



DECEMBER 13, 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

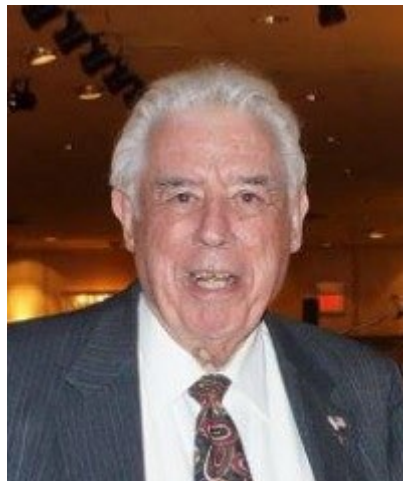
Mr. Cusick took:

Roll Call

Mr. Donaldson	Mr. Tonne	Mr. Cocuzza	Mr. Foley	Mr. Hoff
✓	✓	✓	✓	✓

A Moment of Silence was observed for:

∞ In Memoriam ∞



John J. Early

The Borough Council and Staff mourn the passing of former Councilman John J. Early.





DECEMBER 13, 2023 MEETING MINUTES

Meeting Minutes:

Meeting Minutes November 8, 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 #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

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.



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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.

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%



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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.

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 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



DECEMBER 13, 2023 MEETING MINUTES

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 #1717:

Roll Call

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

First Reading:

Resolutions:

RESOLUTION # 23-106 Payment of Bills (12/13/23)

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 # 23-107 Professional Services Agreement – T & M Associates – Sludge Press Replacement

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

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

Water Treatment Plant – Sludge Press Replacement

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates **in the proposal amount of \$129,750.00**
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

Patrick DeBlasio CFO

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

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

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 # 23-108

Professional Services Agreement – T & M Associates – Filter Media Upgrades

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

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

Water Treatment Plant – Filter Media Upgrades

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates
in the proposal amount of \$99,250.00
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

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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			✓			



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RESOLUTION # 23-109

Appointment of Public Agency Compliance Officer 2024 – T. Cusick

APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER 2024

WHEREAS, in accordance with N.J.A.C. 17:27-3.5 a Public Agency must annually designate an officer to serve as its Public Agency Compliance Officer; and

WHEREAS, the Public Agency Compliance Officer is responsible for assuring that no public contract may be awarded nor any monies paid until the contractor has agreed to contract performance which complies with the approved Affirmative Action Plan; and

WHEREAS, it is deemed necessary that the Public Agency (the Borough of Keansburg) shall designate an officer or employee to serve as Public Agency Compliance Officer (P.A.C.O.), whose name title, business address, telephone number and fax number shall be forwarded to the State Affirmative Action Office by January 10, of every year; and

WHEREAS, the P.A.C.O. if the liaison official for matters concerning P.L. 1975, c. 127 (N.J.A.C. 17:27) and should have the authority to make the appropriate correction(s) to the Borough of Keansburg's contracting procedures if required; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Keansburg hereby appoint Thomas P. Cusick, RMC, as Public Agency Compliance Officer in the Borough of Keansburg for the year 2024 and that the Clerk is hereby directed to file a copy of this resolution with the Department of the Treasury, Affirmative Action Office, CN-206, Trenton, New Jersey 08625-0206

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 # 23-110

Appointment of Monmouth County Community Development Reps 2024

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg wish to seek participation in the Monmouth County Community Development program; and

BE IT RESOLVED that in order to maintain that involvement, Representatives of the Community must be named by Resolution; and

BE IT FURTHER RESOLVED that the governing body does hereby appoint:

Cliff Moore, as Representative

Mayor George Hoff, as Alternative Representative



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For the term of January 1, 2024 through December 31, 2024

BE IT FURTHER RESOLVED that a certified copy of this Resolution be sent to

Ms. Debbie Dovedytis,
 Program Specialist
 Monmouth County Community Development
 Hall of Records Annex
 One East 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			✓			

RESOLUTION # 23-111 Authorize Execution of TWA, WQM and BWSE Forms – 1 Carr Avenue

