



September 16, 2020 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

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

In Memoriam:

Mr. Cusick asked all to observe a Moment of Silence.



Barbara Puglisi



The Mayor and Council of the Borough of Keansburg mourn the passing of Barbara Puglisi

Barbara, a life-long resident of Keansburg, gave back to the community through her work in the town Post Office, as well as through volunteer efforts throughout her life.

Barbara previously served on the Keansburg Board of Education as a member and Vice-President. She was also a 15 year member of the Keansburg Youth Association, serving as a Coach for Girls Softball.

Her compassion, good humor and generous spirit touched the lives of the community.

On behalf of the People of Keansburg, the Mayor and Council extend their sincere condolences to her Family.





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Proclamation:

Hunger Month/Fulfill

Deputy Mayor Foley read a Proclamation for Hunger Month/Fulfill

Proclamation

WHEREAS, hunger and poverty are issues of grave concern in the United States, the State of New Jersey; and,

WHEREAS, the Borough of Keansburg is committed to taking steps to raise awareness about the need to combat hunger; and,

WHEREAS, the Borough of Keansburg is committed to working with Fulfill, formerly The FoodBank of Monmouth and Ocean Counties, to educate people about the role and importance of food banks in addressing hunger and to devote more resources and attention to hunger issues; and,

WHEREAS, more than 215,000 individuals in Monmouth and Ocean Counties now rely on food provided by Fulfill and its partners since the beginning of the pandemic; and,

WHEREAS, the unemployment level is the highest it has ever been in the history of the State and the poverty level for a family of four is \$25,465 and 9.5% of families live below that level; and,

WHEREAS, since March 13th, 2020, Fulfill has provided 1,986,909 meals including 16,000 **more meals per day** than the year before and 903,984 of those meals were provided to Monmouth County residents; and,

WHEREAS, due to the pandemic, one (1) in every six (6) people in Monmouth and Ocean Counties received “emergency” food from Fulfill and their network of food pantries, soup kitchens, shelters and other community organizations; and,

WHEREAS, food banks across the country, including Fulfill, will host numerous events throughout the month of September to bring awareness and attention to encourage involvement in efforts to end hunger in their local community.

NOW, THEREFORE BE IT PROCLAIMED, that the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey do hereby recognize September, as HUNGER ACTION MONTH in Borough, and call this observance to the attention of its citizens.



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Public Hearing:

OPEN SPACE – BAYWALK EAST: Concession/Recreation Facility

Public Hearing: Monmouth County Open Space Program

At this time a presentation was made by Robert Yuro, P.E., T & M Associates – Borough Engineer, regarding an application being made under the Municipal Open Space Grant Program which is administered by the Monmouth County Park System. The construction of a concession building adjacent to Baywalk East (Main Street and Beachway) is being proposed. A sketch was prepared showing the construction of the building which would include restrooms and storage for recreation activities. The building would be constructed on property owned by the Borough.

Motion by Mr. Foley, seconded by Mr. Tonne, to open to the Public. All in favor

Edward Wissler, 43 Forest Avenue, asked if there would be difficulty with connecting water to the building. Mr. Yuro stated that the water main located on Main Street would allow for the connection.

Motion by Mr. Foley, seconded by Mr. Tonne, to close the Public portion. All in favor.

The Borough Council indicated that they were agreeable to the Project and the proposed application.

REDEVELOPMENT AGENCY

Presentation:

Devon Rocco – Rocco's Ices, 53-55 Carr Avenue

Devon Rocco, applicant, appeared before the Borough Council acting as the Redevelopment Agency, with his architect, Jason Piest of Matawan, NJ.

Mr. Piest explained that his client is proposing two (2) uses at the building; one being an Italian Ice shop and the other a financial services office. He is trying to maintain the historic significance of the building during the renovation.

Parking of vehicles and number of employees were discussed with the applicant, Council and Engineer.

Council will approve a Resolution allowing the applicant to proceed to the Keansburg Planning Board of Adjustment.

After reviewing the application Mr. Yuro, Borough Engineer, stated that it will be a permitted use and there is no expansion of the building.



