



NOVEMBER 9, 2022 MEETING MINUTES

Ms. O’Brien 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.

Ms. O’Brien asked all to rise and recite:

Salute to the Flag

Ms. O’Brien took:

Roll Call

| | | | | |
|----------------------|------------------|--------------------|------------------|-----------------|
| Mr. Donaldson | Mr. Tonne | Mr. Cocuzza | Mr. Foley | Mr. Hoff |
| ✓ | ✓ | ✓ | ✓ | Excused |

Meeting Minutes:

Meeting Minutes October 19, 2022

Ms. O’Brien 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 | | | | | ✓ | |

PLENARY:

Public Hearing:

Place to Place TRANSFER:
 Nappy’s Liquor and Bar 306 Main Street to
 Nappy’s Liquor and Bar 304-306 Main Street (Restobar)

Harsh Patel and Anesh Patel were present for the Public Hearing on a Place to Place Transfer of the Keansburg Liquor LLC license located at 306 Main Street.



NOVEMBER 9, 2022 MEETING MINUTES

Mr. Harsh Patel spoke about the plans for expansion to utilize the entire first floor of 304-306 Main Street.

Ms. O’Brien 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 AT THIS TIME

Ms. O’Brien 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 | | | | | ✓ | |

RESOLUTION # 22-125

Plenary Place to Place (Expansion of Premise) – Keansburg Liquors Inc

WHEREAS, an application has been received by the Mayor and Council of the Borough of Keansburg from Keansburg Liquors Inc. located at 304-306 Main Street for a Place-to-Place transfer (Expansion of Premise) of Liquor License Plenary Distribution License No. 1321-33-025-011; and

WHEREAS, the application form is complete for said Place to Place Expansion of Premise and is in proper form, and the proper certified check has been received by the Borough Clerk; and

WHEREAS, publication of the transfer has been made in “The Asbury Park Press” on October 11, 2022 and October 18, 2022; and



NOVEMBER 9, 2022 MEETING MINUTES

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that does hereby approve, effective November 9, 2022, the place to place transfer of the aforesaid Plenary Retail Distribution License No 1321-33-025-012 for the Place to Place Expansion of Premise at 304-306 Main Street to the Ground Floor of 304-306 Main Street in its entirety. The Mayor and Council also recognizes this expansion of premise will include businesses under the Trade Names Restobar and Nappy’s Liquor and Bar located at 304-306 Main Street.

Ms. O’Brien asked for a roll call vote:

Roll Call

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

Ordinances:

First Reading:

Ordinance #1701 – Adoption of Health License Fees

AN ORDINANCE AMENDING CHAPTER IV (GENERAL LICENSING AND BUSINESS REGULATIONS), SECTION 4-2.9 (COMPLIANCE WITH HEALTH REQUIREMENTS) 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 IV (General Licensing and Business Regulation), Section 4-2.9 (Compliance with Health Requirements) of the Revised General Ordinances be amended as follows:

Section 4-2.9 Compliance with Health Requirements

ADD

a. Registration; License Fees.

Health License Fee Schedule



NOVEMBER 9, 2022 MEETING MINUTES

| | |
|---|-------------------|
| Retail establishments selling only prepackaged foods | \$25.00 annually |
| Seasonal Food establishments | \$50.00 annually |
| Year-Round Food establishments, Food Distributors, Food Product Manufacturers | \$100.00 annually |

- b. Licenses expire on December 31st of each calendar year.
- c. On or after March 31st of each year a penalty fee will be charged of twenty-five (\$25.00) dollars for last registration which is paid after that date.

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.

Ms. O’Brien asked for a roll call vote to **INTRODUCE** Ordinance #1701 and set for public hearing on December 14, 2022 at 7pm.

