



OCTOBER 18, 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
✓	✓	✓	✓	✓

Meeting Minutes:

Meeting Minutes September 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 #1715 – Water / Sewer Public Utility Fees (09.20.23)

AN ORDINANCE AMENDING CHAPTER II (ADMINISTRATION), SECTION 30.11 (WATER/SEWER UTILITY) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that pursuant to N.J.S.A. 40A:31-10 and N.J.S.A. 40A:26A-10, the Borough may alter rates charged to users of water and sewer supply services, provided that the rates are proper and equitable; and



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BE IT FURTHER ORDAINED by the governing body that the rates contained in Section 30.11(Water/Sewer Utility) be amended as follows:

SECTION 1:

Water - Sewer Utility:

Final Reading of Water Meter	\$50.00
<i>Termination or Resumption of Service at Customer's Request:</i>	
During Normal Business Hours of	
9 a.m. to 4 p.m. (Monday - Friday)	\$75.00
After Business Hours	\$100.00
<i>Resumption of Service after Shut-Off for Non-Payment</i>	
During Normal Business Hours of	
9 a.m. to 4 p.m. (Monday - Friday)	\$75.00
After Business Hours	\$100.00
 CONNECTION FEES:	
SANITARY SEWER SYSTEM	\$2,500.00 *
WATER DISTRIBUTION SYSTEM	\$1,500.00 *

* Effective January 1, 2024

WATER & SEWER CUSTOMER RATES
 USAGE AND DEBT SERVICE RATES FOR SEWER
(RESIDENTIAL)



OCTOBER 18, 2023 MEETING MINUTES WATER & SEWER RATES

WATER			SEWER		
GALLONS/UNIT	RATE PER 1,000 GALLONS		GALLONS/UNIT	RATE PER 1,000 GALLONS	
	<u>2023</u>	<u>2024</u>		<u>2023</u>	<u>2024</u>
1,000 to 15,000	\$2.83	\$2.89	1,000 Gallons	\$59.42	\$60.61
15,001 to 25,000	\$3.04	\$3.10	2,000 to 15,000	\$0.62	\$0.63
25,001 to 35,000	\$3.27	\$3.34	15,001 to 25,000	\$0.72	\$0.73
35,001 to 45,000	\$3.47	\$3.54	25,001 to 35,000	\$0.83	\$0.85
45,001 to 55,000	\$3.81	\$3.89	35,001 to 45,000	\$0.98	\$1.00
55,001 to 65,000	\$4.01	\$4.09	45,001 to 55,000	\$1.16	\$1.18
65,001 to 75,000	\$4.24	\$4.32	55,001 to 65,000	\$1.31	\$1.34
75,001 to 85,000	\$4.45	\$4.54	65,001 to 75,000	\$1.47	\$1.50
85,001 to 95,000	\$4.78	\$4.88	75,001 to 85,000	\$1.64	\$1.67
95,001 and OVER	\$4.90	\$5.00			

WATER SERVICE CHARGE		SEWER SERVICE CHARGE	
<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>
\$73.58	\$75.05	\$62.25	\$63.50

COMMERCIAL WATER & SEWER RATES	SEWER SERVICE CHARGE	
ONE AND ONE-HALF TIMES THE WATER USAGE CHARGE	<u>2023</u>	<u>2024</u>
	\$62.25	\$63.50
	WATER & SEWER SERVICE BASE CHARGE	
	<u>2023</u>	<u>2024</u>
	\$135.83	\$138.55

THEFT OF SERVICES/ UNMETERED USAGE	\$500 1 ST OFFENSE	\$1000 2 ND OFFENSE	CHARGES FILED 3 RD OFFENSE
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WATER METER PRICES:

5/8" x 3/4"	\$175.00	\$250.00
1"	N/A	\$350.00
1 1/2 N/A	N/A	\$600.00
2" N/A	N/A	\$700.00
3" N/A	N/A	\$2,415.00
4" N/A	N/A	\$3,570.00



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- Section 2: REPEALER. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.
- Section 3: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.
- Section 4: SEVERABILITY. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.
- Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

Mr. Cusick asked for a roll call vote to OPEN the Meeting to the Public:

Roll Call

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

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 #1715:

Roll Call

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



OCTOBER 18, 2023 MEETING MINUTES

Resolutions:

RESOLUTION # 23-091 Payment of Bills (10/18/23)

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 # 23-092 Award of Bid – 2023 Roadway Improvements

WHEREAS, the Borough of Keansburg advertised and received six (6) bids for the 2023 Roadway Improvement Program on Wednesday, October 11, 2023; and

