



## November 10, 2021 MEETING MINUTES

Mr. Cusick read:

**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

**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>

Mr. Cusick read the following:

**Election Results:**

The official results of the November 2, 2021 Municipal Election - Unexpired Term is as follows:

Michael Donaldson      1,305

**OATH OF OFFICE:**

Councilman Cocuzza administered the Oath

☀ **Oath of Office** ☀

The Honorable Michael Donaldson

**Meeting Minutes:**

Meeting Minutes October 20, 2021

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

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
<b>Mr. Donaldson</b>			✓			
<b>Mr. Tonne</b>			✓			
<b>Mr. Cocuzza</b>			✓			
<b>Mr. Foley</b>		✓	✓			
<b>Mr. Hoff</b>	✓		✓			



## November 10, 2021 MEETING MINUTES

### REDEVELOPMENT AGENCY:

#### Presentation:

Sackman Enterprises: 2 Carr Avenue

Josh Eckert a Planner from Barton Partners appeared before the Borough Council in their role as the Borough's Redevelopment Agency. A plan was presented for property located on Block 13 and referenced as 2-12 Carr Avenue. There was a general discussion on the present state of the property and its location across from the new development at 19 Carr Avenue. The proposal would include 90 residential units with commercial/retail units on the ground floor on Carr Avenue. Parking would be both behind and under the building.

Principals at Sackman Enterprises have been coordinating with representatives of JCP&L to relocate the existing utilities underground. Additionally, the Borough has requested jurisdiction of Carr Avenue from Center Avenue to Beachway be returned to the Borough from the County of Monmouth.

If the plan is agreeable to the Redevelopment Agency Sackman Enterprises would like to be before the Planning Board in January or February. Construction may possibly commence in the Summer of 2022.

At this time members of the Public were afforded the opportunity to ask questions.

Daniel Vallario, 14 Highland Boulevard, asked if there was any provision for a parking garage.

Mr. Eckert advised that it may be a long-term consideration for the area.

Phillip Simone, Jr., 322 Carr Avenue, expressed concern that provision for parking at the buildings be coordinated with the Fire Department.

Mr. Eckert advised they would be and that all buildings would be suppressed (sprinklers).

Motion by Mr. Tonne, seconded by Mr. Cocuzza, to move Resolution 133.



## November 10, 2021 MEETING MINUTES

### Resolutions:

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

#### 2 Carr Avenue

**WHEREAS**, the Borough Council in its capacity as the Redevelopment Agency has reviewed plans submitted by Sackman Enterprises for 2 through 34 Carr Avenue which is located in the Borough's Redevelopment and Rehabilitation Zone; and

**WHEREAS**, said property is a residential use and the Redevelopment Agency offers no suggestions or recommendations at this time.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council acting as the Redevelopment Agency recommends the application of Sackman Enterprises for premises located at 2 through 34 Carr Avenue to the Planning Board of Adjustment; and,

**BE IT FURTHER RESOLVED** that the Borough Council/Redevelopment Agency expresses no conditions on the application; and,

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

Mr. Cusick asked for a roll call vote:

### Roll Call

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



## November 10, 2021 MEETING MINUTES

**Resolutions:**

**RESOLUTION # 21-125**                      Payment of Bills (November 10, 2021)

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

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

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 21-126**                      2021 Window Contracts (End of Year)

**RESOLUTION AUTHORIZING A "WINDOW" CONTRACTS**

Pursuant to N.J.S.A. 19:44A-20.4 et seq. (New Jersey Local Unit Pay-To-Play Laws), the Borough must award by resolution all goods and services contracts with a dollar amount between \$17,500 and \$43,999. These contracts are not bid, but vendors are still responsible to provide political contribution and company disclosure information in order to do business with the Borough.

**WHEREAS**, pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq., when the cost of goods and/or services that fall between \$17,500 and the bid threshold of \$44,000 in the aggregate, an approval by resolution must be in place prior to contract; and

**WHEREAS**, the Borough of Keansburg retained the services of

<ul style="list-style-type: none"> <li>▪ Advanced Micro Dist Channels</li> <li>▪ Amano McGann</li> <li>▪ Coyne</li> <li>▪ Chemical/Environmental</li> <li>▪ Peter P Faccas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Fire and Safety Services LTD</li> <li>▪ - Frank Sutton Trucking LLC</li> <li>▪ - Keyport Army and Navy</li> <li>▪ - Komline- Sanderson</li> </ul>	<ul style="list-style-type: none"> <li>▪ - MC Master- Carr</li> <li>▪ - Naylor's</li> <li>▪ - New Jersey Fire Equipment</li> <li>▪ - Vaider Network Solutions LLC; and</li> </ul>
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**WHEREAS**, a request for quotes for the required work to be performed was requested from several contractors; and



## November 10, 2021 MEETING MINUTES

**WHEREAS**, the above mentioned vendors completed and submitted a Business Entity Disclosure Certification which certifies the business entity 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 above said vendors from making any reportable contributions through the term of the contract.

**NOW THEREFORE, BE IT RESOLVED** that the Council of the Borough of Keansburg authorized the **Purchasing Agent** on behalf of the Borough to issue and execute a Purchase Order for the foregoing to the above vendors with funds certified available by the Chief financial Officer; and

**BE IT FURTHER RESOLVED** that the CFO has been authorized to arrange to pay for the foregoing in accordance with the terms of the purchase order.

