



April 20, 2022 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
✓	Excused	✓	✓	✓

Mayor and Council presented the following for service to the community by Active Life Members of the Keansburg Fire Department. Honorees include:

Presentation:



Recognition of Active Life Member Volunteer Firemen Service

60 Years of Active Service	50 Years of Active Service
Gary Dethlefsen New Point Comfort Fire Company	Michael Hartney New Point Comfort Fire Company William Jacques Keansburg Fire Company No. #1 Kevin McNulty New Point Comfort Fire Company



April 20, 2022 MEETING MINUTES

Meeting Minutes:

Meeting Minutes March 16, 2022

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		✓	✓			

Meeting Minutes April 8, 2022

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 #1688– Index Rate Ordinance CY2022

CALENDAR YEAR 2022 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to

3.5% over the previous year's final appropriations, subject to certain exceptions; and,



April 20, 2022 MEETING MINUTES

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, finds it advisable and necessary to increase its CY 2022 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Borough Council hereby determines that a 1% increase in the budget for said year, amounting to \$162,253.63 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Keansburg, in the County of

Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY

2022 budget year, the final appropriations of the Borough of Keansburg shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$567,887.70, and that the CY 2022 municipal budget for the Borough of Keansburg be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.



April 20, 2022 MEETING MINUTES

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	✓		✓			

Mr. Cusick explained the purpose of the Ordinance. The Ordinance provides a cap bank which serves as a buffer for unforeseen emergencies. Any expenditures would require the approval of the governing body. There will be a separate hearing on the Municipal Budget this evening. The municipal budget will be increasing by .75 of 1 percent. This is separate from the purposes of the Index Rate Ordinance.

Cristina Onciu 82 Francis Place	<p>Asked why the surplus is not fully utilized in the budget.</p> <p>Mr. Cusick explained that the surplus regenerates during the year. An overuse of surplus would create a deficit in the new year.</p>
Tami Alt 1A Parkside Place	<p>Expressed concern that introduced ordinances including the Index Rate Ordinance be made available to the Public.</p>
Rob Nardello 270 Carr Avenue	<p>Wanted to know the percentage of increase that the Municipal Budget would create.</p> <p>Mr. Cusick explained that due to the increase in property values, the tax rate will once again decrease.</p>



April 20, 2022 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			✓			

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1688:

Roll Call

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

PUBLIC HEARING:

CY2022 Municipal Budget

Public Hearing on the CY2022 Municipal Budget

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	✓		✓			



April 20, 2022 MEETING MINUTES

<p>Cristina Onciu 82 Francis Place</p>	<p>Inquired into the reserves from last year’s budget.</p> <p>Patrick DeBlasio, CFO, explained that the reserves convert to surplus.</p> <p>Ms. Onciu, also inquired into the number of employees.</p> <p>Mr. Cusick stated it was contained in the newspaper advertisement.</p>
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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	✓		✓			

Resolutions:

ADOPTION: CY2021 Municipal Budget

RESOLUTION # 22-040 Adoption of CY 2022 Keansburg Municipal Budget

*NOTE: A copy of the CY2022 is available on the Borough Website: www.keansburgnj.gov
and in the Municipal Clerk’s Office at 29 Church Street, Keansburg.*



April 20, 2022 MEETING MINUTES

Mr. Cusick asked for a roll call vote to ADOPT CY 2022 Keansburg Municipal Budget:

Roll Call

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

Ordinances:

First Reading:

Ordinance #1689 – Amending Prohibition of Animals on Borough Beaches

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER X (BEACHES, PARKS AND RECREATION AREAS), SECTION 10-1.4 (PROHIBITIONS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter X (Beaches, Parks and Recreation Areas), Section 10-1.4 (Prohibitions) be amended and supplemented as follows:

DELETE: 10-1.4d. Dogs. It shall be unlawful for any dog owner to permit his dog on the dedicated beachfront or public walk.

ADD: 10-1.4d. Animals. It shall be unlawful for any animal owner to permit their animal on the dedicated Borough beaches. Animal shall include dog, cat, horse, farm animal or domesticated pet.

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.



April 20, 2022 MEETING MINUTES

- 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 and approval by the Department of Transportation.

