



August 17, 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
✓	✓	✓	✓	✓

Oath of Office:

☀ Oath of Office ☀



Councilman Donaldson administered the Oath of Office
to:
Michael Thompson Jr.
Sergeant

Councilman Cocuzza administered the Oath of Office
to:
Christopher Rogan
Sergeant

Councilman Tonne administered the Oath of Office
to:
Bernard Comey
Patrolman

Deputy Mayor Foley administered the Oath of Office
to:
Dale Valle
Patrolman



August 17, 2022 MEETING MINUTES

Meeting Minutes:

Meeting Minutes July 20, 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						✓

REDEVELOPMENT AGENCY

- Green Street Joinery – 164 Main Street

A presentation was given by Rob Barone and Jeff Krug from Greet Street Joinery. Their business will be relocating from their 800 square foot facility in Port Monmouth to 164 Main Street, Keansburg. The business is a custom design facility for furniture and cabinetry. They stated that their operational hours will be from 7:30 am to 4:30 pm.

Resolutions:

RESOLUTION # 22-096 Recommendation to the Zoning Official – 164 Main Street

WHEREAS, the owners of Green Street Joinery located at 164 Main Street appeared before the Redevelopment Agency for the purpose of conducting a custom design facility for furniture and cabinetry; and

WHEREAS, the members of the Redevelopment Agency have no objections or recommendations on this matter.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council acting as the Redevelopment Agency that the application of Green Street Joinery, 164 Main Street, be referred to the Borough Zoning Officer.

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			✓			



August 17, 2022 MEETING MINUTES

Ordinances:

Second Reading:

Ordinance #1692 – Revision of Beach Ordinance

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:

ADD: 10-1.4o.

Overnight Sleeping: It shall be unlawful for any person or persons to sleep overnight on the dedicated Borough beaches. Overnight shall be deemed to be the hours of 8pm to 8am.

ADD: 10-1.4p.

It shall be unlawful to use tents, enclosed clamshell tenting, enclosed canopies, overnight camping gear or other enclosed or screened shading apparatus on the dedicated Borough beaches.

It shall be unlawful to place any obstruction on the dedicated Borough beaches that would impede emergency vehicles, emergency personal and/or emergency equipment access to the beach or shoreline.

Open air canopies 12 feet by 12 feet or smaller shall be allowed from 8am to 8pm from May 15 to September 15 of each year

“Baby Tent” no larger than 36” x 36” x 36” shall be allowed from 8am to 8pm from May 15 to September 15 of each year



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Removal, disposal: umbrellas, beach chairs, lounge chairs, shading devices, coolers, float devices and other items collectively known as beach wares left unattended on the dedicated beaches between the hours of 8pm and 8am that interfere with beach cleaning operation will be removed from the beach and disposed of by the Department of Public Works.

ADD: 10-1.4q.

Barbequing, Grilling, Cooking: It shall be unlawful for any person or persons to engage in open flame cooking, barbequing, grilling or use of any heat generating devices on the dedicated Borough beaches.

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 OPEN 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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Cristina Onciu
82 Francis Place

Asked to have the particulars of Ordinance #1692 explained to the Public.

Mr. Cusick explained the new language in the Ordinance addressing conduct and allowable personal items and equipment at the beachfront.

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 #1692:

Roll Call

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

Ordinance #1693 – Amend Structure of Police Department

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE #1283 ENTITLED “AN ORDINANCE ESTABLISHING AND CREATING THE DEPARTMENT OF PUBLIC SAFETY AND DIVISION OF POLICE WITHIN THE BOROUGH OF KEANSBURG.”

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Ordinance # 1283 entitled “AN ORDINANCE ESTABLISHING AND CREATING THE DEPARTMENT OF PUBLIC SAFETY AND DIVISION OF POLICE WITHIN THE BOROUGH OF KEANSBURG” be amended and supplemented as follows:



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Section 1: Section 2-20.3. Police Division Established; Composition.

