



NOVEMBER 8, 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 October 18, 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 #1716 – Authorize Sale of Municipal Property

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY BY AND IN THE BOROUGH OF KEANSBURG

WHEREAS, N.J.S.A. 40A:12-13(a) authorizes a governmental unit to sell any real property, not needed for public use, by open public sale at auction to the highest bidder after the required advertisements or, in the alternative, be sold separately at public sale to the highest bidder(s) subject to the following terms and conditions hereinafter set forth pursuant to N.J.S.A. 40A:12-13; and



NOVEMBER 8, 2023 MEETING MINUTES

WHEREAS, the Borough is the owner of real property identified as Block 33, Lot 12 (“the Property”) on the Official Tax Map of the Borough of Keansburg; and

WHEREAS, the Governing Body has determined that the property is not needed for public use; and

WHEREAS, an appraisal report prepared for the property determined that the property’s fair market value is **\$200,000.00**; and

NOW, THEREFORE, BE IT ORDAINED by the Borough of Keansburg, County of Monmouth, New Jersey, as follows:

SECTION I.

(a) The Governing Body hereby declares that the property is no longer needed for public use and shall be sold in accordance with N.J.S.A. 40A:12-13(a), et seq.

(b) There shall be an open public sale at auction on **Wednesday, December 13, 2023 at 6:00 p.m.**, at the Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, New Jersey 07734, where the property shall be offered to the highest bidder pursuant to N.J.S.A. 40A:12-13(a). The minimum price for all bids shall be **\$200,000.00**.

The Borough hereby designates the Borough Manager, or such other person the Borough Manager designates to conduct the sale of the parcel.

(c) The Borough of Keansburg reserves the right, in its sole discretion, to either accept or reject any bid it deems in the Borough’s best interest. No bid shall be fully accepted until the passage of a Resolution by the Borough Council as set forth herein.

(d) The successful bidder shall be required to deposit ten (10%) percent of his or her bid with the Borough at the time of the auction. This deposit shall be made by a certified check, money order or cash in an amount equal to at least ten (10%) percent of the accepted bid by the Borough for the sale of the property. The combined form of deposit must equal ten (10%) percent of the total sale price. All monies so received will be credited to the total sale price, with the remaining monies due on delivery of the Deed.

(e) The Borough disclaims any and all implied warranties of habitability or usability with respect to the parcel. The highest bidder shall purchase the parcel in an “as is” condition, having had ample and sufficient opportunity to inspect said premises, examine its title, and review municipal ordinances and laws affecting the Parcel. No representations regarding, the character, value, quality, habitability or condition thereof, including any environmental conditions, prior to making the bid.



NOVEMBER 8, 2023 MEETING MINUTES

The highest bidder, after closing, shall be responsible for all defects of any kind in the parcel. This agreement shall survive the closing of title.

(f) Non-Refundable Deposit. The deposit made by the purchaser is non-refundable. The purchaser is not entitled to a refund of this deposit in any case and the risk of loss is on the purchaser.

(g) All bidders must appear in person at the auction and any person bidding on behalf of a corporation or limited liability company must either submit a copy of a resolution of the corporation/company or a letter on corporate stationery, signed by an officer of the corporation, authorizing the bidder to bid on the property on the corporation's behalf. A person bidding on behalf of a partnership or using a trade name must submit a copy of the certificate of trade name and a letter of authorization from the other partners. No other bidder may submit a bid on behalf of another, except that a husband or wife may bid on behalf of both.

(h) The successful bidder, within two weeks of the conclusion of the bidding, shall execute an Agreement of Sale. The balance of the purchase price shall be paid at closing which shall occur not later than 45 days following the acceptance of the bid by the Borough. The purchaser shall be entitled to possession immediately following closing of title.

(i) The sale price, as may result from this auction sale, may not be used before any County Board of Taxation, State Tax Court or in any other court of this State to challenge the assessment with respect to the subject property nor may same be used as a comparable sale to challenge the assessment with regard to other properties.