Mr. Cusick asked for a roll call vote to **INTRODUCE** Ordinance #1689 and set for public hearing on Wednesday, May 18, 2022 at 7pm:

Roll Call

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

Ordinance #1690 – Amending LOSAP Program

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II (ADMINISTRATION), SECTION 21 (VOLUNTEER FIRE DEPARTMENT) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter II (Administration), Section 21 (Volunteer Fire Department) be amended and supplemented as follows:

Section 21A Length of Services Awards Program (LOSAP)

Shall be amended as follows:



April 20, 2022 MEETING MINUTES

DELETE: 2-21A.3e

- 3.** Members who were admitted as non-residents of the Borough of Keansburg **are not** eligible for participation in this Program.

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 and approval by the Department of Transportation.

Mr. Cusick asked for a roll call vote to **INTRODUCE** Ordinance #1690 and set for public hearing on Wednesday, May 18, 2022 at 7pm:

Roll Call

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



April 20, 2022 MEETING MINUTES

Resolutions:

RESOLUTION # 22-041 Payment of Bills (04/20/22)

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 # 22-042 Adoption of Fair and Open 2022

RESOLUTION AUTHORIZING “FAIR AND OPEN PROCESS” UNDER N.J.S.A. 19:44A-20.1 ET. SEQ. AS THE METHOD THAT THE BOROUGH OF KEANSBURG WILL USE TO CONTRACT FOR ALL PROFESSIONAL SERVICES AND EXTRAORDINARY AND UNSPECIFIED SERVICES

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” law, enacted by the New Jersey State Legislature shall become effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.1 et seq., a public entity may not award contracts with a value in excess of \$17,500.00 to a business entity which has made reportable contributions in excess of \$300.00, in the aggregate, to the said public entity’s political parties or to any candidate’s committee of any person serving in an elective public office of said public entity when such contract was awarded, unless said business entity is awarded a contract under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.7 “fair and open process” is defined to mean, at a minimum, that a contract be publicly advertised in newspapers or on the internet website maintained by a public entity in sufficient time to give notice in advance of the contract; be awarded under a process that provides for public solicitation of proposals or qualifications; be awarded and disclosed under criteria established in writing by the



April 20, 2022 MEETING MINUTES

public entity prior to the solicitation of proposals or qualifications; and be publicly opened and announced when awarded. The decision of a public entity as to what constitutes a fair and open process shall be final; and

WHEREAS, in accordance with N.J.S.A. 19:44A-20.1 et seq. the Borough of Keansburg hereby adopts criteria establishing a “fair and open process” as set forth in Exhibit A attached hereto; and

WHEREAS, it is necessary for the Borough of Keansburg to engage the services for various legal, engineering and consulting professional services; and

WHEREAS, the Borough of Keansburg desires to contract for such professionals and services by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, County of Monmouth and State of New Jersey that it hereby adopts the “fair and open process” set forth in Exhibit A attached hereto as the method that the Borough of Keansburg will use to contract for all professional services and extraordinary and unspecified services (“EUS”) in excess of \$17,500.00 per year, including but not limited to the following services:

1. Bond Counsel
2. Borough Attorney - Non-Retainer Hourly Work
3. Borough Attorney – Special Counsel – *Foreclosure*
4. Borough Attorney – Special Counsel – *Labor*
5. Borough Attorney – Special Counsel – *Non-Retainer Hourly Work*
6. Borough Attorney – Special Counsel – *Redevelopment*
7. Borough Auditor
8. Borough Engineer
9. Municipal Prosecutors – Hourly Work (To Include Substitute Prosecutor)
10. Municipal Planner
11. Planning Board Attorney
12. Planning Board Engineer
13. Public Defender
14. Financial Advisor
15. Borough Attorney – Special Counsel – *Grandview Redevelopment*

BE IT FURTHER RESOLVED, that all contracts awarded for the above professional services shall be made in accordance with the Borough of Keansburg “Fair and Open Process” as set forth in Exhibit A attached hereto.



April 20, 2022 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 # 22-043 Refunds of Fees – Escrow Refund – 134 Park Avenue

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following payment be made to

Amount:	\$666.32
Reason:	Escrow Refund
Reference:	134 Park Avenue

Payable to:	Joyce Rafferty 134 Park Avenue Keansburg, NJ 07734	<i>Total Payable:</i> \$666.32
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above: **BE IT FURTHER RESOLVED**, that all contracts awarded for the above professional services shall be made in accordance with the Borough of Keansburg “Fair and Open Process” as set forth in Exhibit A attached hereto.



