



## JULY 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**

<b>Mr. Donaldson</b>	<b>Mr. Tonne</b>	<b>Mr. Cocuzza</b>	<b>Mr. Foley</b>	<b>Mr. Hoff</b>
✓	✓	✓	✓	Excused

A moment of remembrance was observed.

**In Memoriam:**

☪ ☪  
**Jose “Pepe” Ramirez**  
☪ ☪

☪ ☪  
**Angelina Boden**  
☪ ☪

☪ ☪  
**Union Beach Councilman  
Anthony Cavallo**  
☪ ☪

**Presentation:**

**Community Development Block Grant**

**Beaconlight Drainage System**

At this time Borough Engineer Robert Yuro, P.E., of T&M Associates made a presentation before the Borough Council and residents on the rehabilitation of a portion of the Beaconlight Outfall system. The proposed improvement will be submitted to the Monmouth County Community Development Program for consideration of a block grant. The application will be entitled Beaconlight Avenue Phase II Drainage Roadway Improvement Project as the Borough with the assistance of grants from the New Jersey Department of Transportation and Monmouth County Community Development Program, replaced a portion of the drainage outfall as well as roadway improvements several years



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ago. This proposed project will replace the remaining portion of the outfall pipe which is approximately 40 years old.

The Beaconlight Outfall drains a significant area of the Borough and two previous projects have been completed by the Borough to improve the system. At the present time the Borough has started a drainage and roadway improvement project on Forest and Park Avenues which will replace a significant amount of the drainage outfall. The proposed improvements under the CDBG application would complete the outfall in its entirety.

The Project will cost approximately \$ 450,000.00 and the Borough is making application for a \$ 200,000.00 grant under the Community Development program.

The Council members are in favor of the Project and are hopeful that the application will be successful as it will alleviate the severe flooding in several neighborhoods.

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					✓	



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**Meeting Minutes:**

Meeting Minutes June 21, 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:**

**First Reading:**

**Ordinance #1712 – Amending Ord. #1683 – Rehabilitation of Water Tower  
Water Plant Improvements**

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 1683 ADOPTED ON JANUARY 26, 2022, PROVIDING FOR the REHABILITATION OF THE PINWOOD PLACE WATER STORAGE TANK, IN ORDER TO EXPAND THE SCOPE OF IMPROVEMENTS TO INCLUDE VARIOUS IMPROVEMENTS TO THE WATER TREATMENT PLANT, and to increase the appropriation by \$600,000 and increase authorized bonds and notes to be issued to finance a portion of the costs thereof by \$400,000, for a total appropriation of \$3,300,000 and a total debt authorization of \$1,260,000, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”) finally adopted Bond Ordinance No. 1683 on January 26, 2022 (the “Prior Ordinance”), providing for the rehabilitation of the water storage tank located at Pinewood Place in the Borough; and

WHEREAS, the Borough has determined that the project description set forth in the Prior Ordinance needs to be amended to include various improvements to the Borough’s water treatment plant; and

WHEREAS, the Borough has determined that the appropriation made by the Prior Ordinance in the amount of \$2,700,000.00 and the debt authorized by the Prior Ordinance in the amount of \$860,000.00 is insufficient and desires to increase the appropriation by \$600,000.00, said sum being



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inclusive of an additional \$200,000.00 now available in the Borough's Water/Sewer Capital Budget, and to increase the debt authorization by \$400,000.00.

NOW, THEREFORE, 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 Water/Sewer Utility 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 \$600,000.00 in addition to the \$2,700,000.00 appropriated by the Prior Ordinance, said sums being inclusive of all appropriations heretofore made therefor and including \$1,008,167.52 grant funds expected to be received from the American Rescue Plan (the "Grant") and the sum of \$1,031,832.48 as down payment, \$831,832.48 previously authorized by the Prior Ordinance and an additional down payment of \$200,000.00 authorized hereby and now available by virtue of provision for down payment or for capital improvement purposes in the Borough's Water/Sewer Capital Budget. No down payment is required in accordance with N.J.S.A. 40A:2-11c of the Local Bond Law, as this bond ordinance authorizes obligations solely for purposes which are self-liquidating and deductible from the gross debt of the Borough as set forth in N.J.S.A. 40A:2-7h.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment or Grant, \$400,000.00 negotiable bonds are hereby authorized to be issued in addition to the \$860,000.00 previously authorized by the Prior Ordinance for a total principal amount not to exceed \$1,260,000.00 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 rehabilitation of the Borough's two million (2,000,000) gallon water storage tank located at Pinewood Place in the Borough, and various improvements to the Borough's water treatment plant, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with plans, specifications or requisitions therefor on file with or through the Borough Chief Financial Officer, 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 \$1,260,000.00 including the \$400,000.00 authorized herein, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$3,300,000.00, which is equal to the amount of the \$600,000.00 supplemental appropriation herein made therefor and the \$2,700,000.00 appropriation made by the Prior Ordinance. The excess of the appropriation of \$3,300,000.00 over the estimated maximum amount of bonds or notes to be issued



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therefor being the sum of the \$1,031,832.48 down payment appropriated by this Ordinance and the Prior Ordinance, and the Grant in the amount of \$1,008,167.52.