SHALL READ:

The Police Division of the Borough of Keansburg is hereby established and shall consist of a Chief of Police, one (1) Deputy Chief of Police, two (2) Captains of Police, three (3) Lieutenants of Police, six (6) Sergeants of Police and as many regular and special policemen as the Borough Manager may deem necessary. All members of the Police Department shall be appointed, promoted and removed by the Borough Manager in accordance with state statutes. They shall, upon appointment, be assigned daily duties by the Chief of Police. The Borough Manager may also require that an applicant for appointment to the Police Division shall successfully complete a physical, mental and psychological examination.

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

NO MEMBER OF THE PUBLIC SPOKE ON THIS ORDINANCE



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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 #1693:

Roll Call

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

First Reading:

Ordinance #1694 – Amendment of Code Enforcement – International Property Maintenance Code – Chapter 11

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING), SECTION 11-6 (BOCA NATIONAL MAINTENANCE CODE) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

**ORDINANCE ADOPTING THE 2021
INTERNATIONAL PROPERTY MAINTENANCE CODE**

“ORDINANCE ESTABLISHING THE MINIMUM REGULATION GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO INSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE”



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An ordinance of the Borough of Keansburg adopting the International Code Council 2021 edition of the *International Property Maintenance Code*, regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Borough of Keansburg; providing for the issuance of permits and collection of fees therefore; repealing Ordinance # 1491 of the Borough of Keansburg and all other ordinances and parts of the ordinances in conflict therewith.

The Mayor and Council of the Borough of Keansburg does ordain as follows:

SECTION 1.

DELETE:

BOCA NATIONAL PROPERTY CODE

ADD:

INTERNATIONAL PROPERTY MAINTENANCE CODE

SECTION 2.

That a certain document, three (3) copies of which are on file in the office of the Borough Clerk of the Borough of Keansburg, being marked and designated as the *International Property Maintenance Code, 2021 edition*, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Keansburg, in the State of New Jersey for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Borough Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION 3. The following sections are hereby revised.



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- Section 101.1 The Borough of Keansburg
- Section 103.1 Borough of Keansburg Code Enforcement Department
- Section 302.4 WEEDS: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12”.
- Section 304.14 INSECT SCREENS: During the period from April 1 to October 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any
- Section 602.3 HEAT SUPPLY. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming unit, dormitory or guestroom on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to May 1 to maintain the room temperatures specified in Section PM 602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours.
- Section 602.4 HEAT: Occupiable work spaces. Non residential structures. Every enclosed occupied work space shall be supplied with sufficient heat during the period October 1 to May 1 to maintain a temperature of not less than 65 degrees F. (18 degrees C.) during all work hours.
- Exceptions:
1. Processing, storage and operation areas that require cooling or specific temperature conditions.
 2. Areas in which persons are primarily engaged in vigorous physical activities. (Ordinance #1240)

SECTION 4.

That Ordinance No. 1694 of the Borough of Keansburg entitled: “ORDINANCE ESTABLISHING THE MINIMUM REGULATION GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO INSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH



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STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE” and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Mayor and Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 6. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. That the Borough Clerk is hereby ordered and directed to cause this ordinance to be published as required by law.

SECTION 8. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 20 days from and after the date of its final passage and adoption.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1694 and set for public hearing on Wednesday, September 21, 2022 at 7pm:

Roll Call

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



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Ordinance #1695 – Delete Cat Licensing

AN ORDINANCE AMENDING CHAPTER IX (ANIMAL CONTROL), SECTION 3.2 (CATS; LICENSING) 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 Section 3.2 (Cats; Licensing) of Chapter IX (Animal Control) shall be deleted in its entirety.