**BOROUGH OF KEANSBURG
 COUNTY OF MONMOUTH**

**RESOLUTION – AUTHORIZING MAYOR, MANAGER AND SUPERINTENDENT OF
 WATER & SEWER TO EXECUTE TWA-1, WQM AND BWSE FORMS FOR PROJECT:
 1 CARR AVENUE URBAN RENEWAL LLC
 BLOCK 10 LOTS 3, 4, 5, 6 and 7**

BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the following are hereby authorized to execute TWA-1, WQM and BWSE Forms on behalf of the Borough of Keansburg for the 1 Carr Avenue Urban Renewal LLC, a Redevelopment Project located at Block 10, Lots 3, 4, 5, 6 and 7, commonly known as 1 Carr Avenue, Keansburg, NJ 07734.

Mayor	George Hoff
Manager	Raymond O’Hare
Superintendent of Water & Sewer	Steve Ussmann



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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 # 23-112 Authorize Execution of TWA, WQM and BWSE Forms – 2 Carr Avenue
BOROUGH OF KEANSBURG
COUNTY OF MONMOUTH

**RESOLUTION – AUTHORIZING MAYOR, MANAGER AND SUPERINTENDENT OF
 WATER & SEWER TO EXECUTE TWA-1, WQM AND BWSE FORMS FOR PROJECT:
 2 CARR AVENUE URBAN RENEWAL LLC
 BLOCK 13 LOTS 2.02, 3, 4, 5.01, 5.03, 7 AND 8**

BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the following are hereby authorized to execute TWA-1, WQM and BWSE Forms on behalf of the Borough of Keansburg for the 2 Carr Avenue Urban Renewal LLC, a Redevelopment Project located at Block 13, Lots 2.02, 3, 4, 5.01, 5.03, 7 and 8, commonly known as 2 Carr Avenue, Keansburg, NJ 07734.

Mayor Manager Superintendent of Water & Sewer	George Hoff Raymond O’Hare Steve Ussmann
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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			✓			



DECEMBER 13, 2023 MEETING MINUTES

RESOLUTION # 23-113 Authorize Execution of TWA, WQM and BWSE Forms – 19 Carr Avenue
BOROUGH OF KEANSBURG
COUNTY OF MONMOUTH

**RESOLUTION – AUTHORIZING MAYOR, MANAGER AND SUPERINTENDENT OF WATER & SEWER TO EXECUTE TWA-1, WQM AND BWSE FORMS FOR PROJECT:
 19 CARR AVENUE URBAN RENEWAL LLC
 BLOCK 11 LOTS 4, 5, 6, 7, 8 and 9**

BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the following are hereby authorized to execute TWA-1, WQM and BWSE Forms on behalf of the Borough of Keansburg for the 19 Carr Avenue Urban Renewal LLC, a Redevelopment Project located at Block 11, Lots 4, 5, 6, 7, 8 and 9 commonly known as 19 Carr Avenue, Keansburg, NJ 07734.

Mayor	George Hoff
Manager	Raymond O’Hare
Superintendent of Water & Sewer	Steve Ussmann

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 # 23-114 Appointment of Insurance Fund Commissioners (O’Hare/Cusick)

STATEWIDE INSURANCE FUND

RESOLUTION APPOINTING FUND COMMISSIONER

WHEREAS, the Borough of Keansburg (hereinafter “Local Unit”) is a member of the Statewide Insurance Fund (hereinafter “Fund”), a joint insurance fund as defined in N.J.S.A. 40A:10-36 et seq.; and

WHEREAS, the Fund’s Bylaws require participating members to appoint a Fund Commissioner;



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NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Keansburg (Local Unit) that Raymond B. O’Hare, Borough Manager is hereby appointed as the Fund Commissioner for the Local Unit for the **Fund Year 2024**; and

BE IT FURTHER RESOLVED that Thomas P. Cusick, Municipal Clerk is hereby appointed as the Alternate Fund Commissioner for the Local Unit for the **Fund Year 2024** and

BE IT FURTHER RESOLVED that the Local Unit’s Fund Commissioner is authorized and directed to execute all such documents as required by the Fund.

