



AUGUST 16, 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
✓	✓	✓	✓	✓

A moment of remembrance was observed.

In Memoriam:

☞ ☞
Greg McLellan
☞ ☞





AUGUST 16, 2023 MEETING MINUTES

Meeting Minutes:

Meeting Minutes July 19, 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 #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



AUGUST 16, 2023 MEETING MINUTES

\$860,000.00 is insufficient and desires to increase the appropriation by \$600,000.00, said sum being 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.



AUGUST 16, 2023 MEETING MINUTES

(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 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



AUGUST 16, 2023 MEETING MINUTES

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.

(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



AUGUST 16, 2023 MEETING MINUTES

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 OPEN the meeting to the Public for Ordinance #1712:

Roll Call

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

NO MEMBER(S) OF THE PUBLIC SPOKE AT THIS TIME

Mr. Cusick asked for a roll call vote to CLOSE the meeting to the Public for Ordinance #1712:

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 #1712:

Roll Call

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



AUGUST 16, 2023 MEETING MINUTES

First Reading:

Ordinance #1713 – Unclassified Position (08.16.23)

AN ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES, SALARY RANGES, INCREMENTS, WAGES AND FEES FOR CERTAIN OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

WHEREAS the Borough of Keansburg requires a mechanism through which specific salaries are set within those salary ranges;

NOW THEREFORE, BE IT by the Keansburg Borough Council:

- A. The Following salary ranges are hereby established for certain Unclassified offices and positions under the Municipal Government of the Borough of Keansburg.

Unclassified Service	Salaries and Wages	
	Minimum	Maximum
Economic Development Representative	\$40,000.00	\$80,000.00

- B. The Borough Council shall annually, by resolution, set the salary of each person employed by the Borough of Keansburg.
- C. The Borough Manager shall hereby have the authority to set starting salaries for each new municipal employee and to increase existing salaries, remaining within the preset range, at his or her discretion. However, the Borough Manager’s salary can only be set and/or changed by resolution of the Borough Council.
- D. All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed insofar as they are inconsistent.
- E. This Ordinance shall be effective upon its passage and publication according to law.



AUGUST 16, 2023 MEETING MINUTES

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1713 and set for public hearing on September 20, 2023 at 7pm.

Roll Call

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

Ordinance #1714 – Classified Position (08.16.23)

AN ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES, SALARY RANGES, INCREMENTS, WAGES AND FEES FOR CERTAIN OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

WHEREAS the Borough of Keansburg requires a mechanism through which specific salaries are set within those salary ranges;

NOW THEREFORE, BE IT by the Keansburg Borough Council:

- A. The Following salary ranges are hereby established for certain Classified offices and positions under the Municipal Government of the Borough of Keansburg.

Classified Service	Salaries and Wages	
	Minimum	Maximum
Special Police Officer Class III	\$30.00/hour	\$50.00/hour

- B. The Borough Council shall annually, by resolution, set the salary of each person employed by the Borough of Keansburg.
- C. The Borough Manager shall hereby have the authority to set starting salaries for each new municipal employee and to increase existing salaries, remaining within the preset range, at his or her discretion. However, the Borough Manager’s salary can only be set and/or changed by resolution of the Borough Council.
- D. All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed insofar as they are inconsistent.
- E. This Ordinance shall be effective upon its passage and publication according to law.



AUGUST 16, 2023 MEETING MINUTES

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1714 and set for public hearing on September 20, 2023 at 7pm.