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Meeting Minutes:

Meeting Minutes August 19, 2020

Mr. Cusick asked for a roll call vote to accept the minutes and to place same on file:

Roll Call

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

Ordinances:

Second Reading:

Ordinance #1661 – Tort Claim

AN ORDINANCE TO ADOPT A TORT CLAIMS ACT NOTICE FORM PURSUANT TO NJSA 59:8-6

WHEREAS, New Jersey Tort Claims Act, NJSA 59 authorizes a public entity, such as the Borough of Keansburg, to adopt a tort claim notice form to be completed by claimant seeking to file a claim in accordance with the Tort Claims Act: and

WHEREAS, The Borough of Keansburg is a public entity covered by the revisions of the New Jersey Tort Claims Act: and

WHEREAS, the Borough of Keansburg Governing Body deems it advisable, necessary and in the public interest to adopt a Tort Claims Notice form.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF KEANSBURG as follows:

Section 1. The attached Tort Claims Action Notice form shall be and is hereby adopted as the official Tort Claims Notice* for the Borough of Keansburg.

**Said Notice is on file with the Municipal Clerk of the Borough of Keansburg.*

Section 2. All persons making claims against the Borough of Keansburg, its officers, employees, agencies or departments, pursuant to the Notice of Tort Claim Act, NJSA 59:1-1 et seq. are required



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to complete the form adopted by this Ordinance as a condition of compliance with the New Jersey Tort Claim Act notice requirement.

Section 3. Severability. If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is found to be invalid for any reason by any Court of Competent jurisdiction, such as judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable from and shall not be affected.

Section 4. Repealer. All Ordinances or parts of Ordinances or Resolutions inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

Section 5. This Ordinance shall become effective twenty (20) days after its final passage by the Governing Body in the time and manner prescribed 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
Ms. Ferraro		✓	✓			
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
Ms. Ferraro		✓	✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff					✓	



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

Roll Call

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

Ordinance #1662 – Boarding Homes

AN ORDINANCE AMENDING AND SUPPLEMENTING S 4-17 OF THE ORDINANCES OF THE BOROUGH OF KEANSBURG PERTAINING TO ROOMING AND BOARDING HOUSES.

WHEREAS, the Borough has previously adopted an Ordinance dated June 1994 (Ordinance 1157), which regulates Rooming and Boarding Houses within the Borough; and

WHEREAS, the State of New Jersey has given the right of the Borough to perform inspections on said rooming and Boarding Homes; and

WHEREAS, The Borough of Keansburg wishes to update its current Ordinance in accordance with state law and supplement the existing Ordinance to provide for certain inspection fees.

NOW, THEREFORE, THE MAYOR AND COUNCIL OF THE BOROUGH OF KEANSBURG DO HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

Section 4-17.1 Definitions.

SHALL READ:

Rooming or boarding house shall mean a rooming or boarding house licensed pursuant to NJSA 55:13B-1 et seq. A rooming house is further defined as a boarding house wherein no personal nor financial services are provided to the residents. (NJSA 55:13-3 (h)).

It shall also include those premises applying for a license under the title “sober living.”



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Section 17.4 Application for Licensure.

ADD:

g. Each application shall designate an operator/manager of the premises. That person must meet the requirements for licensure by the NJ Department of Community Affairs and requirements for licensure of a natural person.

There shall be a twenty-five-dollar (\$25.00) fee for a background check on the designated operator/manager. Said fee will apply each time the operator/manager changes.

Section 4-17.6 Investigation Required

ADD:

e. An inspection performed by a municipal enforcement agent under a contractual agreement with the Department of Community Affairs pursuant to NJSA 55:13B-1 et seq. and may be deemed the Licensing Authority to satisfy the investigation requirements of this section; such inspection shall be performed by and be under the jurisdiction of the Licensing Authority.

Section 4-17.8 Restrictions on Location of New Licensed Premises

a. SHALL READ: “No license shall be issued which would result in increasing the total number of persons authorized to be residents in rooming and boarding houses within the Borough of Keansburg to more than one per cent (1%) to the total population of the Borough; but nothing in this subsection shall warrant refusal of a license or license renewal for premises where a rooming or boarding house has been in lawful operation prior to the enactment of this section.”

ADD:

c. No license shall be issued until all real estate taxes, sewer, water and all other municipal liens and charges are current up to and including the quarter within the application shall take place. The Applicant will be disqualified for applying for a license until all aforementioned charges are brought current.

d. Owner or owners of the premises shall never have had a license required pursuant to NJSA 55:13B-1 et seq. revoked.



