



FEBRUARY 15, 2023 MEETING MINUTES 7:00 P.M.

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	✓	✓	✓	✓

Meeting Minutes:

Meeting Minutes January 25, 2023

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 #1704 – 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”

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

SECTION 4-2.6

SHALL READ:



FEBRUARY 15, 2023 MEETING MINUTES 7:00 P.M.

Fee For Business or Business Rental Insurance Registration.

The fee for obtaining a business or residential rental insurance registration certificate is Ten Dollars (\$10.00).

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All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.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



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7:00 P.M.

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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

Roll Call

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

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1704:

Roll Call

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

Resolutions:

RESOLUTION # 23-012 Payment of Bills (02/15/23)

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			✓			



FEBRUARY 15, 2023 MEETING MINUTES 7:00 P.M.

RESOLUTION # 23-013 2023 Amusement Games Licenses – (Cappuccio)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2023 Amusement Game License be granted to:

<p>23-013A-Amusement Game Lic #MG 23-003</p> <hr style="border: 0.5px solid black;"/> <p>Basketball</p> <p>Cert# 233-1003-5-00202</p>	<p>23-013B- Amusement Game Lic #MG 22-004</p> <hr style="border: 0.5px solid black;"/> <p>Duck Pond Race</p> <p>Cert #233-3001-4-00203</p>
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Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

BE IT FURTHER RESOLVED that the Borough Clerk be and he is hereby authorized and directed to issue and execute the said license.

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			✓			



FEBRUARY 15, 2023 MEETING MINUTES 7:00 P.M.

RESOLUTION # 23-014

2023 Amusement Games Licenses – (Rocky’s Excellent Adventure Inc.)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a **2023 Amusement Game License** be granted to:

**Jersey Shore Beach and Boardwalk, Inc.
275 Beachway
Keansburg, NJ 07734**

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

BE IT FURTHER RESOLVED that the Borough Clerk be and he is hereby authorized and directed to issue and execute the said license

Amusement Type	Certification	Muni Lic. #
Arcade	Cert #2	MG23-005
Arcade 2	Cert #2	MG23-006
Balloon Bust	1123	MG23-007
Balloon Dart	1009	MG23-008
Balloon Dart 2	1009	MG23-009
Bob’s Fishing Hole	1128	MG23-010
Bushel Basketball Game	1027	MG23-011
Hot Shot Basketball Game	1003	MG23-012
Kiddie Basketball Game	1003	MG23-013
Long Range Basketball Game	1003	MG23-014
Can Smash	1094	MG23-015
Football Toss	1003	MG23-016
Frog Bog	1022	MG23-017
Glassless Goblet Toss	1084	MG23-018
Ring Toss	1013	MG23-019
Roller Ball Derby	4036	MG23-020
Rope Ladder Climb	8002	MG23-021
Skeeball	1052	MG23-022
Soccer Game	1003	MG23-023
Stop & Go - Candy Wheel	5001	MG23-024
Stop & Go - Candy Wheel 2	5001	MG23-025
Strong Man Challenge	8016	MG23-026
Top Glo - Water Gun Fun	4002	MG23-027
Water Gun Fun	4002	MG23-028

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			✓			



FEBRUARY 15, 2023 MEETING MINUTES
7:00 P.M.

RESOLUTION # 23-015 Authorize Notice to Bidders – Lease of Beach Pavilion 2023-2026

**RESOLUTION AUTHORIZING THE BOROUGH OF KEANSBURG TO ADVERTISE
 AND ACCEPT BIDS FOR
 THE LEASE OF THE BEACH PAVILION, BEACHWAY, KEANSBURG**

WHEREAS, The Mayor and Council of the Borough of Keansburg have determined that it is in the best interest of the Borough of Keansburg to solicit bids for the lease of the Beach Pavilion, located at Baywalk East, Beachway, Keansburg; and

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 **LEASE OF THE BEACH PAVILION, BEACHWAY, 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 prepare and execute bid specifications as are necessary to effectuate the provisions of 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			✓			



FEBRUARY 15, 2023 MEETING MINUTES 7:00 P.M.

RESOLUTION # 23-016 Authorize Safe and Secure Grant Application 2022

**STATE OF NEW JERSEY
DEPARTMENT OF LAW AND PUBLIC SAFETY
SAFE AND SECURE COMMUNITIES PROGRAM
RESOLUTION OF PARTICIPATION – GRANT No. 23-1321**

A RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY FEDERAL GRANT PROGRAM ADMINISTERED BY THE NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY.