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 # 23-115 Authorizing Execution of Risk Management Consultant Agreement 2024

RESOLUTION APPOINTING RISK MANAGEMENT CONSULTANT

WHEREAS, The Borough of Keansburg_(hereinafter “Local Unit”) has joined the Statewide Insurance Fund (hereinafter “Fund”), a joint insurance fund as defined in N.J.S.A. 40A:10-36 *et seq.*; and

WHEREAS, the Bylaws require participating members to appoint a Risk Management Consultant, as those positions are defined in the Bylaws, if requested to do so by the “Fund”; and

WHEREAS, the Local Unit has complied with relevant law with regard to the appointment of a Risk management Consultant; and

WHEREAS, the “Fund” has requested its members to appoint individuals or entities to that position; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of “Local Unit”, in the County of Monmouth and State of New Jersey, as follows:

1. The Borough of Keansburg (Local Unit) hereby appoints Brown and Brown Metro its Risk Management Consultant.



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2. The Borough Manager and Municipal Clerk (authorized representative of the public entity) and Risk Management Consultant are hereby authorized to execute the Risk Management Consultant’s Agreement for the year 2024 in the form attached hereto.

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 # 23-116 Authorize Window Contracts 2024

RESOLUTION AUTHORIZING "WINDOW" CONTRACTS

Pursuant to N.J.S.A. 19:44A-20.4 et seq. (New Jersey Local Unit Pay-To-Play Laws), the Borough must award by resolution all goods and services contracts with a dollar amount between \$17,500 and \$43,999. These contracts are not bid, but vendors are still responsible to provide political contribution and company disclosure information in order to do business with the Borough.

WHEREAS, pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq., when the cost of goods and/or services that fall between \$17,500 and the bid threshold of \$44,000 in the aggregate, an approval by resolution must be in place prior to contract; and

WHEREAS, the Borough of Keansburg retained the services of

- | | |
|--|--|
| <ul style="list-style-type: none"> * Advanced Micro Distribution Channel (AMDC) * Apollo Sewer Plumbing Septic * Avista Technologies * Communication Specialists * Eastern RO * Fire and Safety Services * Global Cleaning USA LLC | <ul style="list-style-type: none"> * Hutchins HVAC Inc. * Janitor Supply Corp * Keyport Army and Navy * Naylors Auto Parts Inc * Prophoenix Corporation * Vaider Network Solutions LLC |
|--|--|

; and

WHEREAS, a request for quotes for the required work to be performed was requested from several contractors; and

WHEREAS, the above-mentioned vendors completed and submitted a Business Entity Disclosure



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Certification which certifies the business entity has not made any reportable contributions to a political or candidate committee in the Borough of Keansburg in the previous one year, and that the contract will prohibit the above said vendors from making any reportable contributions through the term of the contract.

NOW THEREFORE, BE IT RESOLVED that the Council of the Borough of Keansburg authorized the Purchasing Agent on behalf of the Borough to issue and execute a Purchase Order for the foregoing to the above vendors with funds certified available by the Chief financial Officer; and

BE IT FURTHER RESOLVED that the CFO has been authorized to arrange to pay for the foregoing in accordance with the terms of the purchase order.

BE IT FURTHER that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

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 # 23-117/118 Amusement Games 2024 – RRB

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2024 Amusement Game License be granted to:

RRB Inc

Name	Resolution #	Amusement Game License #
Bev & Wally's	#23-117	MG24-001
The Game Room	#23-118	MG24-002

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



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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 # 23-119 Authorize Participation in EPA Lead Service Line Replacement Program

A RESOLUTION OF THE BOROUGH OF KEANSBURG AUTHORIZING PARTICIPATION IN A FEDERALLY FUNDED PROGRAM FOR LEAD SERVICE LINE REPLACEMENT

WHEREAS, lead in drinking water pipes and faucets threatens the health of American families and children across the country, with an estimated 6 to 10 million lead service lines (LSLs) serving water to properties in communities across the United States; and

WHEREAS, the federal Bipartisan Infrastructure Law provides \$15 billion through the Environmental Protection Agency’s (EPA) Drinking Water State Revolving Fund (DWSRF) in the form of grants and loans to water systems for lead service line replacement (LSLR) as described on the attached exhibit (Exhibit A); and