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 Water/Sewer Utility 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 Municipal 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 not increased by the authorization of the \$400,000.00 bonds and notes provided in this bond ordinance because the purposes authorized herein are self-liquidating and are deductible from the Borough's gross debt in accordance with N.J.S.A. 40A:2-44c and the obligations authorized herein will be within all debt limitations prescribed by said Law.

(d) An aggregate amount not exceeding \$675,000.00 authorized by the Prior Ordinance 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.

(f) This bond ordinance authorizes obligations of the Borough solely for purposes described in subparagraph (h) of §40A:2-7 of the Local Bond Law, and the obligations authorized herein are to be issued for purposes which are self-liquidating within the meaning and limitation of N.J.S.A. 40A:2-45 of said Law and are deductible from the gross debt of the Borough pursuant to N.J.S.A. 40A:2-44c and N.J.S.A. 40A:2-46 of said Law.

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 Municipal 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. All ordinances or parts of ordinances in conflict or inconsistent with any of the terms of this ordinance are hereby repealed to the extent that they are in such conflict or are inconsistent. In the event that any section, part or provision of this ordinance shall be held to be unconstitutional or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part hereof other than the part so held unconstitutional or invalid.

Section 10. 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 #1712 and set for public hearing on August 16, 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					✓	

### Resolutions:

**RESOLUTION # 23-062**                      Payment of Bills (07/19/23)

**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					✓	



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**RESOLUTION # 23-063**

Appointments to the Recreation Committee

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

### Voting Members

---

Eileen Enright

Ginger Rogan

Tina Manoes

Raymond Preston

Michele Hoff

Brooke Clayton

Allison Kane

Melissa Shaw

Michelle Saroka

Jeanette Haughian

**As Members of the Keansburg Recreation Committee, for a term to run from August 1, 2023 to July 31, 2024**

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 # 23-064

Appointments to Professionals – RFQ 2023

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that it does hereby appoint:

John O. Bennett III Law Office of John O. Bennett III	<b>Borough Attorney</b>
Robert Allison Holman, Frenia & Allison	<b>Borough Auditor</b>
Meghan Bennett Gluck Walrath	<b>Bond Counsel</b>
Francis Mullan T & M Associates	<b>Borough Engineer</b>
Caroline Reiter T & M Associates	<b>Borough Planner</b>
Anthony Vecchio / Robert Cosgrove as Alternate	<b>Prosecutor and Alternate</b>
Raymond Raya	<b>Public Defender</b>
Meghan Bennett Gluck Walrath	<b>Special Counsel – General</b>
Jonathan Cohen Plosia Cohen Law	<b>Special Counsel – Labor</b>
William W. Northgrave McManimon, Scotland & Bauman	<b>Special Counsel – Redevelopment</b>
Jeffrey Surenian Surenian, Edwards & Nolan LLC	<b>Special Counsel – Redevelopment Grandview Apartments</b>
Declan O'Scanlon FDS Enterprises	<b>Telecommunications Consultant</b>
David Thompson Phoenix Advisors	<b>Financial Consultant</b>

for the Borough of Keansburg for one year term commencing July 1, 2023 and expiring on June 30, 2024.

BE IT FURTHER RESOLVED that the Borough Manager and the Municipal Clerk are hereby directed to execute Professional Contracts with the above named professionals



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Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 23-065**

EEOC Compliance 2023

**A RESOLUTION OF THE GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION’S “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964”**

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit’s hiring practices comply with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964,” *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit’s hiring practices as they pertain to the consideration of an individual’s criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Borough of Keansburg, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit’s hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.



