



APRIL 19, 2023 MEETING MINUTES

Mr. Cusick read the following:

ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND POSTED ON THE BULLETIN BOARD AND THE OFFICIAL WEBSITE OF THE BOROUGH OF KEANSBURG.

Mr. Cusick asked all to rise and recite:

Salute to the Flag

Mr. Cusick took:

Roll Call

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

Oath of Office



Police Officers

Brendan Flanzbaum
Oath of Office administered by
Mayor George Hoff

Hunter MacDonald
Oath of Office administered by
Councilman Sean Tonne

Waylon Manoes
Oath of Office administered by
Councilman Michael Donaldson

SLEO II

Victor Matay
Oath of Office administered by
Mayor George Hoff
Councilman Sean Tonne and
Councilman Michael Donaldson



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Meeting Minutes:

Meeting Minutes March 15, 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 #1705 – 2023 Bond Ordinance for Roadway Improvements

BOND ORDINANCE PROVIDING FOR WATER MAIN REPLACEMENTS, DRAINAGE SYSTEM UPGRADES, AND ROAD RECONSTRUCTION, AND APPROPRIATING \$2,897,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,293,100 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general and water/sewer improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$2,897,500, said sum being inclusive of all appropriations heretofore made therefor, including \$87,500 from the Recreation Omni Lease Trust, \$200,000 from the Borough’s Water/Sewer Operating Budget, grant funds in the amount of \$191,900 expected to be received from the New Jersey Department of Transportation (NJDOT), and the sum of \$125,000 as down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in



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the principal amount not to exceed \$2,293,100, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of water main replacements, drainage system upgrades, and the reconstruction of various roads throughout the Borough, including, but not limited to, Forest Avenue, Evergreen Place, Willis Avenue, Park Avenue, Collins Street, Beachway Avenue, Lincoln Court, Wilson Avenue, Frances Place, Locust Street, Lincoln Court, Holly Street, Garden Street, Wood Avenue and Railroad Avenue, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$2,293,100, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$2,897,500, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$2,897,500 over the estimated maximum amount of bonds or notes to be issued therefor being the \$87,500 from the Recreation Omni Lease Trust for the improvements to Wood Avenue, \$200,000 from the Borough's Water/Sewer Operating Budget for the water main replacements, grant funds in the amount of \$191,900 expected to be received from the NJDOT for the reconstruction of Beachway Avenue, and the sum of \$125,000 as down payment for said purposes.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.



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Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general and water/sewer improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is twenty (20) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,293,100 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$400,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.



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Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mr. Cusick asked for a roll call vote 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	✓		✓			

Mr. Cusick asked for a roll call vote to TABLE Adoption and move to Council Meeting to be held on April 24, 2023 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 #1706– Index Rate Ordinance CY2023

CALENDAR YEAR 2023 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

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

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

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

WHEREAS, the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, finds it advisable and necessary to increase its CY 2023 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Borough Council hereby determines that a 1% increase in the budget for said year, amounting to \$161,342.83 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

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

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

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

2023 budget year, the final appropriations of the Borough of Keansburg shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$564,699.91, and that the CY 2023 municipal budget for the Borough of Keansburg be approved and adopted in accordance with this ordinance; and,



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

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

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

Mr. Cusick asked for a roll call vote 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	✓		✓			

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1706:

Roll Call

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



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First Reading:

Ordinance #1707 – Demolition of Borough Owned Structures

BOND ORDINANCE PROVIDING FOR THE DEMOLITION OF VARIOUS STRUCTURES, AND APPROPRIATING \$175,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$166,250 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$175,000, said sum being inclusive of all appropriations heretofore made therefor, including the sum of \$8,750 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of a down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$166,250, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of the demolition of various structures owned by the Borough, located within the Borough at 103-105 Raritan Avenue; 109 Raritan Avenue; 115-117 Raritan Avenue; and 138 Center Avenue, and identified on the Borough Tax Map as Block 55, Lot 1; Block 55, Lot 3; Block 55, Lot 5; and Block 56, Lot 17, respectively, together with all work and materials necessary therefor or incidental thereto, as more fully described in plans and specifications on file with the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$166,250, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$175,000, which is equal to the amount of the appropriation herein made therefor. The



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excess of the appropriation of \$175,000 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$8,750 down payment for said purposes.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is five (5) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$166,250 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$43,750 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.



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(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto. This ordinance shall constitute a declaration of official intent for the purposes and within the meaning of Section 1.150-2(e) of the United States Treasury Regulations.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1707 and set for public hearing on May 17, 2023 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 #1708 – Amendment to the Carr Avenue Corridor Redevelopment Plan

ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY
APPROVING 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, 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;



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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 more specifically described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, on February 15, 2023, by way of Resolution No. 23-019, the Borough Council referred 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, on April 10, 2023, the Planning Board conducted a review of the Proposed Amendments and recommended adoption by the Borough Council; and

WHEREAS, upon review of the Planning Board’s recommendation of the Proposed Amendments, the Borough Council hereby adopts those Proposed Amendments, as more fully set forth and attached hereto as Exhibit A, to ensure the success of redevelopment within the Redevelopment Area in conformity with the Borough’s redevelopment objectives.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Proposed Amendments to the Redevelopment Plan, attached hereto as Exhibit A, are hereby adopted pursuant to the terms of *N.J.S.A.* 40A:12A-7.