WHEREAS, the EPA has formulated a plan whereby it will partner with four states, including New Jersey, to work with 40 communities across the four states to address existing barriers and accelerate progress towards LSL identification and replacement in those communities; and

WHEREAS, the EPA’s LSLR plan involves providing participating communities with a needs assessment and workplan (preliminary studies) that will identify LSLs in the communities; and

WHEREAS, there will be no expense to the Borough associated with participating in the EPA’s LSLR program, as the program is fully funded by federal funds; and

WHEREAS, participation by the Borough in the EPA’s LSLR program does not bind the Borough or its representatives to any further action subsequent to the preliminary studies associated with the program; and

WHEREAS, any funding to be dedicated or bonded by the Borough to LSLR projects will require additional authorization by the Borough



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NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, that the Borough hereby authorizes participation in the Environmental Protection Agency program for the Lead Service Line Replacement plan as described in Exhibit A.

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 # 23-120 Appointment of Special Officers 2024

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Keansburg that it does hereby appoint for 2024,

Brent Bennet

As Special Law Enforcement Police Officers Class I; and,

Justin Acevedo

Ryan Comey

Joseph Lamb

Victor Matay

Guillermo Rivera

Andrew Valle

As Special Law Enforcement Police Officers Class II; and,

William Agar

Thomas Enright

David Gogan

Kevin White

Robert Sheehan

As Special Law Enforcement Police Officers Class III; and,

BE IT FURTHER RESOLVED that the Borough Council that a certified copy of this Resolution be forwarded to the Keansburg Police Department.



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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 # 23-121 Authorize State Vendor List 2024

**AUTHORIZING THE PURCHASING FROM STATE CONTRACTS BY THE BOROUGH OF KEANSBURG
[BOROUGH STATE VENDORS LIST]**

WHEREAS, the Borough of Keansburg purchased item from authorized vendors under the State of New Jersey Cooperative Purchasing Program 1-NJCP; and

WHEREAS, the purchase of goods and services by a local contracting unit is authorized by the Local Public Contracts Law, NJSA 40A:11-12; and

WHEREAS, the below list of vendors have been awarded a New Jersey State Contractor Number; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the below listed vendors have been approved for the purchase of goods and services:

Vendor	T-Number	Contract Number
Absolute Fire	T-0106	81340
Allied Oil	T-0083	80914
AR Communications	T-0109	53764
Autozone		71188
Axon Enterprises	17-FLEET	00738
Business Furniture Inc		79887
Campbell Foundry Co	T-0148	71626
Canon USA	G-2075	40462
Chas S Winner Ford	T-2754	88728
Chas S Winner Ford	T-2776	81165
Computer Systems/Methods	M-0483	74851
Craft Oil Corporation	T-0097	70844
Datum Filing Systems		81606
Dell/Hardware	M-0483	70254
Dell/Software	M-0003	77003
Eagle Point Gun/JJ Morris	A-0106	81296
Edwards Tires-Bridgestone	T-0123	71687



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Edwards Tires-Goodyear	T-0123	71688
Grainger	19-FLEET	00566
Hewlett Packard Co	M-0483	70262
IBM Corporation	M-0483	70265
Jasper	T2085	73735
Keyport Army Navy	T-0046	43974
Keyport Army Navy	T-106a	88054
Lanigan Associates	T-0106	81299
Lenovo United States	M-0483	70263
Mid Atlantic Truck	T-2085	42075
Morphotrak LLC		81520
Motorola Solutions Inc		83909
New Jersey Fire Equipment		A-76357
Pitney Bowes	T-0200	75237
PMC Management	T-2482	70092
Seely/Modern	T-2188	69713
Seely/Modern	T-2189	74174
Seely/Modern	T-2187	76906
Shi	M00003	89851
Staples/Janitorial	T-2513	78735
Staples/office supplies	M-0052	77249
Tanner North Jersey	T-0408	69948
Troil Enterprises	T-0963	66921
Verizon	T-1776	82943
XerosCorp	M-0483	74851

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			✓			



DECEMBER 13, 2023 MEETING MINUTES

RESOLUTION # 23-122

Transfer of Funds

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.