WHEREAS, the **BOROUGH OF KEANSBURG POLICE DEPARTMENT** is authorized to accept and does accept funding of approximately **\$32,400.00** with a match of **\$368,822.15** for an approximate project total cost of **\$401,222.15** for a project under the State of New Jersey **SAFE AND SECURE COMMUNITIES GRANT PROGRAM** for the grant period of July 1, 2022 to June 30, 2023, and

WHEREAS, the **KEANSBURG BOROUGH COUNCIL** has reviewed the accompanying application and has approved said request, and

WHEREAS, the project is a joint effort between the NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY and **KEANSBURG POLICE DEPARTMENT** for the purpose described in the application;

THEREFORE, BE IT RESOLVED by the **KEANSBURG BOROUGH COUNCIL**: that

1. As a matter of public policy the **KEANSBURG BOROUGH COUNCIL** wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
2. The Attorney General will receive funds on behalf of the applicant.
3. The NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY shall be responsible for the receipt and review of the applications for said funds.
4. The NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY shall initiate allocations to each applicant as authorized.

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			✓			



FEBRUARY 15, 2023 MEETING MINUTES 7:00 P.M.

RESOLUTION # 23-017

Refund of Fees – Escrow Refund – 37 Leroy Place

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

Amount:	\$913.00
Reason:	Escrow Fee Refund
Reference:	37 Leroy Place

Payable to:	Barbara Collins 37 Leroy Place Keansburg, NJ 07734	<i>Total Payable:</i> \$913.00
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above

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			✓			



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RESOLUTION # 23-018

Refund of Fees – Escrow Refund – 2 Willow Street

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

Amount:	\$98.50
Reason:	Escrow Fee Refund
Reference:	2 Willow Street

Payable to:	Jaime Baird 2 Willow Street Keansburg, NJ 07734	<i>Total Payable:</i> \$98.50
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above

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			✓			



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Discussion:

Department Reports:

Cliff Moore, Economic Development Coordinator

Reported on new business on Carr Avenue. Photography studio and Board Game space.

Spoke about the Tourism Advertising Board

Reported that the CDBG will be conducting a upcoming virtual meeting

Reported that Grin Brewing is hoping to open before the Parade on March 26th

Mayor Hoff

Thanked everyone for their participation in the Gift Auction

Announced the Saint Patrick’s Parade will be held on March 26th and the Memorial Day Parade Ad Journal

Robert Yuro, Borough Engineer

Reported on the initial activities to begin on dredging of the Waackaack Creek. Dredging to take place from July 5th to November, 2023.

The area of dredging will be from the Floodgate to Laurel Avenue Bridge and Thorns Creek

REDEVELOPMENT AGENCY:

Presentation:

Sackman Enterprises – 19 Carr Avenue

Carter Sackman and Braxton Partners representing Sackman Enterprises had a discussion with the Mayor and Council, as the Borough’s Redevelopment Agency.



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There was a discussion about the Transfer of Jurisdiction of Carr Avenue from Beachway to Oak Street.

There was a discussion of the process of gaining approval for the Transfer of Jurisdiction. Currently the timeline includes:

County Planning Department sends recommendation to County Planning Board.

Anticipated meetings

- March 21, 2023 County Planning Board recommendation
- April 6, 2023 County Commissioners approval

John Bennett, Borough Attorney Stated the Borough would have to accept the roadway "as is"

There was a further discussion with the Redevelopment Agency about changes to the original plans presented for 19 Carr Avenue.

The changes will be:

Two-bedroom lofts to one bedroom units.

Large (3 bedroom) fourth floor units shall be changed to one and two bedroom units.

The new building proposal shall be:

Floor 2: 17 one-bedroom units

 4 two-bedroom units

Floor 3: 11 one-bedroom units

 10 two-bedroom units

Floor 4: 3 one-bedroom units

 10 two-bedroom units

No changes proposed for fifth floor

Number of units will increase from 50 to 55.

These changes include eliminating an Amenity space, converting it to a one-bedroom unit.

There was also a discussion about the reduction of other units converting to fewer numbered bedrooms.



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Matthew Ryan of Mid-Atlantic Engineering discussed the addition of Lots 8 & 9 which including vehicle parking and solid waste sanitation space. These lots need to be added to the Redevelopment area.