(j) All conveyances by the Borough shall be made by quitclaim deed.

(k) The highest bid shall be accepted or rejected by resolution of the Governing Body no later than the second regular meeting of the Governing Body following the date of such auction sale.

(l) The successful bidder agrees that:

(1) He or she shall indemnify and hold the Borough harmless from any claim whatsoever arising out of the Borough's ownership interest including but not limited to environmental cleanup costs.

(2) Pay prorated real estate taxes on the parcel effective the date of closing.

(3) Abide by all appropriate zoning, subdivision, health and building regulations and codes and stipulations that this sale will not be used as grounds to support a



NOVEMBER 8, 2023 MEETING MINUTES

challenge of the existing assessment of the subject property, nor shall the purchase price be used as a comparable sale to challenge assessments with regard to other properties.

(4) Failure to close title as agreed shall forfeit to the Borough of Keansburg any and all money deposited with the Borough.

(m) A failure by the purchaser to fully comply with the terms, conditions, requirements and regulations of sale as herein contained shall be considered, at the option of the Borough of Keansburg, as a material breach of the conditions of sale whereupon the Borough may declare said contract or purchase terminated and at an end. All monies paid on behalf of the purchase price, by way of deposit or otherwise, may be retained by the Borough as its liquidated damages and it may thereafter resell said property and/or pursue such other and further legal and/or equitable remedies as it may have and the defaulting purchaser shall continue to remain liable for all damages and losses sustained by the Borough of Keansburg by reason of any such default.

(n) The sale is made subject to all applicable laws and ordinances of the State of New Jersey and the Borough of Keansburg.

SECTION II.

NOTICE. The Borough Clerk shall advertise copies of this Resolution as required by N.J.S.A. 40A:12-13(a) and therefore shall advertise the open public sale at auction of the Property in a newspaper circulating in the municipality in which the Property is situated, by two insertions at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to such sale.

SECTION III.

AUTHORIZATION. The Mayor, Clerk, Borough Attorney and such other officials as may be necessary are authorized to perform such ministerial actions as are necessary to effectuate the purposes of this Ordinance including, but not limited to, preparing and executing a deed and all other necessary documents to convey the Property to the successful bidder, subsequent to the Governing Body adopting a resolution awarding the bid.

SECTION IV:

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 V:

INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.



NOVEMBER 8, 2023 MEETING MINUTES

SECTION VI:

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 VII:

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 #1716:

Roll Call

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



NOVEMBER 8, 2023 MEETING MINUTES

First Reading:

Ordinance #1717 – New Construction Single Family Dwelling Tax Abatement

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 20 (TAXATION) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG PROVIDING FOR RESIDENTIAL TAX ABATEMENTS

WHEREAS, pursuant to N.J.S.A. 40A:21-4, the Borough of Keansburg has the authority to adopt an Ordinance setting forth the eligibility or noneligibility of dwellings, multiple dwellings, and commercial and industrial structures for tax exemptions or abatements in areas in need of rehabilitation; and

WHEREAS, the governing body of the Borough of Keansburg has determined that it is in the best interest of the Borough to allow for a tax abatement program in regard to new construction of single-family homes in the municipality.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Keansburg as follows:

SECTION I.

a. *Purpose.* The Borough of Keansburg seeks to encourage property owners to improve their property by offering certain tax incentives for limited periods of time upon completion of improvements, specifically construction of single-family homes as defined by law. Any exemption provided by this section shall not exceed five (5) years. In accordance with N.J.S.A. 40A:21-1 et seq., the eligibility for exemptions provided by this subsection shall expire in ten (10) years.

b. *Definition of Terms.* Unless otherwise specifically provided in this subsection the definition of all words and terms used in this section shall be those provided in N.J.S.A. 40A:21-1 entitled "The Five-Year Exemption and Abatement Law" (hereinafter referred to as "the Exemption Law").

c. *Area in Need of Rehabilitation.* In accordance with N.J.S.A. 40A:12A-14 and N.J.S.A. 40A:21-3 and -4, the entire Borough of Keansburg is hereby designated an area in need of rehabilitation.

d. *Eligibility.* Construction of a single-family home. Any such property seeking an exemption as provided herein (1) must not be delinquent in property taxes owed; and (2) must comply with current zoning requirements of the Borough of Keansburg.