Section 3. A copy of this Ordinance and the Redevelopment Plan, as amended, shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 4. This Ordinance shall take effect in accordance with all applicable laws.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1708 and set for public hearing on May 17, 2023 at 7pm.

Roll Call



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

Ordinance #1709 – Amendment to the Carr Avenue Redevelopment Plan Block 11, Lots 4-9

ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY
APPROVING AMENDMENTS TO THE CARR AVENUE REDEVELOPMENT PLAN FOR BLOCK 11,
LOTS 4 THROUGH 9

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

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



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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, 7, 8 and 9 within the Redevelopment Area (“**Proposed Amendments**”), as more specifically described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, on February 15, 2023, by way of Resolution No. 23-020, the Borough Council referred 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, on April 10, 2023, the Planning Board conducted a review of the Proposed Amendments and recommended adoption by the Borough Council; and

WHEREAS, upon review of the Planning Board’s recommendation of the Proposed Amendments, the Borough Council hereby adopts those Proposed Amendments, as more fully set forth and attached hereto as Exhibit A, to ensure the success of redevelopment within the Redevelopment Area in conformity with the Borough’s redevelopment objectives.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Proposed Amendments to the Redevelopment Plan, attached hereto as Exhibit A, are hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.

Section 3. A copy of this Ordinance and the Redevelopment Plan, as amended, shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 4. This Ordinance shall take effect in accordance with all applicable laws.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1709 and set for public hearing on May 17, 2023 at 7pm.

Roll Call

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



APRIL 10, 2023 MEETING MINUTES

PUBLIC HEARING: CY2023 Municipal Budget

Resolution – ADOPTION OF MUNICIPAL BUDGET:

RESOLUTION # 22-035A Adoption of the CY 2023 Keansburg Municipal Budget

A copy of the CY2023 Municipal Budget can be found on the Borough Website at www.keansburgnj.gov and

also available in the Municipal Clerk’s Office, 29 Church Street, Keansburg, NJ 07734

Mr. Cusick asked for a roll call vote 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	✓		✓			

Mr. Cusick asked for a roll call vote to ADOPT CY2023 Municipal Budget:

Roll Call

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



APRIL 19, 2023 MEETING MINUTES

Resolution – AMENDMENT TO MUNICIPAL BUDGET:

RESOLUTION # 22-035B Amendment to CY 2023 Keansburg Municipal Budget

BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY

RESOLUTION TO AMEND 2023 BUDGET

WHEREAS, the Calendar Year 2023 Budget was approved on the 15th day of March 2023, and

WHEREAS, the public hearing on said budget has been held as advertised, and

WHEREAS, it is desired to amend said approved budget,

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Keansburg, County of Monmouth, that the following amendments to the approved Calendar Year 2023 Budget be made:

	<u>Ayes</u>	<u>Nays</u>	<u>Abstained</u>
	(Mr. Tonne	(NONE	(NONE
	(Mr. Donaldson	((
	(Mr. Hoff	((
Recorded Vote	((
(Insert last names)	((<u>Absent</u>
	((Mr. Cocuzza
	((Mr. Foley
			(

CURRENT FUND
BUDGET

	<u>From</u>	<u>To</u>
Anticipated Revenues:		
General Revenues:		
3. Miscellaneous Revenues-Section A: Local Revenues		
Parking Meters	295,000.00	312,000.00
Total Section A: Local Revenue	1,680,000.00	1,697,000.00



APRIL 19, 2023 MEETING MINUTES

Total Miscellaneous Revenues	4,342,357.84	4,359,357.84
4. Receipts from Delinquent Taxes	548,000.00	531,000.00

BE IT FURTHER RESOLVED, that two (2) certified copies of this resolution be filed forthwith in the office of the Director of the Division of Local Government Services for certification of the Calendar Year 2023 budget so amended.