The Borough's Redevelopment Attorney, William Northgrave also spoke to the Redevelopment Agency about these changes.

Resolutions:

RESOLUTION # 23-019 Proposed Amendments to the Carr Avenue Corridor Redevelopment Plan to the Planning Board (2/2023)

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY REFERRING TO THE PLANNING BOARD PROPOSED AMENDMENTS TO THE CARR AVENUE CORRIDOR REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough of Keansburg (the "**Borough Council**") is the designated "Redevelopment Entity," as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the redevelopment areas within the Borough of Keansburg (the "**Borough**"); and

WHEREAS, to realize the development of the Redevelopment Area (defined herein below), the Borough has determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-4(c)*; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough ("**Borough Council**"), on July 17, 2019, directed the Borough planning board ("**Planning Board**") to investigate whether that certain area of the Borough, specifically, all properties located at Blocks 7, 8, 10, 11, 12, 13, 14 and 52 (the "**Study Area**") constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law; and

WHEREAS, T&M Associates prepared a Redevelopment Study & Preliminary Investigation Report, dated January 22, 2020 (the "**Study Report**"), related to the Study Area, and on March 9,



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7:00 P.M.

2020, the Planning Board held a hearing on the findings of the Study Report and adopted a resolution that recommended the Borough Council designate the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on April 22, 2020, the Borough Council, by way of Resolution No. 20-038, accepted the recommendations of the Planning Board and designated the Study Area (hereinafter referred to as the “**Redevelopment Area**”) as an area in need of redevelopment; and

WHEREAS, on July 21, 2021, the Borough Council adopted Ordinance No. 1679, approving a redevelopment plan entitled the “Carr Avenue Corridor Redevelopment Plan” prepared by T&M Associates, dated June 9, 2021 (the “**Redevelopment Plan**”), to govern the following block and lots:

- Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9;
- Block 11, Lots 3, 8 and 9
- Block 12, Lots 3, 4, 5, 6, 7, 8, 9 and 10;
- Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7, and 8;
- Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, and 9;
- Block 52, Lots 3, 4, 5, 6, 7, 8, 9 and 10; and

WHEREAS, Carr Enterprises, LLC (the “**Redeveloper**”) is the owner, contract purchaser or option-holder of Block 10, Lots 1, 3, 4, 5, 6, 7, 8 and 9; Block 11, Lots 8 and 9; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8; Block 14, Lots 4, 5, 6, 7, and 8; and Block 52, Lots 7, 8 and 9 (the “**Property**”), sought to be considered by the Borough as redeveloper of the Property, and in furtherance thereof, the Borough and the Redeveloper entered into a redevelopment agreement, dated September 22, 2021 (the “**Redevelopment Agreement**”) to effectuate the redevelopment of the aforementioned properties within the Redevelopment Area; and

WHEREAS, at the request of Redeveloper, the Borough Council has determined it to be in the Borough’s best interests to further amend the Redevelopment Plan in order to effectuate the redevelopment on the Property within the Redevelopment Area (“**Proposed Amendments**”), as follows:

- Amend minimum parking space dimensions from 8.5 feet by 18 feet to 8.5 feet by 16 feet;
- Amend to permit parking space dimensions of 8 feet by 16 feet for “Compact Car Parking”;
- Amend to permit minimum drive aisles of 22 feet;
- Amend Section 5.2.3 to include transformers and refuse and recycling area, including roll-out dumpsters, as a permitted accessory uses;



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- Amend to remove Block 11, Lots 8 and 9 from inclusion in the Redevelopment Plan to effectuate their inclusion in the Redevelopment Plan for Block 11, Lots 4 through 7.

WHEREAS, the Borough Council desires to refer the Proposed Amendments to the Planning Board in accordance with *N.J.S.A. 40A:12A-7(e)* for its review and recommendation concerning the Proposed Amendments; and,

WHEREAS, the Borough Council shall review the Planning Board’s report and recommendation as to whether the Proposed Amendments shall be adopted by Ordinance in the form set forth herein; and,

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

Section 1. Pursuant to *N.J.S.A. 40A:12A-7(e)*, the Borough Council hereby refers the Proposed Amendments to the Planning Board for review.

Section 2. The Planning Board shall prepare a report regarding its recommendations as to the Proposed Amendments and submit same to the Borough Council within forty-five (45) days as required.

Section 3. This 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	✓		✓			



FEBRUARY 15, 2023 MEETING MINUTES

7:00 P.M.