April 20, 2022 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 # 22-044 Refunds of Fees – Vacant Property Registration Refund – 36 Orchard Street

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following payment be made to

Amount:	\$18,000.00
Reason:	Vacant Property Registration Refund
Reference:	36 Orchard Street

Payable to:	Pemco Ltd 31315 Vaugh Way S. 428 Aurora, CO 80014	<i>Total Payable:</i> \$18,000.00
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above: **BE IT FURTHER RESOLVED**, that all contracts awarded for the above professional services shall be made in accordance with the Borough of Keansburg "Fair and Open Process" as set forth in Exhibit A attached hereto.



April 20, 2022 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 # 22-045 IN REM FORECLOSURE – Initial Resolution 4.2022

RESOLUTION of the BOROUGH of KEANSBURG, COUNTY of MONMOUTH, STATE of NEW JERSEY, AUTHORIZING THE INSTITUTION OF AN *IN REM* TAX FORECLOSURE

WHEREAS, The Tax Collector of the Borough of Keansburg has prepared and *in rem* tax foreclosure list and has certified the same to the governing body; and

WHEREAS, it is the desire of the governing body to institute *in rem* tax foreclosure proceedings against the properties which are set forth on Schedule A attached hereto; and

WHEREAS, it is not only in the best interest of the Borough to institute said proceedings, but also is a duty of the governing body; and

WHEREAS, the institution of said *in rem* proceeding will result in revenue to the Borough of Keansburg either by redemption of the subject properties or their foreclosure and resale by the Borough of Keansburg.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, as follows:

1. That the governing body does hereby authorize the institution of *in rem* tax foreclosure proceedings in regard to the properties set forth on Schedule A attached hereto.
2. That a certified copy of this Resolution be forwarded to the Tax Collector, Special Counsel and Borough Attorney.



April 20, 2022 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 # 22-046 Appointment to the Recreation Committee – unexpired term – (Haughian)

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

Voting Members

Jeanette Haughian

As Members of the Keansburg Recreation Committee, for an unexpired term ending July 31, 2022

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 22-047 Non – Fair and Open – Special Counsel – Grandview Redevelopment

WHEREAS, the Borough of Keansburg has a need to acquire immediate professional legal services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 and,

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

WHEREAS, the non-fair and open term of this contract is April 1, 2022 to June 30, 2022, and;



April 20, 2022 MEETING MINUTES

WHEREAS, Surenian, Edwards and Nolan, LLC, Point Pleasant, New Jersey has submitted a proposal indicating they will provide the services of Special Council Redevelopment – Grandview, Carr Avenue, and;

WHEREAS, Surenian, Edwards and Nolan, LLC. has completed and submitted a Business Entity Disclosure Certification which certifies that Surenian, Edwards and Nolan, LLC 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 Surenian, Edwards and Nolan, LLC from making any reportable contributions through the term of the contract, and

NOW THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Keansburg authorizes the finance department to enter into a contract with Surenian, Edwards and Nolan, LLC, Point Pleasant, New Jersey as described herein; and,

BE IT FURTHER RESOLVED that the award is subject to:

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

Patrick DeBlasio

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 # 22-048 Authorize Construction Baywalk East Stage Extension – State Co-Op

**AUTHORIZING THE CONSTRUCTION OF THE KEANSBURG
BAYWALK EAST STAGE EXTENSION**

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



April 20, 2022 MEETING MINUTES

WHEREAS. the Borough of Keansburg has the need to construct a the Keansburg Baywalk East Stage Extension utilizing the ESCNJ Cooperative Purchasing Program, from Murray Paving and Concrete LLC using CO-OP contract # ESCNJ 18/19-66 the amount of \$51,000.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg authorizes the Construction of the Keansburg Baywalk East Stage Extension, from Murray Paving and Concrete LLC, using CO-OP contract # ESCNJ 18/19-66, 210 S. Newman St. Hackensack, NJ 07601 in the amount of \$51,000.00