Roll Call

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

Resolutions:

RESOLUTION # 23-076 Payment of Bills (08/16/23)

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			✓			



AUGUST 16, 2023 MEETING MINUTES

RESOLUTION # 23-077

Refund of Fees – D. Levitsky

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

Amount:	\$240.00
Reason:	Housing Inspection Fee Refund
Reference:	188 Myrtle Avenue

Payable to:	Denis Levitsky 54 Shilling Road Manalapan, NJ 07726	<i>Total Payable:</i> \$240.00
--------------------	---	-----------------------------------

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			✓			



AUGUST 16, 2023 MEETING MINUTES

RESOLUTION # 23-078

Refund of Escrow – Pizzo at Keansburg LLC

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

Amount:	\$4,333.15
Reason:	Refund of Escrow
Reference:	Block 184, Lot 1

Payable to:	Pizzo at Keansburg LLC 1065 Route 22 West Bridgewater, NJ 08807	<i>Total Payable:</i> \$4,333.15
--------------------	---	-------------------------------------

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			✓			



AUGUST 16, 2023 MEETING MINUTES

RESOLUTION # 23-079

Resolution Accepting the Municipal Audit for CY2022

GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT FORM OF RESOLUTION

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year **CY2022** has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations, and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Borough Council of the Borough of Keansburg, County of Monmouth, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.



AUGUST 16, 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 # 23-080 Appointment of Special Officer Class III

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

Thomas Enright

As Special Law Enforcement Police Officer Class III for 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			✓			



AUGUST 16, 2023 MEETING MINUTES

RESOLUTION # 23-081

Transfer of Funds (Water/Sewer to Planning Board Escrow)

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

	From: Water / Sewer	To: Planning Board Escrow
Amount:	\$207.25	\$207.25
Reference:	Water / Sewer Account #526 32 Oceanview Avenue	30-32 Oceanview LLC Escrow

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue transfer 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			✓			



AUGUST 16, 2023 MEETING MINUTES

RESOLUTION # 23-082

Rejection of Bids and Rebid Authorization (2023 Roadway Improvements)

Rejection of Bids and Authorization of Re-Bid

WHEREAS, one (1) bid was received on Wednesday, August 9, 2023 at the Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, NJ for the 2023 Roadway Improvements Project; and

WHEREAS, as the bid exceeded project estimates, the Borough does hereby reject all bids.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Keansburg that the bids received in the matter of the 2023 Roadway Improvements Project be rejected and the Borough Manager is hereby authorized to rebid the contract.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Borough Clerk to be a true copy be forwarded to:

- a. Borough Manager
- b. Borough Engineer
- c. Borough Qualified Purchasing Agent
- d. Borough Chief Financial Officer
- e. All known bidders

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 # 23-083

Appointment of the Municipal Judge (2023-2026)

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

Nicole Sonnenblick

As Municipal Court Judge, effective September 1, 2023; and for a term to run from September 1, 2023 to August 31, 2026 and,



AUGUST 16, 2023 MEETING MINUTES

BE IT FURTHER RESOLVED, that the Borough Council that a certified copy of this Resolution be forwarded to the New Jersey Department of Personnel, Monmouth County Administrative of the Courts and the Borough of Keansburg Payroll Department.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be placed in Nicole Sonnenblick’s personnel file.

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 # 23-084

Shared Services – Monmouth County – 10/1/23 to 9/30/28

**Authorizing the Execution of a
Commodity Resale Agreement
with the County of Monmouth
For the Period of October 1, 2023 to September 30, 2028**

<i>Gasoline</i>	<i>Diesel fuel</i>	<i>Snow removal chemicals</i>
<i>Public works materials and supplies including road and roadway construction materials</i>	<i>Such other materials as may be approved by the Director of the Division of Local Government Services</i>	

WHEREAS, N.J.A.C. 5:34-7.15 authorizes local contracting units to enter into Commodity Resale Agreements for the purchase of certain commodities from other contracting units; and

WHEREAS, the County of Monmouth has authorized the creation of the Monmouth County Commodity Resale System; and

WHEREAS, it would be in the best interest of this Municipality to become a member of the Monmouth County Commodity Resale System.



AUGUST 16, 2023 MEETING MINUTES

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Keansburg that the Mayor and Municipal Clerk be and they are hereby authorized to execute the attached Commodity Resale Agreement with the County of Monmouth.