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Section 4-17.10 Revocation.

c. **SHALL READ:** Repeated violations, or prolonged failure to correct any violation, of any applicable building, housing, health or safety code or regulations for at least 60 days.

ADD:

h. A determination by the Licensing Authority that the issuance or renewal of a license to such a person would be contrary to the best interests of the residents of any rooming or boarding house or the public generally based upon the regulations and conditions set forth in this chapter.

Section 4-17.12 Right to Appeal.

SHALL READ:

Amend. Upon determination by the Licensing Authority to refuse the granting or renewal of a license, or to revoke a license, the licensee affected shall be entitled to appeal to the Commissioner of Community Affairs for a review of that determination. Said appeal is to be filed within thirty (30) days of a final decision of the Licensing Authority. Said appeal to be filed in writing with the Director of Licensing and inspections; the Commissioner shall have the authority to reverse the Licensing Authorities determination if it concludes that the application was improperly denied, or the revocation improperly imposed. Such review shall be in conformity with the provisions of the "Administrative Procedures Act" P.L. 1968, c 410(C 52:14B-1 et seq.). The decision of the Commissioner in such cases shall be subject to appeal to the Appellate Division of the Superior Court. If an applicant for a license renewal has made timely and sufficient application for a renewal in accordance with the provisions of this section, and the rules of the licensing pursuant thereto, his license shall not expire until any appeals under this section have been finally determined and disposed of.

ADD:

Section 4-17.14 Violations and penalties.

Any person, firm or corporation who violates or neglects to comply with any provision of this chapter or any rule, regulation or directive promulgated pursuant thereto shall be penalized, following a hearing before the Director of Building, by a civil penalty of not less than \$50 and not to exceed \$5,000. The Licensee may appeal to the Department of Community Affairs as set forth in Section 4-17.12.



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ADD:

Section 4-17.15 Inspections

There shall be an annual inspection for each rentable room enumerated on license to own and/or operate a Rooming or Boarding House issued by the Licensing Authority.

The initial annual inspection fee shall be \$30.00 per rentable room, regardless of the number of changes in tenancy. During the initial annual inspection, the entire property will be inspected including all common areas, and the exterior of the property.

Any re-inspection will require the fee of \$20 per rental room requiring re-inspection. \$50.00 for the reinspection of any common area and \$50.00 reinspection fee for the exterior of the property.

Section 2: REPEALER. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

Section 4: SEVERABILITY. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

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

Roll Call

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



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

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

Roll Call

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

Ordinance #1663 – Restoration of Surfaces – Full Width Paving

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING CHAPTER XV STREETS, SIDEWALKS AND SANITATION, SECTION 15-1.28 RESTORATION OF SURFACES OF THE BOROUGH OF KEANSBURG GENERAL ORDINANCE

15-1.28 Restoration of Surfaces

The permittee shall restore the surface of all streets, broken into or damaged as a result of the excavation work, to its original condition in accordance with the specifications of the Director of Public Works.

Add: In the case of utility work undertaken by a public or Private utility (except for a municipal utility of the Borough), which work involves placing of new or replacing or repairing existing utility infrastructure, including but not limited to gas lines, water lines, electrical lines, and sewer lines or any disturbance of the roadway surface where the area to be trenched is greater than fifty (50) linear feet, or where multiple small openings in the pavement are made within a fifty (50)-linear-foot, or greater length of a roadway, upon completion or within a reasonable amount of time as determined by the Borough Engineer, the permittee shall mill and repave the entire pavement surface from edge



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to edge or curb to curb for the full length of the excavation, in accordance with the specifications of the Director or the Department of Public Works. Further, should any proposed construction result in an undisturbed section of roadway between two disturbed segments, or between one disturbed segment and an intersecting roadway, and such undisturbed section is one hundred (100) linear feet or less in length, said undisturbed section will still require full restoration, edge to edge, in accordance with Borough roadway restoration specifications.

All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such consistency.

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.

This Ordinance shall take effect upon passage and publication 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
Ms. Ferraro		✓	✓			
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
Ms. Ferraro		✓	✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff					✓	



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

Roll Call

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

Ordinance #1664 – Amendment to Ordinance #1659 Redevelopment Plan – Block 11, Lots 4 through 7

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ADOPTING AN AMENDMENT TO A REDEVELOPMENT PLAN FOR BLOCK 11, LOTS 4 THROUGH 7 ON CARR AVENUE IN THE BOROUGH.