RESOLUTION # 23-020

Proposed Amendments to Carr Avenue Corridor Redevelopment Plan to the Planning Board(Block 11, Lots 4-7 /February 2023)

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY REFERRING TO THE PLANNING BOARD PROPOSED AMENDMENTS REDEVELOPMENT PLAN FOR BLOCK 11, LOTS 4 THROUGH 7

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, to realize the development of the Redevelopment Area, the Borough has determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-4(c)*; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough (“**Borough Council**”), on July 17, 2019, directed the Borough planning board (“**Planning Board**”) to investigate whether that certain area of the Borough, specifically, all properties located at Blocks 7, 8, 10, 11, 12, 13, 14 and 52 (the “**Study Area**”) constitutes as an “area in need of redevelopment” as defined in the Redevelopment Law; and

WHEREAS, T&M Associates prepared a Redevelopment Study & Preliminary Investigation Report, dated January 22, 2020 (the “**Study Report**”), related to the Study Area, and on March 9, 2020, the Planning Board held a hearing on the findings of the Study Report and recommended the Borough Council designate the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on April 22, 2020, the Borough Council, by way of Resolution No. 20-038, accepted the recommendations of the Planning Board and designated the Study Area (hereinafter referred to as the “**Redevelopment Area**”) as an area in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan was prepared, entitled “Carr Avenue Redevelopment Plan,” to govern the redevelopment of Block 11, Lots 4, 5, 6 and 7 within the Redevelopment Area, and was adopted by the Borough Council via Ordinance on August 19, 2020 (the “**Redevelopment Plan**”); and



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WHEREAS, Carr Enterprises, LLC (the “**Redeveloper**”), sought to be considered by the Borough as redeveloper of Block 11, Lots 4, 5, 6, and 7 within the Redevelopment Area (the “**Property**”), and in furtherance thereof, the Borough and the Redeveloper entered into a redevelopment agreement, dated September 22, 2021 (the “**Redevelopment Agreement**”) to effectuate the redevelopment of the aforementioned properties within the Redevelopment Area; and

WHEREAS, at the request of Redeveloper, the Borough Council has determined it to be in the Borough’s best interests to further amend the Redevelopment Plan in order to effectuate the redevelopment on Block 11, Lots 4, 5, 6, and 7 within the Redevelopment Area (“**Proposed Amendments**”), as follows:

- *Section 5.2.2.3* – amend to include transformers and refuse and recycling area, including roll-out dumpsters, as a permitted accessory use;
- *Section 5.3.9* – amend permitted density from fifty (50) dwelling units to fifty-five (55) dwelling units;
- Amend minimum parking space dimensions from 8.5 feet by 18 feet to 8.5 feet by 16 feet;
- Amend to permit parking space dimensions of 8 feet by 16 feet for “Compact Car Parking”;
- Amend to permit minimum drive aisles of 22 feet;

- Amend to add Block 11, Lots 8 and 9 to be included within the Redevelopment Plan;
- Exemption from Section 22-5.2.C of the Revised General Ordinance of the Borough of Keansburg, which states “[n]o building or structures shall hereafter be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which is it located.”

WHEREAS, the Borough Council desires to refer the Proposed Amendments to the Planning Board in accordance with *N.J.S.A. 40A:12A-7(e)* for its review and recommendation concerning the Proposed Amendments; and,

WHEREAS, the Borough Council shall review the Planning Board’s report and recommendation as to whether the Proposed Amendments shall be adopted by Ordinance in the form set forth herein; and,



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

Section 1. Pursuant to *N.J.S.A. 40A:12A-7(e)*, the Borough Council hereby refers the Proposed Amendments to the Planning Board for review.

Section 2. The Planning Board shall prepare a report regarding its recommendations as to the Proposed Amendments and submit same to the Borough Council within forty-five (45) days as required.

Section 3. This 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	✓		✓			

Communications:

- ***Keansburg Fire Department***
New Members

*Hannah Guthrie
Patrick Smit
Michael Parks*

*Keansburg EMS
Keansburg Fire Company #1
Keansburg Fire Company #1*

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

Roll Call

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



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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	✓		✓			

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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

Roll Call

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

Executive Session:

Personnel/Health Benefits Coverage – EXECUTIVE SESSION DID NOT TAKE PLACE

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	✓		✓			



FEBRUARY 15, 2023 MEETING MINUTES
7:00 P.M.



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 **February 15, 2023**

Attest:

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