



JUNE 21, 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	✓

Meeting Minutes:

Meeting Minutes May 17, 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	✓		✓			

Resolutions:

RESOLUTION # 23-051 Payment of Bills (06/21/23)

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.



JUNE 21, 2023 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 23-052 Appointments to the Planning Board 7.1.2023

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that

Board Member	Membership Class	for the term of
Sean Tonne	Be a Class I Member	July 1, 2023 through June 30, 2024
Dominick Grasso	Be a Class II Member	July 1, 2023 through June 30, 2024
Michael Donaldson	Be a Class III Member	July 1, 2023 through June 30, 2024

Be and are hereby appointed to the Keansburg Planning Board of Adjustment Be and are hereby appointed to the Keansburg Planning Board of Adjustment

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			✓			



JUNE 21, 2023 MEETING MINUTES

RESOLUTION # 23-053

Plenary Renewals – 2023-2024

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term of July 1, 2023 through June 30, 2024

RESOLUTION #	LICENSE NUMBER	LICENSEE
23-053 A	1321-31-034-001	AMERICAN LEGION POST 273
23-053 B	1321-32-020-005	KEELENS BAR INC
23-053 C	1321-32-032-011	JERSEY SHORE BAR & GRILL INC - Pavilion
23-053 D	1321-33-007-012	Carr Avenue Liquor License
23-053E	1321-33-008-004	KIB ENTERPRISES INC-Marina Inn
23-053F	1321-33-012-008	Ashcreef LLC-Sinsations
23-053G	1321-33-014-006	KB2 – Half Moon
23-053 H	1321-33-015-007	HEIDELBERG BAR & GRILL INC
23-053 I	1321-33-018-005	RUSSELL J LENGYEL LLC-Applejacks
23-053 J	1321-33-025-011	KEANSBURG LIQUOR INC – Nappy’s
23-053 K	1321-33-029-009	JERSEY SHORE BAR & GRILL INC-Miami Club
23-053 L	1321-44-004-005	KBC Liquor – US 1 Wine and Liquor

BE IT FURTHER RESOLVED that the MUNICIPAL CLERK may issue the **2023-2024 LICENSE** for the above listed licensees.

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			✓			



JUNE 21, 2023 MEETING MINUTES

RESOLUTION # 23-054

Appointment of Special Officers 6.2023

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

**Ryan Comey
Patrick Smit**

As Special Law Enforcement Police Officers Class I, effective as of June 24, 2023; 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			✓			

RESOLUTION # 23-055

Borough Manager’s Contract (2023 – 2026)

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg do authorize the Mayor and the Municipal Clerk to execute the Personnel Contract as presented to Mayor and Council between the Borough of Keansburg and Raymond O’Hare; and

BE IT FURTHER RESOLVED that a certified copy be placed on file with the Finance Department and the Borough Clerk’s Office.

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			✓			



JUNE 21, 2023 MEETING MINUTES

RESOLUTION # 23-056 Interlocal Services Agreements – KBOE 2023-2024

Whereas, the Mayor and Council of the Borough of Keansburg approve of an Interlocal Agreements between the Borough and the Keansburg School District; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that authorize the Borough Manager, Chief Financial Officer, and the Municipal Clerk to execute the Interlocal Service Agreements for:

Agreement Title	Effective Dates
Special Law Enforcement Officers – Class III	September 1, 2023-June 30, 2024
School Resource Officer	July 1, 2023 – June 30, 2024
Borough Tennis Courts	July 1, 2023 – June 30, 2024
Services, Resources and Commodities	July 1, 2023 – June 30, 2024

In the agreements dated June 2023, and,

BE IT FURTHER RESOLVED that a copy of the resolution be forwarded to the Chief Financial Officer and the appropriate State officials.