**BE IT FURTHER** 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 # 21-127

Public Agency Compliance Officer 2022

### APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER 2022

**WHEREAS**, in accordance with N.J.A.C. 17:27-3.5 a Public Agency must annually designate an officer to serve as its Public Agency Compliance Officer; and

**WHEREAS**, the Public Agency Compliance Officer is responsible for assuring that no public contract may be awarded nor any monies paid until the contractor has agreed to contract performance which complies with the approved Affirmative Action Plan; and

**WHEREAS**, it is deemed necessary that the Public Agency (the Borough of Keansburg) shall designate an officer or employee to serve as Public Agency Compliance Officer (P.A.C.O.), whose name title, business address, telephone number and fax number shall be forwarded to the State Affirmative Action Office by January 10, of every year; and

**WHEREAS**, the P.A.C.O. if the liaison official for matters concerning P.L. 1975, c. 127 (N.J.A.C. 17:27) and should have the authority to make the appropriate correction(s) to the Borough of Keansburg's contracting procedures if required; and



## November 10, 2021 MEETING MINUTES

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Keansburg hereby appoint Thomas P. Cusick, RMC, as Public Agency Compliance Officer in the Borough of Keansburg for the year 2022 and that the Clerk is hereby directed to file a copy of this resolution with the Department of the Treasury, Affirmative Action Office, CN-206, Trenton, New Jersey 08625-0206

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 # 21-128**

Appointment of Special Officers 2022

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

- Brent Bennet**
- Justin Hicks**
- Victor Matay**
- Gabriel Torres**
- Derek Martinez**

As Special Law Enforcement Police Officers Class I; and,

- Justin Acevedo**
- Christine L. Kozak**
- Christopher Jankowski**
- Joseph Lamb**
- Guillermo Rivera**

As Special Police Officers Class II; and,

- David Gogan**
- Kevin White**
- William Agar**

As Special Law Enforcement Police Officers Class III for 2021; and,

**BE IT FURTHER RESOLVED** that the Borough Council that a certified copy of this Resolution be forwarded to the Keansburg Police Department.



## November 10, 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	✓		✓			

**RESOLUTION # 21-129**                      Municipal Budget Transfer  
**PROVIDING FOR THE TRANSFER OF SURPLUS FUNDS**

WHEREAS, N.J.S. 40:4-58 provides for the transfer of surplus funds from one account to the other during the last two months of the calendar year:

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Keansburg that transfers be made in the Boroughs' 2021 budget appropriations in accordance with the following schedule:

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

<u>A/C #</u>	<u>FROM</u>	<u>TO</u>
23-220-200 Medical Insurance-OE	\$ 56,500.00	
20-130-200 Finance-OE		\$ 5,000.00
20-150-100 Assessment of Taxes-S&W		1,000.00
20-165-200 Engineering-OE		10,000.00
27-330-100 Health-SW		500.00
31-440-200 Telephone-OE		20,000.00
26-290-200 Streets & Roads-OE	_____	<u>20,000.00</u>
<b>Totals</b>	<u>\$56,500.00</u>	<u>\$56,500.00</u>

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	✓		✓			



## November 10, 2021 MEETING MINUTES

**RESOLUTION # 21-130**

2021-2022 Plenary Renewal – Carr Liquor License LLC

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

RESOLUTION #	LICENSE NUMBER	LICENSEE
21-130	1321-33-007-011	32 Carr Avenue Liquor License

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

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 21-131**

Payment of Bills (November 10, 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	✓		✓			





## November 10, 2021 MEETING MINUTES

**RESOLUTION # 21-132**                      Payment of Bills (November 10, 2021) No. 3

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

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

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 21-133**                      Recommendation to the Planning Board (2-12 Carr Avenue)  
**VOTED ON EARLIER IN THE MEETING**

**Communications:**

**Upcoming Meetings:**

- *December 15, 2021*
- *January 5, 2022 (First Wednesday)*
- *January 26, 2022 (Fourth Wednesday)*

**Department Reports:**

Department Reports:

Mr. Cusick reported for Cliff Moore, Economic Community Development Coordinator, on the following:

He is still seeking space for a crystal and gem retail business.

The proposed liquor license for Mugshots on Highway #36 will not be moving forward.



## November 10, 2021 MEETING MINUTES

He is looking into the website “Beyond Main” to see if it may be a fit for our Community.

The location at 425 Carr Avenue will be for a metal fabricating facility (manufacturing).

Steve Rogan reported that the Public Works Department is actively collecting brush and branches.

Robert Yuro, T&M Associates, Borough Engineer, reported that the Borough was successful in obtaining a grant from NJ Department of Transportation for the rehabilitation of Beachway from Pineview to Belleview Avenues.

The current projects on Maple and Seeley are progressing nicely and additional work is being completed on Center & Oceanview and Murray Lane. Work will also be done on the gutter lines at various intersections on Carr Avenue from Seeley to Maple Avenues.

Councilman James Cocuzza thanked all who participated in the recent Clean Ocean Action clean-up. The museum at the Historical Society will be closed until January.

Mayor George Hoff announced the Tree Lighting would be on November 29<sup>th</sup> and the next Parade Meeting would be on December 14 at the American Legion. Happy Birthday to the Marine Corps and best wishes to our Veterans this November 11<sup>th</sup>. Happy Thanksgiving to all.

**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	✓		✓			

Barbara Fernandez, 2 Seaview Avenue, asked for a No Parking sign be placed on Center and Seaview Avenues. Also reported a code enforcement vehicle on Beachway during the day.



## November 10, 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			✓			



Established 1917

I, Jo-Ann O'Brien, Municipal Clerk of the  
Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the  
foregoing is a true copy of meeting minutes of a regularly scheduled public meeting  
held on **November 10, 2021**

Attest:

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