NOVEMBER 8, 2023 MEETING MINUTES

Any property receiving an exemption pursuant to the provisions herein shall immediately forfeit the exemption should property taxes on the property become delinquent in excess of two (2) quarterly property tax installments.

SECTION II

There shall be an exemption from taxation for IMPROVEMENTS of the assessed valuation of a newly constructed single-family dwelling. Construction shall be in compliance with the current Development Regulations of the Borough of Keansburg.

In determining the value of the real property, the Borough of Keansburg shall regard the following percentages of the assessor's full and true value of the property as EXEMPT from taxation for a total of five (5) years notwithstanding that the value of the property upon which the construction or conversion occurs is increased thereby.

(1) Year One: 40%

(2) Year Two: 32%

(3) Year Three 24%

(4) Year Four 16%

(5) Year Five 8%

In accordance with N.J.S.A. 40A:21-5(d), the annual amount of the abatement shall not exceed 40% of the total cost of the construction and the total amount of the abatements granted to any single property shall not exceed the total cost of construction.

Applicants for exemption from taxation for construction of a new single-family dwelling shall complete an application that provides the Keansburg Tax Assessor with all information required by N.J.S.A. 40A:21-9 and its amendments or supplements.

SECTION III.

SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

SECTION IV.

REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.



NOVEMBER 8, 2023 MEETING MINUTES

SECTION V.

EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication in accordance with law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1717 and set for public hearing on December 13, 2023 at 7pm.

Roll Call

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

Ordinance #1718 – Regulation of Short-Term Rentals

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING CHAPTER 3-13 et. Seq. OF THE CODE OF THE BOROUGH OF KEANSBURG. A NEW SECTION IS TO BE ADDED REGULATING SHORT TERM RENTALS WITHIN THE BOROUGH.

Clerk’s Note: This Ordinance has been carried until January, 2024 for further review and research

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1718 and set for public hearing on December 13, 2023 at 7pm.

Roll Call

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

* Mayor Hoff voted no as a written copy of an ordinance was not provided for review at this time



NOVEMBER 8, 2023 MEETING MINUTES

Resolutions:

RESOLUTION # 23-097 Payment of Bills (11/08/23)

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 # 23-098 Authorize Execution of Associated Humane Society Contract 2024

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the Borough Manager and Municipal Clerk to execute the Associated Humane Society Contract/Agreement for CY2024 for the stated amount of \$40,000.00.

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		✓	✓			



NOVEMBER 8, 2023 MEETING MINUTES

RESOLUTION # 23-099

Refund of Fees – Mortgage Contracting Service

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

Amount:	\$500.00
Reason:	Vacant Property Registration Fee Refund
Reference:	145 Shore Blvd

Payable to:	Mortgage Contracting Service PO Box 737196 Dallas, Texas 75373-7196	<i>Total Payable:</i> \$500.00
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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		✓	✓			



NOVEMBER 8, 2023 MEETING MINUTES

RESOLUTION # 23-100

Authorization to Participate in LESO 2024

RESOLUTION AUTHORIZING THE BOROUGH OF KEANSBURG POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE KEANSBURG POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEAs); and

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and County LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the Governing Body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program; and

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the Keansburg Police Department is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating in December 31 of the current calendar year from January 1, 2024 to December 31, 2024; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Keansburg Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, breaching ram, breaching system, door opener/Hydraulic breaching and extraction tool, face shield/goggles (riot control), riot protection kit, riot crowd hatbox, police/safety helmets, protective shield, riot control shield, battering ram, mini door ram, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars and any other supplies or equipment of non-military



NOVEMBER 8, 2023 MEETING MINUTES

nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the-Police Department without restriction.