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			✓			



JUNE 21, 2023 MEETING MINUTES

RESOLUTION # 23-057 Authorize Change Order – Reduction – Water Storage Tank

RESOLUTION AUTHORIZING A CHANGE ORDER DECREASING THE CONTRACT PRICE

WHEREAS, U.S. Tank Painting, Inc of Millstone, NJ the contractor for the Water Storage Tank Rehabilitation project which was awarded by the Borough of Keansburg; and

WHEREAS, during the construction unanticipated conditions were identified and thereby requiring changes in the scope of the work which had been contemplated by the relevant bid specifications; and

WHEREAS, U.S. Tank Painting, Inc submitted a proposed change order of the necessary changes in the scope of the project along with corresponding cost decreases, that has resulted in a total proposed net cost decrease of \$389,427.70, thereby reducing the original contract amount of \$1,791,000.00 to a final contract amount of \$1,401,572.30; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would decrease the original contract price by \$389,427.70; and

WHEREAS, N.J.A.C. 5:30-11.3 provides the Municipality with authority by way of change order to approve additional work when the cost of such work is less than 20% of the original total bid amount; and

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

1. The change order for the Water Storage Tank Rehabilitation project, which was awarded to U.S. Tank Painting, Inc, of Millstone, NJ for a decrease of Three Hundred Eighty-Nine Thousand, Four Hundred Twenty-Seven dollars and Seventy Cents (\$389,427.70) is hereby approved,
2. A certified copy of this resolution shall be forwarded 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			✓			



JUNE 21, 2023 MEETING MINUTES

RESOLUTION # 23-058 Authorize Execution of DOT Grant Application – Park Avenue East Road Improvements

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Park Avenue East Roadway Improvements project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Keansburg formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2024 Park Avenue East Roadway Improvements project - 00363 to the New Jersey Department of Transportation on behalf of the Borough of Keansburg.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Keansburg and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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			✓			



JUNE 21, 2023 MEETING MINUTES

RESOLUTION # 23-059 Authorize Amendment Redeveloper Agreement – Beachway Avenue Realty LLC

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg that Resolution #23 - 049 – titled **“Designating Beachway Avenue Realty Redevelopment Agreement”**

RESOLUTION #23-049

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH BEACHWAY AVENUE REALTY, LLC FOR THE REDEVELOPMENT OF A CERTAIN PARCEL IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 184, LOT 1

BE IT RESOLVED that in a copy of this resolution being given to the Borough Manager’s Office.

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 # 23-060 Professional Services Agreement – Demolition – Former Police Building



JUNE 21, 2023 MEETING MINUTES

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, state of New Jersey that:

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals
Demolition of Former Police Department Building – 179 Carr Avenue

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates
in the proposal amount of \$4,750.00
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.



JUNE 21, 2023 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 23-061 Professional Services Agreement – Demolition – Various Borough Owned Properties

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, state of New Jersey that:

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals
Demolition of Borough Owned Properties
103 Raritan Avenue, 105 Raritan Avenue, 109 Raritan Avenue, 115-117 Raritan Avenue and 138 Center Avenue

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates **in the proposal amount of \$4,500.00**
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio



JUNE 21, 2023 MEETING MINUTES

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

Mr. Cusick asked for a roll call vote:

Roll Call

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

Communications:

Discussion:

Steve Ussmann
Water / Sewer Department

Spoke about the Consumer Confidence Report and 3rd Quarter Water/Sewer Bills

Mayor Hoff

Spoke about Walking Patrols and the positive feedback

Cliff Moore
Economic Development

Reported interest by Boost Mobile to open a shop at 260 Main Street
Progress on Pizzeria at former Poppa Pizza, 297 Main Street
Green Street Joinery will be painting their building
Angry Tomatoes would like to schedule a grand opening
Proposed new hamburger restaurant for 210 Main Street

Robert Yuro
Borough Engineer

Reported about the reduction in cost for the Water Tank Storage contract
Progress of the Baywalk East stage construction
Stated former Police building demolition proceeding in August



JUNE 21, 2023 MEETING MINUTES

John Bennett
Borough Attorney

Reported on Construction Board of Appeals Hearing: project will go ahead

Mayor Hoff

Announced that the Keansburg Family Fun Day will take place on Saturday, June 24th from 12 Noon to 8pm with Fireworks at dusk.

Concert Series begins on July 1st.

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	✓		✓			

Alice Stralkus, 3 Frazee Place, complained of bamboo growing on to her property from neighbor. She would like to remove the growth but cannot get behind her shed. Neighbor will not allow access.

Amy Stark, 14 Highland Boulevard, complained of an egg smell with the water at times. Children in the neighborhood need more supervision. She suggested parenting classes and workshops be offered. Asked the Council to consider the construction of a basketball court at the former police department site. She feels the children are in need of sponsored activities.

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	✓		✓			



JUNE 21, 2023 MEETING MINUTES

Adjournment

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			✓			



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 **June 21, 2023**

Attest:

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