Roll Call

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

Ordinance #1702 – Rental Property Insurance Liability Compliance



NOVEMBER 9, 2022 MEETING MINUTES

AN ORDINANCE amending, revising and supplementing CHAPTER XI OF THE BOROUGH CODE OF THE BOROUGH OF KEANSBURG, ENTITLED "RENTAL PROPERTY"

WHEREAS, pursuant to *N.J.S.A. 40:48-1* and *N.J.S.A. 40:48-2*, the governing body of a municipality may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this State or of the United States, as it may deem necessary and proper for the good of government, order and protection of person and property and for the preservation of the public health, safety and welfare of the municipality and its inhabitants and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and,

WHEREAS, in addition, *N.J.S.A. 40:48-2.12(a)* provides that the governing body of a municipality may make, amend and repeal and enforce ordinances to regulate buildings and structures and their use and occupation to prevent and abate conditions therein harmful to the health and safety of the occupants of said building and structures, as well as the general public in the municipality; and,

WHEREAS, the Legislature of the State of New Jersey adopted P.L. 2022, C. 1368, on August 5, 2022, and said law was signed by the Governor on August 8, 2022 mandating that businesses and residential rental units have premises liability insurance for negligent acts and omissions for such particular property and premises in amounts required therein; and,

WHEREAS, by such legislation, the Borough is mandated to enact an Ordinance to implement the said insurance requirements, provide for annual registration of certificates of insurance required by the said law, and maintain a registry of such certificates of insurance:

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that the Borough Code of the Borough of Keansburg is hereby amended, revised and supplemented as to Chapter XI of the Borough Code, entitled "Building and House", by more specifically adding a new Section entitled "Business and Residential Liability Insurance" to the Borough Code, which shall read as follows:

The Borough Code of the Borough of Keansburg is hereby amended as follows:

SECTION 1

SECTION 11-4.1e shall read as follows:

Certificate of Insurance

A proof of current liability insurance insuring against negligent acts and omissions for a particular property and premises shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence



NOVEMBER 9, 2022 MEETING MINUTES

Residential Rental Unit

Any single family residence, apartment, studio, condominium and/or other dwelling designed to be occupied by one or more persons and rented, leased and/or otherwise offered for use by other than the owner for one (1) or more nights in a Calendar Year.

Liability Insurance Required.

The owner of a business or rental unit or units shall annually register a certificate of insurance with the Borough of Keansburg as follows:

- A. Except as provided in subsection B of this section, the owner of a business or the owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.
- B. The owner of a multifamily home which is four (4) or fewer units, one (1) of which must be owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one (1) or more persons in any one (1) accident or occurrence.

Fee For Business or Residential Rental Insurance Registration.

The fee for obtaining a business or residential rental insurance registration certificate is Fifty Dollars (\$50.00).

Violations; Penalties.

- A. Any person, firm or corporation that shall be convicted of a violation of a provision of this chapter shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be subject to a fine not exceeding One Thousand (\$1,000) Dollars or imprisonment for a term not exceeding ninety (90) days, or both, as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.
- B. The Borough may collect through a summary proceeding under *N.J.S.A. 2A:58-10, et. seq.* a fine of not less than Five Hundred (\$500.00) Dollars, but no more than Five Thousand (\$5,000.00) Dollars for failing to file with the Code and Construction Office a certificate of insurance registration as required by P.L. 2022, C. 1368.

BE IT FURTHER ORDAINED by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that if any word, section, paragraph, subsection, clause and/or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid,



NOVEMBER 9, 2022 MEETING MINUTES

such adjudication shall only apply to the word, section, paragraph, subsection, clause or provision so adjudicated and the remainder of the Ordinance shall be deemed valid and effective; and,

BE IT FURTHER ORDAINED that any ordinance or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict; and,

BE IT FURTHER ORDAINED that this Ordinance shall take effect following the adoption and approval in the time and manner prescribed by law, *N.J.S.A. 40A:60-6(b)(1)*, whereby the powers of the Borough Council permit that the Council may “pass, adopt, amend and repeal any ordinance or, where permitted, any resolution for any purpose required for the government of the municipality or for the accomplishment of any public purpose for which the municipality is authorized to act under general law.”

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.

Ms. O’Brien asked for a roll call vote to **INTRODUCE** Ordinance #1701 and set for public hearing on December 14, 2022 at 7pm.