BE IT FURTHER RESOLVED that the Keansburg Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available in the period of time for which this resolution authorizes, specifically automobiles (sedan/wagon), kinetic energy batons, body shields, breach system, drones, face shield (riot control), portable riot control gun, complete combat/assault/tactical wheeled vehicles, security vehicle, personal protective shield, self-protection shield, thermal sight, tractor truck, armored truck, cargo truck, carryall truck, command reconnaissance truck, dump truck, maintenance truck, panel truck, take truck, tank truck, utility truck, van truck, wrecker truck, and off road utility vehicles. The Keansburg Police Department is also authorized to obtain handguns, rifles, shotguns, and stun-guns.

BE IT FURTHER RESOLVED that the "DEMIL B through Q" controlled 3-page property list in its entirety is hereby approved and hereto attached to this resolution.

BE IT FURTHER RESOLVED that the Keansburg Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property.

BE IT FURTHER RESOLVED that the Keansburg Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately and valid to authorize requests to acquire "DEMIL A" property and "DEMIL B thro property that may be made available through the 1033 Program during the period which this resolution authorizes; with Program participation and all property authorization terminating on December 31st of the current calendar year from January 1, 2024 to December 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		✓	✓			



NOVEMBER 8, 2023 MEETING MINUTES

RESOLUTION # 23-101

Appointment of OEM Coordinators 2024-2026

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

Raymond O’Hare

As Office of Emergency Management Coordinator, effective January 1, 2024; and for a three (3) year term to expire December 31, 2026; and

Virginia Rogan

As Office of Emergency Management Deputy Coordinator, effective January 1, 2024; and for a three (3) year term to expire December 31, 2026.

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		✓	✓			



NOVEMBER 8, 2023 MEETING MINUTES

RESOLUTION # 23-101A Appointment of OEM Coordinators 2024-2026

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that the position of Deputy Emergency Management Coordinator be filled by

Christopher Hoff

As Office of Emergency Management Deputy Coordinator, effective January 1, 2024; and for a three (3) year term to expire December 31, 2026

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 # 23-102 Award of Bid – 2023 Demolition of Various Properties

WHEREAS, the Borough of Keansburg advertised and received nine (9) bids for the 2023 Demolition of Various Properties on Wednesday, November 1, 2023; and

WHEREAS, nine (9) 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
A.B. Kurre Contracting	\$146,050.00
ADP Group Inc.	\$246,300.00
Aurora General Construction	\$123,814.00
Caravella Demolition Inc.	\$87,000.00
Frank Galbraith & Son Excavation	\$138,000.00
KM Construction	\$73,799.40
Messercola Excavating	\$168,500.00
Two Brothers Contracting	\$198,888.00
Yannuzzi Group Inc.	\$149,000.00

WHEREAS, the Borough Attorney has reviewed the bids and has determined that KM Construction is the lowest and responsible bidder for this Project.



NOVEMBER 8, 2023 MEETING MINUTES

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 Demolition of Various Properties to KM Construction in the total amount of \$73,799.40.; 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 KM 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 # 23-103 Professional Services Agreement – Surenian, Edwards, Buzak & Nolan

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

Surenian, Edwards, Buzak & Nolan, LLC

is hereby appointed as Borough Engineer for engineering services for

Legal Services Proposals

Affordable Housing

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 Surenian, Edwards, Buzak & Nolan **in the proposal amount not to exceed \$35,000.00**
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.



NOVEMBER 8, 2023 MEETING MINUTES

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.