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 INTRODUCE Ordinance #1695 and set for public hearing on Wednesday, September 21, 2022 at 7pm:

Roll Call

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



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Resolutions:

RESOLUTION # 22-091 Payment of Bills (08/17/22)

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 # 22-092 Award Fair and Open Purchase of Sewer Grinder (Pump Station)

WHEREAS, the Borough of Keansburg has a need for professional services as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 et seq,;

WHEREAS, the Purchasing Agent has determined that the value of the contract can and may/will exceed \$17,500; and

WHEREAS, the Borough of Keansburg retained the services of Franklin Miller Inc. 60 Okner Parkway Livingston, NJ 07039

WHEREAS, the above mentioned vendor completed and submitted all required documentation; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg authorized the finance department on behalf of the Mayor and Borough Council to issue and execute a Purchase Order for the foregoing to the above vendor through the Fair and Open Process, with funds certified available by the Chief financial Officer; and



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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 not to exceed \$23,454.00

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 # 22-093 Authorize Sale of Vacant Land Block 18, Lot 31.01 (Lodato)

Resolution Authorizing the Sale of Vacant Land Identified as Block 18, Lot 31.01

Keansburg, NJ

WHEREAS, the Borough of Keansburg is a duly organized Municipal Corporation of the State of New Jersey; and

WHEREAS, the Borough is the Owner of the property identified as Block 18 Lot 31.01; and

WHEREAS, the said Lot is an undersized Lot, containing approximately 1,250 SF; and

WHEREAS, the said property is vacant land, with no physical improvements located thereon; and

WHEREAS, the said property is located next to, or otherwise adjacent to other parcels; and

WHEREAS, under separate action, the Borough Council of the Borough of Keansburg adopted Ordinance No. 1649, authorizing the subject property to be sold, at private sale, to the highest bidder of the contiguous property owners; and

WHEREAS, in response thereto, a contiguous property owner offered to purchase the subject property for \$7,500.00 (Seven thousand five hundred dollars); and

WHEREAS, the said amount satisfied the minimum bid requirements, as set forth in the authorizing Ordinance; and

WHEREAS, representatives of the Borough Council believe that the said purchase terms are fair and commercially reasonable; and

WHEREAS, the subject property is no longer needed for public purposes; and



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WHEREAS, it is believed that the sale of the subject property will be in the best interest of the Borough of Keansburg and the residents thereof;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Keansburg as follows:

1. That the Borough of Keansburg is hereby authorized to sell the subject Block 18 Lot 31.01 vacant land to adjacent property owner Kathleen Lodato, at a purchase price of \$7,500.00 (Seven thousand five hundred dollars).
2. That the subject parcel transferred hereunder cannot be developed as a stand-alone Lot. Rather, the undersized parcel to be transferred hereunder shall automatically merge with, and become part of, the Grantee's adjacent Lot.
3. That the undersized Lot to be transferred hereunder (i.e. Lot 31.01) shall immediately and automatically merge with adjacent Block 18, Lot 31.
4. That the Mayor, Administrator, Borough Clerk, and designated Borough Legal Representatives are hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Resolution - including, but not limited to, the Deed, the Affidavit of Consideration, the Residency Certification, etc.
5. That the within Resolution shall take effect immediately.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 22-094 Authorize Sale of Vacant Land Block 18, Lot 29.01 (Leap Builders)

Resolution Authorizing the Sale of Vacant Land Identified as Block 18, Lot 29.01

Keansburg, NJ

WHEREAS, the Borough of Keansburg is a duly organized Municipal Corporation of the State of New Jersey; and

WHEREAS, the Borough is the Owner of the property identified as Block 18 Lot 29.01; and



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WHEREAS, the said Lot is an undersized Lot, containing approximately 1,250 SF; and

WHEREAS, the said property is vacant land, with no physical improvements located thereon; and

WHEREAS, the said property is located next to, or otherwise adjacent to other parcels; and

WHEREAS, under separate action, the Borough Council of the Borough of Keansburg adopted Ordinance No. 1649, authorizing the subject property to be sold, at private sale, to the highest bidder of the contiguous property owners; and

WHEREAS, in response thereto, a contiguous property owner offered to purchase the subject property for \$7,500.00 (Seven thousand five hundred dollars); and

WHEREAS, the said amount satisfied the minimum bid requirements, as set forth in the authorizing Ordinance; and

WHEREAS, representatives of the Borough Council believe that the said purchase terms are fair and commercially reasonable; and