WHEREAS, on August 19,2020 the Mayor and Council adopted a Redevelopment Plan for Block 11, Lots 4 through 7; and

WHEREAS, the Mayor and Council wish to have the new zone placed on the Official Zoning Map of the Borough of Keansburg.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, County of Monmouth, and State of New Jersey, that a new zone, entitled “Block 11, Lots 4 through 7 Redevelopment Area” shall be established on the Official Zoning Map of the Borough of Keansburg and the provisions of the Redevelopment Plan for Block 11, Lots 4 through 7 attached as Exhibit A shall apply.

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 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, that this Ordinance shall take effect upon passage and publication with applicable law.



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

Roll Call

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

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

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

Roll Call

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



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First Reading:

Ordinance #1665 – Capital Ordinance – Baywalk West Reconstruction / Purchase of 139 Shore Boulevard Unit 3

BOND ORDINANCE PROVIDING FOR THE RECONSTRUCTION OF BAYWALK WEST AND PURCHASE OF REAL PROPERTY FOR MUNICIPAL PURPOSES, AND APPROPRIATING \$295,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$291,500 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

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

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$295,000, said sum being inclusive of all appropriations heretofore made therefor, including grant funds expected to be received from the Monmouth County Municipal Open Space Grant Program (MOSGP) in the amount of \$85,000, and the sum of \$3,500 as down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$291,500, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

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

- i) reconstruction of Baywalk West located in the Borough, with a total appropriation and estimated cost of \$225,000 including grant funds expected to be received from the MOSGP in the amount of \$85,000, an estimated maximum amount of bonds or notes therefor of \$225,000, and an average period of usefulness of ten (10) years; and



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- ii) acquisition of real property for municipal purposes located at 139 Shore Boulevard, Unit 3 and identified as Block 33, Lot 12, Qualifier C0003 on the Borough of Keansburg Tax Map, with a total appropriation and estimated cost of \$70,000, an estimated maximum amount of bonds or notes therefor of \$66,500, and an average period of usefulness of forty (40) years,

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

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$291,500, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$295,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$295,000 over the estimated maximum amount of bonds or notes to be issued therefor being the sum of \$3,500 as down payment for said purposes.

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

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

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

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations



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authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 16.84 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$291,500 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$60,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

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

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

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

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

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



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Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1665 and set for public hearing on October 21, 2020 at 7pm:

Roll Call

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

Resolutions:

RESOLUTION # 20-092 Payment of Bills (September 16, 2020)

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

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

Mr. Cusick asked for a roll call vote:

Roll Call

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



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RESOLUTION # 20-093

2020 Firework Permit – Keansburg Day

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 3, 2019

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.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 20-094

Authorize Interlocal Agreement – KBOE – 2020/2021

Whereas, the Mayor and Council of the Borough of Keansburg approve of an Interlocal Agreements between the Borough and the Keansburg School District; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that authorize the Borough Manager, Chief Financial Officer, and the Municipal Clerk to execute the Interlocal Service Agreement for:

**Crossing Guards
Special Officers Class III
School Resource Officers**

In the agreement dated September 16, 2020, and,

BE IT FURTHER RESOLVED that a copy of the resolution be forwarded to the Chief Financial Officer and the appropriate State officials.



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Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 20-095

2020-2021 Plenary License Renewals

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, 2020 through June 30, 2021

RESOLUTION #	LICENSE NUMBER	LICENSEE
20-095 A	1321-31-034-001	AMERICAN LEGION POST 273
20-095 B	1321-32-020-005	KEELENS BAR INC
20-095 C	1321-32-032-011	JERSEY SHORE BAR & GRILL INC
20-095 D	1321-33-007-010	Alla Grobstin
20-095 E	1321-33-008-004	KIB ENTERPRISES INC
20-095 F	1321-33-012-008	Ashcree LLC
20-095 G	1321-33-014-005	Chilango La Playa LLC
20-095 H	1321-33-015-007	HEIDELBERG BAR & GRILL INC
20-095 I	1321-33-018-005	RUSSELL J LENGYEL LLC
20-095 J	1321-33-025-010	KEANSBURG LIQUOR INC
20-095 K	1321-33-029-009	JERSEY SHORE BAR & GRILL INC
20-095 L	1321-44-004-003	GOKUL ENTERPRISES INC

BE IT FURTHER RESOLVED that the MUNICIPAL CLERK may issue the **2020-2021 LICENSE** for the above listed licensees.