Roll Call

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



NOVEMBER 9, 2022 MEETING MINUTES

Ordinance #1703 – Business/Commercial Property Insurance Liability Compliance

AN ORDINANCE amending, revising and supplementing CHAPTER 4 OF THE BOROUGH CODE OF THE BOROUGH OF KEANSBURG, ENTITLED “GenERAL LICENSING AND BUSINESS REGULATION”

WHEREAS, pursuant to *N.J.S.A. 40:48-1* and *N.J.S.A. 40:48-2*, the governing body of a municipality may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this State or of the United States, as it may deem necessary and proper for the good of government, order and protection of person and property and for the preservation of the public health, safety and welfare of the municipality and its inhabitants and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and,

WHEREAS, in addition, *N.J.S.A. 40:48-2.12(a)* provides that the governing body of a municipality may make, amend and repeal and enforce ordinances to regulate buildings and structures and their use and occupation to prevent and abate conditions therein harmful to the health and safety of the occupants of said building and structures, as well as the general public in the municipality; and,

WHEREAS, the Legislature of the State of New Jersey adopted P.L. 2022, C. 1368, on August 5, 2022, and said law was signed by the Governor on August 8, 2022 mandating that businesses and residential rental units have premises liability insurance for negligent acts and omissions for such particular property and premises in amounts required therein; and,

WHEREAS, by such legislation, the Borough is mandated to enact an Ordinance to implement the said insurance requirements, provide for annual registration of certificates of insurance required by the said law, and maintain a registry of such certificates of insurance:

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that the Borough Code of the Borough of Keansburg is hereby amended, revised and supplemented as to Chapter IV of the Borough Code, entitled “General Licensing and Business Regulations”, by more specifically adding a new Section entitled “Business and Commercial Residential Rental Liability Insurance” to the Borough Code, which shall read as follows:

The Borough Code of the Borough of Keansburg is hereby amended as follows:

DELETE:

SECTION 4-2.6 In its entirety

ADD:

SECTION 4-2.6



NOVEMBER 9, 2022 MEETING MINUTES

SECTION 1 shall read as follows:

Definitions.

Certificate of Insurance

A proof of current liability insurance insuring against negligent acts and omissions for a particular property and premises no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence, is required issued by an insurance company and stating coverage for a particular property and premises.

Liability Insurance Required.

The owner of a business, business property, commercial property shall annually register a certificate of insurance with the Borough of Keansburg as follows:

- A) the owner of each operating business shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence
- B) the owner of each individual commercial property regardless of being vacant or occupied by a business entity, the owner of a business / commercial property shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

Fee For Business or Business Rental Insurance Registration.

The fee for obtaining a business or residential rental insurance registration certificate is Fifty Dollars (\$50.00).

Violations; Penalties.

- A) Any person, firm or corporation that shall be convicted of a violation of a provision of this chapter shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be subject to a fine not exceeding One Thousand (\$1,000) Dollars or imprisonment for a term not exceeding ninety (90) days, or both, as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.
- B) The Borough may collect through a summary proceeding under N.J.S.A. 2A:58-10, et. seq. a fine of not less than Five Hundred (\$500.00) Dollars, but no more than Five Thousand (\$5,000.00) Dollars for failing to file with the Borough Clerk a certificate of insurance registration as required by P.L. 2022, C. 1368.

BE IT FURTHER ORDAINED by the Borough Council of the Borough of Keansburg,



NOVEMBER 9, 2022 MEETING MINUTES

County of Monmouth, State of New Jersey that if any word, section, paragraph, subsection, clause and/or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall only apply to the word, section, paragraph, subsection, clause or provision so adjudicated and the remainder of the Ordinance shall be deemed valid and effective; and,

BE IT FURTHER ORDAINED that any ordinance or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict; and,

BE IT FURTHER ORDAINED that this Ordinance shall take effect following the adoption and approval in the time and manner prescribed by law, *N.J.S.A. 40A:60-6(b)(1)*, whereby the powers of the Borough Council permit that the Council may “pass, adopt, amend and repeal any ordinance or, where permitted, any resolution for any purpose required for the government of the municipality or for the accomplishment of any public purpose for which the municipality is authorized to act under general law.”