WHEREAS, the subject property is no longer needed for public purposes; and

WHEREAS, it is believed that the sale of the subject property will be in the best interest of the Borough of Keansburg and the residents thereof;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Keansburg as follows:

1. That the Borough of Keansburg is hereby authorized to sell the subject Block 18 Lot 29.01 vacant land to adjacent property owner Leap Builders, Inc., at a purchase price of \$7,500.00 (Seven thousand five hundred dollars).
2. That the subject parcel transferred hereunder cannot be developed as a stand-alone Lot. Rather, the undersized parcel to be transferred hereunder shall automatically merge with, and become part of, the Grantee's adjacent Lot.
3. That the undersized Lot to be transferred hereunder (i.e. Lot 29.01) shall immediately and automatically merge with adjacent Block 18, Lot 29.
4. That the Mayor, Administrator, Borough Clerk, and designated Borough Legal Representatives are hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Resolution - including, but not limited to, the Deed, the Affidavit of Consideration, the Residency Certification, etc.
5. That the within Resolution shall take effect immediately.



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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 # 22-095 Award of Bid – Structure Demolition – 139 Shore Blvd

WHEREAS, the Borough of Keansburg advertised and received one (1) bid for Structure Demolition – 139 Shore Blvd, Keansburg, NJ on Thursday, June 2, 2022; and

WHEREAS, one (1) bid were received and opened in public by the Borough Clerk; and

WHEREAS, the following bids were received:

Company Name	Base Bid
Frank Lurch Demolition Co., LLC, Avon-by-the Sea, NJ	\$44,000.00

WHEREAS, the Borough Attorney has reviewed the bids and has determined that Frank Lurch Demolition Co., LLC, Avon-by-the Sea, NJ is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Structure Demolition – 139 Shore Blvd, Keansburg, NJ to Frank Lurch Demolition Co., LLC, Avon-by-the Sea, NJ in the total amount of \$44,000.00; and

BE IT FURTHER RESOLVED that the award is subject to:

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

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with Frank Lurch Demolition Co., LLC, Avon-by-the Sea, NJ after the review by the Borough Attorney and Chief Financial Officer’s certification.



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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 # 22-096 Recommendation to the Zoning Official – 164 Main Street
This Resolution was voted on earlier in the meeting

Discussion:

Department Reports:

*Steve Ussmann
 Water / Sewer Department*

No report at this time

*Steve Rogan
 Public Works Department*

*Reported that new signage had been installed at the beachfront
 Councilman Tonne expressed concern over the 3 dead trees at
 Friendship Park*

*Cliff Moore
 Economic Development*

*Reported progress for Timbur at 425 Carr Avenue
 Reported that the Mexican Restaurant, 282 Main Street was
 closed due to electric issues
 Reported that Grin Brewery is expected to open in September
 Announced that a hair braiding business will be opening at the
 Keansburg Commons*

*Robert Yuro
 Borough Engineer*

*Reported on work at the water tower:
 Crews are blasting the tower now, paint scheduled for next week.
 Anticipated completion date: September 2, 2022
 Spoke with County, Munroe Ave Bridge anticipated completion by
 Thanksgiving.
 Dredging and beach replenishment may take place in 2023 and
 2024*

Councilman Cocuzza

*Reminded all that the Historical Society is open on weekends on
 both Saturday and Sunday*



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Mayor Hoff

Announced that Concerts and Movies continue through the end of the month.

Announced Floatopia featuring The Nerds, Halfway to St. Patrick's Day and Keansburg Day events are all upcoming

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			✓			

Christopher Hoff
2 Broander Place

Read a letter from his Sister, who had been injured. Stated that Patrolman Breheny waited with his Sister and himself until EMS was able to arrive. State that Patrolman Brehany went "above and beyond". Also the EMS Members were wonderful in their response.

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	✓		✓			

Executive Session:

Planning Board Membership

Redevelopment: Grandview Apartments



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Mr. Cusick asked for a roll call vote to CONVENE an Executive Session:

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 RETURN from an Executive Session:

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	✓		✓			



August 17, 2022 MEETING MINUTES



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 **August 17, 2022**

Attest:

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