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Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 23-066**                      Shared Services Agreement – Monmouth County 911 Services

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Keansburg, that they do hereby to enter into an Interlocal Agreement with the Monmouth County’s Sheriff’s Office for the purpose of utilizing the 911 Emergency Telecommunications System (Public Safety Answering Point System {PSAP})

**BE IT RESOLVED**, that the length of service covered by the agreement is January 1, 2023 through December 31, 2025.

**BE IT FURTHER RESOLVED** that the Mayor and Council of the Borough of Keansburg authorizes the Borough Manager to sign and the Municipal Clerk to attest to the attached agreement with the Monmouth County Sheriff’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 # 23-067**                      Award of Bid – 179 Carr Avenue Demolition

**WHEREAS**, the Borough of Keansburg advertised and received six (6) bids for 179 Carr Avenue Demolition on Wednesday, July 12, 2023; and

**WHEREAS**, six (6) bids were received and opened in public by the Municipal Clerk; and

**WHEREAS**, the following bids were received:



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Company Name	Base Bid
AB Kurre Contracting	\$75,000.00
F Galbraith & Son Excavating	\$93,000.00
Cavalla Demolition, Inc.	\$113,999.99
Messercola Excavating Co.	\$134,000.00
Frank Lurch Demolition	\$147,000.00
Two Brothers Contracting	\$162,100.00
<i>Engineer's Estimate</i>	<i>\$120,000.00</i>

**WHEREAS**, the Borough Attorney has reviewed the bids and has determined that AB Furre Contracting is the lowest and responsible bidder for this Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the 179 Carr Avenue Demolition to AB Furre Contracting in the total amount of \$75,000.00.; and

**BE IT FURTHER RESOLVED** that the award is subject to:

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

Patrick DeBlasio

\_\_\_\_\_  
Patrick DeBlasio, Chief Financial Officer

**BE IT FURTHER RESOLVED** that the Mayor and Municipal Clerk are authorized to execute the contract with AB Furre Contracting after the review by the Borough Attorney and Chief Financial Officer’s certification.

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 # 23-068**                      America 250 Semiquincetennial Celebration

**WHEREAS**, 2026 marks the 250th anniversary of the founding of the United States of America; and

**WHEREAS**, to observe this momentous occasion, the [U.S. Semiquincetennial Commission](#), established by Congress ([P.L. 114-196](#)) in 2016, and it’s supporting non-profit America250, will plan and commemorate on a national level the celebration of our nation’s semiquincetennial; and



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**WHEREAS**, New Jersey played a significant role during the American Revolution when it saw more battles and skirmishes than any other state and was truly the Crossroads of the American Revolution; and

**WHEREAS**, Governor Philip Murphy and the New Jersey State Legislature in 2018 authorized the creation of a program to plan, encourage, develop, and coordinate the commemoration of the 250<sup>th</sup> anniversary of the founding of the United States, New Jersey's pivotal role in the American Revolution, and the contributions of its diverse peoples to the nation's past, present, and future; and

**WHEREAS**, the New Jersey Historical Commission, under the leadership of Secretary of State Tahesha Way, with its non-profit partner Crossroads of the American Revolution established RevolutionNJ to advance the role that history plays in public discourse, community engagement, education, tourism, and scholarship in New Jersey; and

**WHEREAS**, RevolutionNJ will engage New Jerseyans in all 21 counties and 564 municipalities through its officially recognized programs, initiatives, and events; and

**WHEREAS**, Monmouth County also has a rich history integral to the independence effort, including the critical Battle of Monmouth; and

**WHEREAS**, Monmouth County Board of County Commissioners has established by way of resolution, Monmouth County's Committee that will commemorate our nation's semiquincentennial, highlighting Monmouth County's role in the fight for independence, and will coordinate events and activities throughout Monmouth County, working with public and private entities; and

**WHEREAS**, it is fitting and desirable that we commemorate the beginning of our great nation and the role New Jersey and Monmouth County have played over the past 250 years, as well as its present and future role as part of the United States, with particular focus on the individuals, ideas, and events that shaped our Country, State, County and the Borough of Keansburg; and

**WHEREAS**, preserving, studying, celebrating and enjoying our history strengthens our communities by way of building bonds amongst our residents, engages our youth in the education about our nation and its founding principles, improves our economies by promoting our unique history and attracting visitors to our community.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Keansburg hereby endorses RevolutionNJ and its mission to advance the role that history plays in public discourse, community engagement, education, tourism and scholarship in New Jersey.

**IT IS FURTHER RESOLVED** that:

1. The Borough of Keansburg commemorates the 250<sup>th</sup> anniversary of the establishment of the United States as an independent Nation.



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2. The Borough of Keansburg authorizes the appointment of a committee to develop a plan for this commemoration that will coordinate with the federal, state and county celebration committees and will promote the maximum involvement of our residents, neighborhoods, businesses, schools, historical and civic organizations, and institutions in the commemorations.
  