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

WHEREAS, the following bids were received:

Company Name	Base Bid + Frances Water Improvements
Discover Construction	\$990,052.50
Fiore Paving	\$1,180,813.30
Z Brothers	\$1,193,908.89
S. Brothers Inc.	\$1,219,019.00
Black Rock Enterprises	\$1,234,150.26
Seacoast Construction	\$1,254,246.67



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WHEREAS, the Borough Attorney has reviewed the bids and has determined that Discover Construction 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 2023 Roadway Improvement Program to Discover Construction in the total amount of \$990,052.50.; 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 Discover Construction 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 # 23-093 Authorize Sale of Scrap Metal – Speed Trailer

Whereas, the Borough of Keansburg is the owner of certain surplus property which is no longer needed for public use; and

Whereas, It’s recommended by the Borough to dispose of this vehicle for its scrap metal value; and,

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

Surplus Property to be scrapped:

**2008 ATS Speed Trailer
VIN# 1B9AF51178M25276**

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Keansburg that a certified copy of this resolution be given to the Chief Financial Officer.



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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 # 23-094 Transfer Funds: Water / Sewer to Code & Construction

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

	From: Water / Sewer	To: Code and Construction
Amount:	\$200.00	\$200.00
Reference:	Water / Sewer Revenue Account #041375041	Landlord Registration for AIRA Associates

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	✓		✓			



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RESOLUTION # 23-095 Best Practices 2023

WHEREAS, the State of New Jersey, Division of Local Government Services is requiring all Municipalities to file a best practice inventory worksheet; and

WHEREAS, the Borough of Keansburg has complied with that request.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Keansburg submit the completed best practice inventory worksheet to the DLGS by the required November 3rd, 2023 due date and that the Chief Finance Officer and Municipal Clerk prepare the necessary certifications.

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 # 23-096 Payment of Bills (10/18/23) 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	✓		✓			



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Discussion:

EMS Council of New Jersey

September 11th Memorial – Beachway – Design

Council was updated on the latest plans by the EMS Council of New Jersey

Department Reports:

Department Reports:

Joe Steimel, Department of Public Works, reported that the leaf collection has begun.

Cliff Moore, Economic Community Development Coordinator, reported on the following:

Keansburg should be receiving a grant of \$ 167,118.00 from the Monmouth County Community Development Program.

There was an inquiry regarding a mobile cannabis service.

Julio's Pizza should be opening in mid-November.

The Wave is looking for event space.

Tiffany's Closet of Keyport may be relocating to Keansburg.

A podiatrist and a cardiologist are purchasing property at 190-196 Main Street with the intention of opening practice at that site.

OceanFirst Bank has been contacting local businesses to offer loans and lines of credit.

Robert Yuro, T & M Associates, Borough Engineer, reported on the following:

The Community Development award for Beaconlight drainage.

The dredging project for Waackaack Creek should be completed in mid-December.

The County of Monmouth will be upgrading intersections and repaving Carr Avenue over the next few months.



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COUNCIL REPORTS:

Councilman James Cocuzza, reported that the Historical Society will be closed during the month of November.

Mayor George Hoff announced that the Annual Tree Lighting Ceremony will be held on Monday, November 27, 2023.

Open to the Public:

Upon a motion by Councilman Donaldson, seconded by Mayor Hoff, the Meeting was open to the Public at this time.

Christian Fernandez, 24 North Shore Street, inquired into the status of the repaving of the western portion of Beachway.

Mr. Yuro replied that the Project awarded this evening includes Beachway and the project commence shortly.

Mr. Fernandez suggested that the owners of the speedway (go-karts) at the Amusement Park be contacted to possibly rearrange the speakers so that they point out towards the Bay and be placed lower on the poles. It may lower the volume into the Community. He also feels more patrols are needed to enforce the rules along the beachfront. Jet skis are entering along the beach and boats are playing extremely loud music. Possibly the Borough may consider the purchase of a boat for use by the Police Department.

Ms. Randi Moore, CEO of the Affordable Housing Alliance, stated that she is looking forward to working with the Borough Council in regard to the redevelopment of the Grandview Apartment complex. There is a tenant meeting tomorrow evening (10/19) and she had hoped to announce the status of the redevelopment, but at this point there is very little new information for the residents.

At this time there was a motion by Mayor Hoff, seconded by Deputy Mayor Foley, to close the Public Portion.

All in favor.



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Executive Session:

- Affordable Housing Plan
Mount Laurel Doctrine*

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			✓			

Adjournment

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	✓		✓			



OCTOBER 18, 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 **October 18, 2023**

Attest:

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