Simone, 322 Carr Avenue, asked if the Borough would consider the construction of a pier or jetty near the flood gate.

Mayor Hoff stated that the new developer, Sackman Enterprises, has proposed the construction of a pier with ferry service.

Jennifer Perkel, 91 Maple Avenue, expressed interest in conducting a craft and merchandise fair on Beachway and Highland Avenue.

Terry McGrath, 49 Wilson Avenue, complained on an on-going code enforcement problem at 274 Carr Avenue. Several neighbors have the same concern and were present at this meeting. They



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have all expressed an interest in appearing in court to advise the Judge of their concerns. Mr. McGrath brought pictures of the accumulated trash at the residence.

Mayor Hoff stated that numerous summonses have been issued to the property owner.

Dr. Eduardo Frizell, 270 Carr Avenue, also shared his concerns on 274 Carr Avenue. He has been a patient neighbor, but there is an abundance of trash, rodent infestation and water collecting on the property.

Robert Nardello, 270 Carr Avenue, expressed concern over the sinkholes on Seeley Avenue and that there has been a tremendous amount of flooding on Carr Avenue with the recent storms.

The Borough Engineer stated the Seeley Avenue sinkhole was caused by a failure in the drainage system on that street.

Gina Oliva, 30 Waackaack Avenue, complained of the conditions of the abandoned home at 34 Waackaack Avenue. The condition of the house and complete lack of maintenance has caused her to be very concerned about her own home which is only several feet away from the abandoned house.

Danielle Wilburn, 29 Highland Avenue, expressed concern about her well-being and possible vandalism at her home.

This matter was referred to the Police Department.

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	✓		✓			



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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 **September 15, 2021**

Attest:

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