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 # 23-104 Transfer of Funds (11.2023)
PROVIDING FOR THE TRANSFER OF SURPLUS FUNDS

WHEREAS, N.J.S. 40:4-58 provides for the transfer of surplus funds from one account to the other during the last two months of the calendar year:

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Keansburg that transfers be made in the Boroughs' 2023 budget appropriations in accordance with the following schedule:

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Current Fund

<u>A/C #</u>	<u>FROM</u>	<u>TO</u>
23-220-200 General Admin- OE	\$ 116,500.00	
26-310-200 Buildings & Grounds-OE		\$8,000.00
45-935-200 Interest on Notes		\$83,500.00



NOVEMBER 8, 2023 MEETING MINUTES

32-466-200 Landfill- Solid Waste	\$25,000.00	
Totals	<u>\$ 116,500.00</u>	<u>\$116,500.00</u>

Water/Sewer Utility

<u>A/C #</u>	<u>FROM</u>	<u>TO</u>
05-55-501-200 Operation-OE	\$85,000.00	
05-55-501-100 Operating- S&W		\$78,000.00
05-55-550-200 Social Security		\$7,000.00
Totals	<u>\$85,000.00</u>	<u>\$85,000.00</u>

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 # 23-105 Payment of Bills (11/08/23) 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.



NOVEMBER 8, 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:

UPCOMING MEETINGS:

- *December 13, 2023 – Second Wednesday*
- *January 3, 2024 – First Wednesday*
- *January 24, 2024 – Fourth Wednesday*

Keansburg Fire Department

- *New Members*

<i>Christopher Eastmond</i>	<i>Keansburg EMS</i>
<i>Mary Molnar</i>	<i>Keansburg EMS</i>
<i>Richard Hernandez</i>	<i>Keansburg EMS</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		✓	✓			



NOVEMBER 8, 2023 MEETING MINUTES

Department Reports:

*Steve Ussmann
Water & Sewer Department*

Attended Lean Line Replacement Acceleration Program. Keansburg selected as part of the EPA program. Review records and identify lines. A loan/grant program to be offered

*Ed Striedl
Construction Department*

Reported that the Construction Office records are now digitized.

*Cliff Moore
Economic Development*

Reported that Go Greens hydroponic farms still going forward.

The Doctor's Office investigating demolition of property located at 194-198 Main Street. Demolition will delay opening of Practice.

Bayshore Biker's apparel shop open at the 7/11 Plaza.

Angry Tomatoes under new ownership and will be named Keansburg Pizza.

Joint Yoga Studio/Massage Therapy Parlor looking for space.

*Robert Yuro
Borough Engineer*

Spoke about \$235,000 grant for Park Avenue, Twilight Avenue and Atlantic Avenue.

Work has started by the County rehab of Carr Avenue.

Pre-Construction meeting for the 2024 Road Reconstruction Program was held last week and construction commencing November 20th.

Mayor Hoff

Reporting that water has been ponding in front of the Convent on Carr Avenue and across the street from Ryan's Funeral Home.

Councilman Cocuzza

Reported that the Historical Society Museum will be open in November.



NOVEMBER 8, 2023 MEETING MINUTES

Mayor Hoff

Announced the Annual Tree Lighting will be held on November 27th and there will be a Vendor Event at the Keansburg Fire Company #1 the same night.

Wished all a Happy and Safe Thanksgiving.

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			✓			

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	✓		✓			

Recess:

Mr. Cusick asked for a roll call vote to RECESS:

Roll Call

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



NOVEMBER 8, 2023 MEETING MINUTES

There was a 15 Minute Recess

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

Roll Call

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

The meeting reconvened.

Discussion:

Sackman Enterprises – Aspire Program

Carter Sackman of Sackman Enterprises presented a vision of Carr Avenue, beachfront and marina/ferry.

Cecilia Lassiter of Sills, Cummis & Gross spoke on the same. Density of 700 housing units.

There was a discussion about the Aspire program, which is a gap financing program. The award percentage is 50% of eligible project costs and escalating.

- Transformative 60%
- Prevailing wages
- Green building
- 20% affordable housing

Very Low	Low	Moderate
20%	60%	20%

- Tax Credit Program

Would need the Borough to provide a letter of support

Community Benefit Agreement, which can be in a Redevelopment Agreement.



NOVEMBER 8, 2023 MEETING MINUTES

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	✓		✓			



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 **November 8, 2023**

Attest:

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