3. The Borough of Keansburg further urges all its residents to reflect upon the significance of this event and the role that our State, County and Borough of Keansburg and its people have played in the history and development of our Nation and to participate in this important commemoration, endeavoring to include the stories of all those whose lives are part of history, and understanding that the revolution continues today as we uphold the ideals articulated in our founding documents.

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 # 23-069** Authorize Open Space Grant Application – Friendship Park Improvements

**WHEREAS**, the Monmouth County Board of County Commissioners has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and

**WHEREAS**, the governing body of The Borough of Keansburg desires to obtain County Open Space Trust Funds in the amount of **\$87,500** to fund **the improvements and upgrades to Friendship Park located at Block 94, Lots 47 & 48** in the Borough of Keansburg, NJ; and

**WHEREAS**, the total cost of the project including all matching funds is **\$175,000.00**; and

**WHEREAS**, the Borough of Keansburg is the owner of and controls the project site; and

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



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1. Raymond O’Hare, Borough Manager or his successor is authorized to (a) make an application to the County of Monmouth for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Open Space Grants Program and (c) act as the municipal contact person and correspondent of the above named municipality; and
  
2. The Borough of Keansburg is committed to this project and will provide the balance of funding necessary to complete the project as described in the grant application in the form of non-county matching funds as required in the Policy and Procedures Manual for the Program; and
  
3. If the County of Monmouth determines that the application is complete and in conformance with the Monmouth County Municipal Open Space Program and the Policy and Procedures Manual for the Municipal Grants Program adopted thereto, the municipality is willing to use the approved Open Space Trust Funds in accordance with such policies and procedures, and applicable federal, state, and local government rules, regulations and statutes thereto; and
  
4. Raymond O’Hare, Borough Manager or his successor is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Monmouth for the approved Open Space Trust Funds; and
  
5. 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					✓	

**RESOLUTION # 23-070**                      Authorize CDBG Grant Application – Beaconlight Drainage Project

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg does hereby approve the submission of an application for the consideration for funding under the Monmouth County Community Development Block Program for Fiscal Year 2024; and

BE IT FURTHER RESOLVED that the application shall be submitted for the Beacon Light Avenue Roadway and Drainage Improvements, Phase II; and



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BE IT FURTHER RESOLVED that the Borough Council authorizes the Mayor, Borough Manage, Borough Clerk and Borough Engineer to execute any and all documentation related to the application.

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 # 23-071**                      Plenary Renewals – 2023-2024 – RDS - Pier 260 / 20 Main Street LLC

**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
23-071A	1321-33-031-010	RDS Bar & Restaurant LLC
23-071B	1321-33-013-008	20 Main Street Keansburg LLC

**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					✓	

**RESOLUTION # 23-072**                      Designation of Redeveloper – Block 184, Lot 1

***RESOLUTION #23-072 was acted upon later in the meeting***





## JULY 19, 2023 MEETING MINUTES

**RESOLUTION # 23-073**

Refund of Fees – Medical Arts LLC

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

<b>Amount:</b>	\$2,935.00
<b>Reason:</b>	Escrow Fee Refund
<b>Reference:</b>	8 Oceanview

<b>Payable to:</b>	Medical Arts LLC 732 Dunne Court 1 <sup>st</sup> Floor Brooklyn, NY 11235	<i>Total Payable:</i> \$2,935.00
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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					✓	



## JULY 19, 2023 MEETING MINUTES

**RESOLUTION # 23-074**

2023 Amusement Games Licenses – (Shot the Star)

**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:

**23-074-Amusement Game**

**Lic #MG 23-029**

**Shot the Star**

Cert# 1020

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					✓	

**RESOLUTION # 23-075**

Payment of Bills (07/19/23) 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.



## JULY 19, 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					✓	

**Communications:**

- *Congressman Frank Pallone – Congressional App Challenge*
- **Keansburg Fire Department**  
*New Members*

<i>Erin Wronko</i>	<i>Keansburg Fire Company #1</i>
<i>John Zarkivach</i>	<i>Keansburg EMS</i>
<i>Kyle Scott</i>	<i>Keansburg Fire Company #1</i>

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:**

- *Municipal Judge’s Appointment – effective September 1, 2023*



## JULY 19, 2023 MEETING MINUTES

### Department Reports:

*Cliff Moore, Economic Development Coordinator*

*Participated in the NJ EDA webinar and working with Robert Yuro to identify properties eligible for the Program*