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.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1701 and set for public hearing on December 14, 2022 at 7pm.

Roll Call

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



NOVEMBER 9, 2022 MEETING MINUTES

Resolutions:

RESOLUTION # 22-123 Payment of Bills (11/9/22)

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.

Ms. O’Brien 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 # 22-124 Authorization to Participate in LESO 2023

RESOLUTION AUTHORIZING THE BOROUGH OF KEANSBURG POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE KEANSBURG POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEAs); and



NOVEMBER 9, 2022 MEETING MINUTES

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and County LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the Governing Body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program; and

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the Keansburg Police Department is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating in December 31 of the current calendar year from January 1, 2023 to December 31, 2023; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Keansburg Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, breaching ram, breaching system, door opener/Hydraulic breaching and extraction tool, face shield/goggles (riot control), riot protection kit, riot crowd hatbox, police/safety helmets, protective shield, riot control shield, battering ram, mini door ram, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars and any other supplies or equipment of non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the-Police Department without restriction.

BE IT FURTHER RESOLVED that the Keansburg Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available in the period of time for which this resolution authorizes, specifically automobiles (sedan/wagon), kinetic energy batons, body shields, breach system, drones, face shield (riot control), portable riot control gun, complete combat/assault/tactical wheeled vehicles, security vehicle, personal protective shield, self-protection shield, thermal sight, tractor truck, armored truck, cargo truck, carryall truck, command reconnaissance truck, dump truck, maintenance truck, panel truck, take truck, tank truck, utility truck,



NOVEMBER 9, 2022 MEETING MINUTES

van truck, wrecker trucker, and off road utility vehicles. The Keansburg Police Department is also authorized to obtain handguns, rifles, shotguns, and stun-guns.

BE IT FURTHER RESOLVED that the "DEMIL B through Q" controlled 3-page property list in its entirety is hereby approved and hereto attached to this resolution.

BE IT FURTHER RESOLVED that the Keansburg Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property.

BE IT FURTHER RESOLVED that the Keansburg Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately and valid to authorize requests to acquire "DEMIL A" property and "DEMIL B thro property that may be made available through the 1033 Program during the period which this resolution authorizes; with Program participation and all property authorization terminating on December 31st of the current calendar year from January 1, 2023 to December 31, 2023.

Ms. O’Brien 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 # 22-125 Plenary Place to Place (Expansion of Premise) – Keansburg Liquors Inc

ACTION TAKEN EARLIER IN THE MEETING

RESOLUTION # 22-126 Authorization Notice to Bidders – Cell Tower Service – St. Johns

WHEREAS, The Mayor and Council of the Borough of Keansburg has determined that it is in the best interest of the Borough of Keansburg to solicit bids for the **Cellular Tower Services-St. John’s**; and

WHEREAS, The Mayor and Council have also determined that there shall be a minimum bid amount for said location and that minimum amount shall be \$25,000.00.



NOVEMBER 9, 2022 MEETING MINUTES

NOW THEREFORE BE IT RESOLVED, by the Council of the Borough of Keansburg, County of Monmouth, New Jersey, that the Borough, its agents, officials, and professionals are hereby authorized to advertise and accept bids for the above listed Cellular Tower Services to be location at St. John’s Place within the Borough of Keansburg.