Mr. Cusick asked for a roll call vote 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	✓		✓			

Mr. Cusick asked for a roll call vote to ADOPT the Amendment to the CY2023 Municipal Budget:

Roll Call

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



APRIL 19, 2023 MEETING MINUTES

Resolutions:

RESOLUTION # 23-036 Payment of Bills (03/15/23)

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	✓		✓			

RESOLUTION # 23-037 Award of Bid – Beach Pavilion Lease

WHEREAS, the Borough of Keansburg advertised and received three (3) bids for Lease of the Beach Pavilion, 1 Beachway, Keansburg, NJ on Wednesday, March 29, 2023; and

WHEREAS, three (3) bids were received and opened in public by the Borough Clerk; and

WHEREAS, the following bids were received:



APRIL 19, 2023 MEETING MINUTES

Beach Pavilion Lease Bid				
Bid Opening Wednesday, March 29, 2023 - 11 am				
Bidder	Monthly Rent	Days of Operations	Hours	Comments
Elli's Backyard LLC	\$ 2,501.00	7 Days	10 am to 6pm M-T/ 8 to 8 F-Sun	will accommodate event dates
Anthony's Deli	\$ 2,398.00	7 Days	10 am to 6pm M-T/ 8 to 8 F-Sun	no comment
Half Moon	\$ 2,200.00	6 Days plus holidays	10 am to 5pm M-T/ 10 to 7 F-Sun	added hours for Monday Holidays concerts and movies
Apparent High Bidder				

WHEREAS, the Borough Attorney has reviewed the bids and has determined that Elli’s Backyard, Red Bank, NJ is the highest and responsible bidder for this Lease Agreement.

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 Lease of the Beach Pavilion to Elli’s Backyard, Red Bank, NJ; and

BE IT FURTHER RESOLVED that the Borough Manager and Municipal Clerk are authorized to execute the contract with Elli’s Backyard, Red Bank, NJ and forward a certified copy of this resolution to the Chief Financial Officer.

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	✓		✓			



APRIL 19, 2023 MEETING MINUTES

RESOLUTION # 23-038

Refund of Fees – Paramount Assets

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

Amount:	\$2,850.90
Reason:	Bond Refund
Reference:	242 Main Street

Payable to:	Paramount Assets LLC 45 Academy Street 8 th Floor Newark, NJ 07102	<i>Total Payable:</i> \$2,850.90
--------------------	--	-------------------------------------

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	✓		✓			



APRIL 19, 2023 MEETING MINUTES

RESOLUTION # 23-039 Professional Services Agreement – T&M – 2023 Roadway Improvement Program

TO BE CARRIED TO THE APRIL 24, 2023 Council Meeting

RESOLUTION # 23-040 Appointment of Special Police Officer

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

Victor Matay

As Special Law Enforcement Police Officer Class II; and,

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

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	✓		✓			



APRIL 19, 2023 MEETING MINUTES

RESOLUTION # 23-041 Authorize Execution of Cooperative Participation for Interlocal Services with Monmouth County

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Keansburg that it does hereby authorize the Mayor and the Municipal Clerk execute the:

“FY2024 -FY2026 Revised Amendment Agreement with the Monmouth County for Cooperative Participation in the Community Development Program Pursuant to the Interlocal Services Act”

BE IT FURTHER RESOLVED that the Borough Council that a certified copy of this Resolution be forwarded to the Chief Financial Officer and the Borough Manager.

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 # 23-042 Payment of Bills (03/15/23) No. 2

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

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

Mr. Cusick asked for a roll call vote:

Roll Call

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



APRIL 19, 2023 MEETING MINUTES

Communications:

- **Keansburg Fire Department**
New Members

Shea Davis

Keansburg EMS

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

Roll Call

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

Discussion:

Cliff Moore, Economic Development Coordinator – Air B&B Presentation

Cliff Moore presented to Council information on Air B&B's / Short Term Rentals. This information included:

- *Keansburg properties currently being offered for rent on Air B&B's website.*
- *Copy of an Ordinance adopted by Highlands, New Jersey*
- *General Information about the short-term rental industry.*
- *Stated there are 32 B & B's in Keansburg*



APRIL 19, 2023 MEETING MINUTES

Department Reports:

*Steve Ussmann,
Superintendent*

*Water Hydrant Flushing to start April 24th from 9pm to 12
Midnight*

*Cliff Moore,
Economic Development*

*Jamrock Corner now open. Antique Store looking to open (possibly
on Main Street). Tattoo Parlor making inquiries. Braiding Salon is
upgrading location at Main Street Commons. Church looking to
relocate to Keansburg.*

Reported on Grin Brewery Grand Opening

*Robert Yuro
Boro Engineer*

*Reported on Forest Avenue reconstruction. May award
anticipated, June start.*

*1 Carr Avenue – 30 days demolition start. Grandview moving
along.*

*DCA Recreation Grant award to both the town and school system.
- \$71,0000 received from Grant.*

Application for Bayview sent to Congressman Pallone's Office

Mayor Hoff

*Thanked DPW and PD for assistance with the St. Patrick's Parade.
Reminder that Memorial Day Parade is in under 5 weeks. Parade
will follow a Carr Avenue route.*



APRIL 19, 2023 MEETING MINUTES

Open to the Public:

Mr. Cusick asked for a roll call vote 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

Thanked the Police Department for assistance with his Sister.

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

Roll Call

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

Adjournment

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

Roll Call

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



APRIL 19, 2023 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 **April 19, 2023**

Attest:

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