*Reported that Jamrock will be expanding their restaurant at the Commons*

*Gifted Style will be moving into a larger space at the Commons*

*He is working on sign grants for the Brewery and Green Street Joinery*

*There are 27 registered Air B&B's*

*Robert Yuro, Borough Engineer*

*Stated that the Forest Avenue Improvement Project will start on July 20<sup>th</sup> with expected finish date in September*

*Reported that 2<sup>nd</sup> phase plans of the 2023 Road Improvement Project will out to bid on July 28<sup>th</sup>*

*Reported on 179 Carr Demolition*

*Deputy Mayor Foley*

*Announced that the Kauffmann Walk will take place on September 16<sup>th</sup>*

### 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					✓	



## JULY 19, 2023 MEETING MINUTES

Kenneth Johnson  
31 Belleview Avenue

Spoke of fireworks being launched on July 4<sup>th</sup> weekend. Asked about the vehicle fire caused by fireworks. Stricter enforcement is needed.

Antoinetta Carbone  
101 Center Avenue

Asked for an update on the Parking Meter discussion. Online App.

Deputy Mayor Foley stated that the Council is interested in pursuing a solution

Not many tickets for speeding on Center Avenue. Rec'd OPRA request.

Terry McGrath  
49 Wilson Avenue

Walkway in front of house denied by Borough

Robert Yuro to confer with Resident

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:

- *Redevelopment*



## JULY 19, 2023 MEETING MINUTES

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

**Roll Call**

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

### EXECUTIVE SESSION CONVENED

Mr. Cusick asked for a roll call vote to RECONVENE the regular Meeting:

**Roll Call**

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

**RESOLUTION # 23-072**                      Designation of Redeveloper – Block 184, Lot 1

**RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF AN AMENDED 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**

**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



## JULY 19, 2023 MEETING MINUTES

**WHEREAS**, to realize the development of the Property (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 Resolution #171-A, dated July 27, 2005, the Borough Council determined to designate the area within the Borough's boundaries as an area in need of rehabilitation pursuant to the Redevelopment Law; and

**WHEREAS**, pursuant to Ordinance No. 1403, adopted on February 22, 2006, and N.J.S.A. 40A:12A-4(a)(3) and -7 of the Redevelopment Law, the Borough adopted a Redevelopment Plan subject to a rehabilitation designation for the Beachway Avenue Waterfront Redevelopment Area (the "**Redevelopment Plan**") encompassing Lots 1, 2 and 3 in Block 184; and

**WHEREAS**, after review by the Borough Planning Board, on April 15, 2015, the Borough adopted Resolution #107 designating Block 184, Lot 1 (among other parcels) (the "**Property**") as an area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, on June 21, 2017, the Borough adopted Ordinance #1600 amending the Redevelopment Plan to among other things recognize the designation of the Property as an area in need of redevelopment and to establish certain requirement for redevelopment of the Property pursuant to the Redevelopment Law; and

**WHEREAS**, on February 17, 2021, the Borough adopted Ordinance #1667 further amending the Redevelopment Plan (the "**Amended Plan**"); and

**WHEREAS**, in fulfillment of the Borough's objectives set forth in the Amended Plan, Redeveloper proposes to develop ninety-six (96) condominium units in three separate buildings of 4-story over surface parking (as more fully defined herein, the "**Project**"); and

**WHEREAS**, Beachway Avenue Realty, LLC (the "**Redeveloper**") has provided information consisting of documentation evidencing financial responsibility and capability with respect to the Project, estimated total project costs, and estimated time schedule for commencement and completion of construction; and

**WHEREAS**, in order to further the construction of the Project, the Borough determined to enter into a redevelopment agreement with the Redeveloper, to establish the Redeveloper as the redeveloper of the Property, and the terms and conditions for the development of the Project (the "**Redevelopment Agreement**"); and

**WHEREAS**, on May 17, 2023, the Borough Council adopted a resolution designating Redeveloper as redeveloper of the Property and authorizing execution the Redevelopment Agreement; and

**WHEREAS**, the Borough and Redeveloper subsequently determined that certain revisions to the Redevelopment Agreement were necessary, and now the Borough desires to amend the



## JULY 19, 2023 MEETING MINUTES

Redevelopment Agreement to incorporate the revised terms, which are acceptable to both the Borough and Redeveloper (the “**Amended Redevelopment Agreement**”).

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

1. The Borough hereby confirms the designation of Beachway Avenue Realty, LLC as Redeveloper of the Project.
  
2. The Mayor is hereby authorized to execute the Amended Redevelopment Agreement, in substantially the form on file with the Borough Clerk, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.
  
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					✓	

**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					✓	





## JULY 19, 2023 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 **July 19, 2023**

***Attest:***

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