<u>A/C #</u>	<u>FROM</u>	<u>TO</u>
25-240-100 Police-S&W	\$ 59,000.00	
25-240-200 Police-OE		\$40,000.00
25-266-100 Uniform Fire Safety-S&W		10,000.00
25-275-100 Prosecutor-S&W		1,000.00
26-293-100 Garage-S&W		3,000.00
26-310-200 Building & Grounds-OE	_____	5,000.00
 Totals	 <u>\$59,000.00</u>	 <u>\$ 59,000.00</u>

SEWER UTILITY

-None-

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			✓			



DECEMBER 13, 2023 MEETING MINUTES

RESOLUTION # 23-123 Authorize Renewal of Sober Living Facilities 2024

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following five (5) Cooperative Sober Living Residences licenses are hereby APPROVED for a term of one (1) year expiring on December 31, 2024:

- 1321-0024 93/95 Beacon Boulevard
- 1321-0025 5 Campview Avenue
- 1321-0027 117 Port Monmouth Road
- 1321-0028 38 Main Street
- 1321-0029 44 Chestnut Street*

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Fire Official and Construction Official.

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 # 23-124 Payment of Bills (12/13/23) 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.



DECEMBER 13, 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:

- *January 3, 2024 – First Wednesday*
- *January 24, 2024 – Fourth Wednesday*

Discussion:

Marijuana Retail Dispensary – Ritesh Shah, local business owner and Mickey Weiss of Cleary, Ciaccobe gave a presentation for Keansburg Leaf, a potential Class 5 Retail Only Marijuana Dispensary Facility to be located in the strip mall at 77 Highway 36.

Mr. Shah and his team currently operates a similar recreational use facility in Freehold, NJ. Mr. Shah explained the taxes generated in the 3rd and 4th quarters of this year, payable to the municipality of Freehold.

The facility would be in a leased space, possibly across two storefronts at the 77 Highway 36 location. There would be a 5-year lease with three (3) 5 year options for renewal. The Owner of the building is not looking to sell at this time.

Stated there is a potential of \$10 million dollars in annual revenue. Currently there are similar existing facilities in Eatontown, Neptune and Freehold.

Customers need to be 21 or older to use the facility. For a new application, a resolution of support is need from the town. Looking at a 4 to 6 month turnaround time.

It is they're understanding that Keyport, Red Bank and Highlands are in recent negotiations regarding dispensaries.



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STRAW POLL: rescinding ordinance 1675 to allow one (1) Tier 5 Retail Facility in the Highway Zone:

	Moved
Mr. Donaldson	Yes
Mr. Tonne	Yes
Mr. Cocuzza	Yes
Mr. Foley	No
Mr. Hoff	No

Department Reports:

*Steve Ussmann
Water and Sewer Department*

No report at this time

*James Della Pietro
Streets and Roads Department*

Stated that Public Works will be extending the Leaf Pick Up for a few more weeks and that the holiday decorations are up. Thanked Council for their support.

Police Chief Andrew Gogan

Submitted a written report

*Cliff Moore
Economic Development Coordinator*

Reported the Julio's Pizza is looking to open in late January.

The Brunch Gallery is expected to have the elevator installed this weekend.

Stick a Fork In It has moved their operation to Nappy's on Main Street.

Spoke at the Welcoming Committee for the USS New Jersey Submarine

Bayshore Senior Day Center is closing this month

Reported that 210 Main Street is to be demolished.

Robert Yuro, Borough Engineer

Along with Gail Lalla of T & M Associates reported on the FEMA Grant – Swift Program. "FY23 Flood Mitigation Assistance "Swift Current"

Grant deadline is April 19, 2024



DECEMBER 13, 2023 MEETING MINUTES

Mayor Hoff

Thanked all for their assistance with the Tree Lighting.

Wished all a Merry Christmas, Happy New Year / Happy Holidays

Open to the Public:

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	✓		✓			

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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	✓					

Executive Session:

Tax Assessments Program

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

Roll Call

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



DECEMBER 13, 2023 MEETING MINUTES

EXECUTIVE SESSION CONVENED

Mr. Cusick asked for a roll call vote 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 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 **December 13, 2023**

Attest:

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