Mr. Cusick asked for a roll call vote:

Roll Call

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



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RESOLUTION # 20-096 Extended Limited Designation – Sackman

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE DESIGNATION OF SACKMAN ENTERPRISES OF NJ, LLC AS REDEVELOPER FOR A PERIOD NOT TO EXCEED NINETY (90) DAYS FOR THE 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



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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 #1600 (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 continues 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 Council meeting following the ninetieth day from the effective date of June 22, 2020; and

WHEREAS, the Borough Council hereby continues the designation of the Proposed Redeveloper as Redeveloper of the Property, and such designation of Proposed Redeveloper shall be void and of no further legal effect following ninety (90) days from the effective date of this resolution or the date of the next Council meeting following the ninetieth day from the effective date of this resolution, whichever is later, regardless of any progress made by the Parties towards the negotiation of a comprehensive redevelopment agreement to govern the redevelopment of Redevelopment Area.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.



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2. The instant designation of the Proposed Redeveloper, with regard to the proposed redevelopment of the Property is effective from June 22, 2020 and to the enactment of this resolution, and for a period of time being the later of: i) ninety (90) days from the effective date of this resolution or ii) the date of the next Borough Council meeting following the ninetieth day from the effective date of this resolution, and such designation of Proposed Redeveloper shall be void and of no further legal effect following ninety (90) days from the effective date of this resolution or the date of the next Borough Council meeting following the ninetieth day from the effective date of this Resolution, whichever is later, regardless of any progress made by the Borough and Proposed Redeveloper towards the negotiation of a comprehensive redevelopment agreement to govern the Property.

3. This Resolution shall take effect immediately.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 20-097 RECOMMENDATION to the Keansburg Planning Board of Adjustment - 53-55 Carr Avenue

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg acting as the Redevelopment Agency of the Borough that it does hereby endorse the application of Devon Rocco for premises located at 53-55 Carr Avenue to the Keansburg Planning Board of Adjustment; and

BE IT FURTHER RESOLVED that the Agency does not recommend any specific conditions on this application; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Keansburg Planning Board of Adjustment.



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Mr. Cusick asked for a roll call vote:

Roll Call

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

Discussion:

- *Recreation Committee vacancy*

Resolutions:

RESOLUTION # 20-098 Appointment to the Recreation Committee

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

Voting Members

Michelle Saroka

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

Mr. Cusick asked for a roll call vote:

Roll Call

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



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Communications:

- **Keansburg Fire Department**
New Members

Emily Walsh

Keansburg EMS

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

Roll Call

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

Department Reports:

Steven Ussmann, Water Plant Superintendent, reported on revenues collected to date and that the fourth quarter bills will be mailed next week. In accordance with our contract the Borough will be receiving a water allocation from NJ American Water Company effective October 1st. Mr. Ussmann also reported on an emergency water main repair on Seeley and Raritan Avenues.

Cliff Moore, Borough Economic Development Coordinator, reported on the following:

Construction should begin shortly at the Centre Hotel site.

Owner of former Jade Garden is buying the Jillaney’s /Nora’s Ceramics property. Tenants to stay; may make use of parking there for employees and patrons of 210 Main Street.

Mr. Moore is awaiting an update on the status of the County grants that were made available to local businesses.

Ritesh Shah should start work again at 260 Beachway within the next two weeks.

A recording studio is looking to find appropriate commercial space in town.

A thank you to the Borough Manager and Council from the Carr Avenue businesses who were allowed to advertise at the beachfront and make deliveries to customers at the beach. It was very successful.



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Robert Yuro, P.E., Borough Engineer, gave an update on the upcoming reconstruction of the Baywalk West as well as the Seabreeze Way reconstruction (to commence in October). We are awaiting a formal notification from Monmouth County Community development in regard to a grant to address the Seeley Avenue drainage issue.

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



September 16, 2020 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 via Conference Call held on **September 16, 2020**

Attest:

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