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	✓		✓			

RESOLUTION # 22-049 Sale of Property: 37 Bayview Avenue (Block 18, Lot 30)

WHEREAS, the Borough Council has previously adopted Ordinance # 1649 which will facilitate the sale of Borough-owned property at 37 Bayview Avenue (Block,18, Lot 30); and

WHEREAS, the Council authorized the split of the property and the Borough Engineer has prepared a sub-division of said lot with a metes and bounds description; and

WHEREAS, the Borough Attorney is preparing documents for a real estate closing with the two (2) adjoining property owners.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council hereby authorize the Borough Attorney to prepare any and all necessary documents to convey the property to the adjoining property owners:

- Kathleen Lodato & Helen Doerr Parcel A
- 39 Bayview Avenue
- Keansburg, NJ 07734
- Leap Builders, Inc. Parcel B



April 20, 2022 MEETING MINUTES

102 Howe Lane

Freehold, NJ 07728

BE IT FURTHER RESOLVED in accordance with Ordinance # 1649 each parcel will be sold for Seven thousand five-hundred dollars (\$ 7,500.00); and

BE IT FURTHER RESOLVED that the Borough Council hereby authorizes the appropriate Borough Officials to execute any necessary documents to facilitate the real estate closings.

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 # 22-050 Payment of Bills (04/20/22) 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.



April 20, 2022 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

Roll Call

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

Communications:

Discussion:

Housing Authority Vacancy *Carried to May 18, 2022*

Beach / Borough Property / Special Event Fees *Carried to May 18, 2022*

Department Reports:

*Steve Ussman
Water Plant Superintendent*

Reported on the two emergency water main repairs. There will be flushing the system over the next few weeks. The water supply will be strictly from Borough wells from May 1st through October 31st.

*Cliff Moore
Economic Development
Coordinator*

Reported on several new businesses opening in the Borough:

28 Church Street: Marketing and promotions office

Casa de Fez and Rocco's Italian Ice will have grand openings shortly

Timber at 425 Carr Avenue should be in operation shortly



April 20, 2022 MEETING MINUTES

*Robert Yuro, P.E.,
Borough Engineer*

Reported on the 2022 Road Improvement Program as well as the construction of the Beach Pavilion which should be completed by July 1st.

Mayor Hoff

Announced that the Memorial Day Parade will be held on Sunday, May 22nd. Volunteers always needed for the Parade Committee. Congratulations and thanks to all Volunteers.

Open to the Public:

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			✓			

Cristina Onciu
82 Francis Place

Asked what the status of the playground at the Baywalk will be after the construction of the Pavilion.

Also expressed concern over alcoholic beverages being served at the construction stand.

Mr. Yuro, Borough Engineer, explained that the playground will remain next to building and will be enhanced by benches and landscaping. There will be no alcohol at the site.

Ms. Onciu inquired into the PILOT program on the new construction on Carr Avenue.

The property is privately owned and the land is subject to property taxes. The POILOT program will provide the Borough a percentage of the rental proceeds.



April 20, 2022 MEETING MINUTES

Terry McGrath
49 Wilson Avenue

Thanked his neighbors and the Fire Department for their quick response to a fire of a van next to the property.

There have been a continuing problem with his neighbor's house at 274 Carr Avenue. Squatters and transients on his property.

Ed Frizell
270 Carr Avenue

Also complained of the conditions at the property on 274 Carr Avenue.

Tracee Truglia
18 Pineview Avenue

Complained of the parking situation in her neighborhood during the Summer. Asked if a crosswalk could be installed on Beachway and Pineview Avenue

Tami Alt
1A Parkside Place

Expressed concern over the safety in the Community. Even members of the Police Department are being attacked.

John Edwards
59 Willis Avenue

Stated that shopping carts are being removed from Dollar General and are then being left in the neighborhood. Very upset with the conduct of absentee landlords.

Danial Vallario
14 Highland Blvd

Reported that a fence needs to be repaired so children cannot access roof at Historical Society

Barbara Fernandez
2 Seaview Avenue

Also expressed safety concerns and the Police Department has always been responsive.

Tracee Truglia
18 Pineview Avenue

Complained of unregistered vehicles on the streets

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



April 20, 2022 MEETING MINUTES

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 **April 20, 2022**

Attest:

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