BE IT FURTHER RESOLVED that the Municipal Clerk forward a certified copy of this resolution, along with the executed Commodity Resale Agreement to the Clerk of the Board of Chosen Freeholders, County of Monmouth, Hall of Records, 1 E. Main Street, Freehold, New Jersey 07728.

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			✓			



AUGUST 16, 2023 MEETING MINUTES

RESOLUTION # 23-085

Payment of Bills (08/16/23) #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			✓			

Presentation:

EMS Council of New Jersey

- September 11th Memorial – Beachway

Paul Kennedy, Paula Weiler and Ed Burdzy spoke about the EMS Council of NJ 9/11 Memorial to be built on Beachway at Baywalk East.

Construction is expected to start in October with a 6 to 7-week construction timetable.

Jeff Golub, a local businessman, will the Contractor. spoke about the contracting work to be completed. The work will be in the existing Memorial area and there is no CAFRA requirement for this project. The Memorial is expected to reach 12 to 15 feet in height.



AUGUST 16, 2023 MEETING MINUTES

Affordable Housing Alliance

- Grandview Apartments Redevelopment – Carr Avenue

Randi Moore, CEO with the Affordable Housing Alliance and Samantha Hennessey from the Alpert Group have been working with T & M Associates on the proposed redevelopment of the Grandview Apartments on Carr Avenue.

Work is proposed to happen in 3 phases. Plan includes 5 story buildings, 4 stories over a podium for a total of 285 residential units. 131 units (already existing) will be affordable rentals and 154 units at market rental rates.

Phase 1 will include 10,000 square feet of commercial space, Phase 2 & 3 will include 5,000 to 10,000 square feet

Rental Type	Square Footage	Percentage of Project
Studio	550	20%
1 bedroom	630/725	>20%
2 Bedroom	1,000	60%
3 Bedroom	1,200	-20%

Mayor Hoff asked to confirm the grand total of units was 285.

NJEDA funding is expected in November and project will start early next year. Planning Board presentation in two phases, Phase 1 will be the first application, Phases 2 & 3 will be in the second application.

Robert Yuro, Borough Engineer stated that they will review the total project presentation. The Housing Alliance may want to consider one application before the Planning Board for the entire project. Federal and State Tax Credits were being pursued for this project.

Bill Olsen, Special Counsel for the Borough, stated that a Redevelopment Plan Ordinance would be prepared and presented to the Planning Board

T & M Associates will provide a timeline.



AUGUST 16, 2023 MEETING MINUTES

Communications:

- **Keansburg Fire Department**
New Members

Kevin E. Morey

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		✓	✓			

Department Reports:

*Cliff Moore,
Economic Development
Coordinator*

Reported there was interest in 194-196 Main Street for a proposed Podiatrist/Doctor's office and retail

Brookdale Community College will be in town for a community tour

Grin Brewing would like to host a Car Show in September

Air B&B Ordinance work in progress

Jamrock Café would like to expand to offer dining room service

There was an inquiry about space for a potential Music Store.

Robert Yuro, Borough Engineer

Reported that Verizon was removing the phone lines from the former Police Department building prior to demolition.

Stated that the Blue Acres project will be finishing demolition of structures on Creek Road this week.

Reported that Sackman has started the demolition of 1-13 Carr Avenue

Mayor Hoff

Announced that Floatopia will take place on September 2nd. There are three Beach Concerts left and there are still a few Movies on the Beach in August



AUGUST 16, 2023 MEETING MINUTES

Open to the Public:

Mr. Cusick asked for a roll call vote to OPEN the meeting to the Public for Ordinance #1712:

Roll Call

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

Christopher J. Hoff
2 Broander Place

Read a letter from his Sister thanking the EMS and Police Department for service provided on July 16th. Thank You.

Mr. Cusick asked for a roll call vote to CLOSE the meeting to the Public for Ordinance #1712:

Roll Call

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

Executive Session:

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



AUGUST 16, 2023 MEETING MINUTES

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		✓	✓			

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	✓		✓			



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 **August 16, 2023**

Attest:

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