BE IT FURTHER RESOLVED, that all Borough officials, including, but not limited to the Mayor, the Borough Manager, and Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

Ms. O’Brien 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 # 22-127 Emergency Purchase – Water/Sewer – AC Schultes – Well #5

RESOLUTION – EMERGENCY PURCHASE – AC SCHULTES , 664 S. EVERGREEN AVE. WOODURY HEIGHTS,NJ 08097 – EMERGENCY REPAIR ON WELL #5A– NOT TO EXCEED \$72,178.00

Whereas, NJS A 40A:11-6 provides that a purchase, contract or agreement may be made, negotiated or awarded without public advertising for bids and bidding therefore, notwithstanding that the cost of contract price will exceed the amount set in the prevailing bidding threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of performance of services, provided:3

A written requisition for the performance of such work or labor, or the furnishing of materials, supplies or services is filed with the contracting agent or his deputy in charge describing the nature of the emergency, the time of its occurrence and the need for invoking this section, certified by the officer or director in charge of the department wherein the emergency occurred, or such other officer or employee as may be authorized to act in the place of said officer or director, and the contracting agent or his deputy in charge, being satisfied that the emergency exists, is hereby authorized to award a contract for said work or labor, materials, supplies or services; and

WHEREAS , an emergency situation meeting the criteria set forth above resulting from an **EMERGENCY REPAIR ON WELL #5A. SNAPPED SHAFT AND MOTOR RUNNING BUT NOT PUMPING ANY WATER.**

WHEREAS , an emergency purchase/repair was made **AC Schultes, 664 S.Evergreen Ave.Woodbury Heights, NJ 08097** in the amount not to exceed of **\$ 72,178.00** for said water treatment plant repairs.



NOVEMBER 9, 2022 MEETING MINUTES

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the payment of **\$72,178.00** to **Schultes, 664 S. Evergreen Ave. Woodbury Heights, NJ 08097** for the emergency purchase described herein in accordance with NJSA 40A:11-6

Ms. O'Brien 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 # 22-128 Authorize Execution of Monmouth County SPCA Contract – CY2023

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the Borough Manager and Municipal Clerk to execute the Monmouth County SPCA Contract/Agreement for CY2023 for the stated amount of \$12,000.00.

Ms. O'Brien 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 9, 2022 MEETING MINUTES

RESOLUTION # 22-129 Cancellation of Prior Year Sewer Balance -CY2014

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the Borough Manager and Municipal Clerk to execute the Monmouth County SPCA Contract/Agreement for CY2023 for the stated amount of \$12,000.00.

Ms. O’Brien 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 # 22-130 Payment of Bills (11/9/22) 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.

Ms. O’Brien 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 9, 2022 MEETING MINUTES

Communications:

UPCOMING MEETINGS:

- *December 14, 2022 – Second Wednesday*
- *January 4, 2023 – First Wednesday*
- *January 25, 2023 – Fourth Wednesday*

Discussion:

Department Reports:

Cliff Moore, Economic Development, submitted a report prior to the meeting:

Grin Brewing is work with Senator O’Scanlon to clear issues with the NJ ABC Division

Still waiting for the meeting date with Brookdale Community College

Inquiries for properties for auto services

Steve Ussmann, Superintendent of Water of Sewer: no report at this time

Steve Rogan, Supervisor Streets and Roads, reported the status of leaf pickup

Robert Yuro, Borough Engineer, Reported on the status of the Monroe Bridge, expected to be open for use by Thanksgiving

Updated on status of dredging project on Waackaack and Thorn Creeks

Open to the Public:

Ms. O’Brien 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 | | | | | ✓ | |



NOVEMBER 9, 2022 MEETING MINUTES

Antoinetta Carbone
101 Center Avenue

Spoke about parking issues near the Boardwalk.

Inquired about resident parking options

Spoke of how frustrating parking has been in the area

John Bennett, Borough Attorney stated that 2 hour parking limits were a possibility.

Deputy Mayor Foley stated that a petition from residents in the area would be helpful

Cristina Onciu
82 Francis Place

Asked if stickers could be issued from the Borough to Residents

Possible non resident parking passes and set a fee schedule

Ms. O'Brien 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:

Ms. O'Brien 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 | | | | | ✓ | |



NOVEMBER 9, 2022 MEETING MINUTES

Ms. O'Brien asked for a roll call vote to RETURN from EXECUTIVE SESSION:

Roll Call

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

- EXECUTIVE SESSION CONVENED

Adjournment

Ms. O'Brien 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 | | | | | ✓ | |



NOVEMBER 9, 2022 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
held on **November 9, 2022**

Attest:

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