



March 20, 2024 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.

In Memoriam



Fire Chief James “Jim” Merkel, Jr.



The Mayor and Council of the Borough of Keansburg mourn the passing of a true Keansburg Son, Fire Chief Jim Merkel.

A life-long Resident, a graduate of Keansburg High School, he served his Country in the US Navy.

Returning home, Jim served his community as a Postal Carrier at the Keansburg Post Office, giving his spare time to coach local sports teams, serving several terms on the Keansburg Board of Education and perhaps most passionately, as a Volunteer Fireman with New Point Comfort Fire Company.

His quick wit, calm demeanor and community spirit made him a respected and beloved member of our Community.

On behalf of the People of Keansburg, the Borough Council and Staff extend their sincere condolences to his Wife Beth, his Family, Friends and his Brothers and Sisters in the Keansburg Fire Department.





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OATH OF OFFICE

Oath of Office was administered by

Victor Matay

Police Officer

REDEVELOPMENT AGENCY:

Presentations:

- Beachway Waterfront Redevelopment – Block 184, Lot 1

Tom Critelli presented information about the Beachway Waterfront Redevelopment to be located on Block 184, Lot 1 Beachway.

There will be 3 buildings with 32 two (2) bedroom units in each for a total of 96 units. All market rate sales. There will be rooftop amenities for the residents.

Property will connect to the Borough's Baywalk West. All 2-bedroom, 2 bathrooms with 7 different floorplans.

Would like to break ground this year.

Plan includes 29 Electric Vehicle (EV) charging stations. Possible to present to Planning Board in April. Full year construction would allow for possible Fall of 2025 opening.



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Resolutions:

RESOLUTION # 24-036 Recommendation to the Planning Board

Mr. Cusick asked for a roll call vote to OPEN the meeting to the Public/REDEVELOPMENT – Beachway Waterfront Redevelopment:

Roll Call

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

Robert Scifo
136 Seabreeze Way

Asked if there had been a traffic study for this project.

Laura Crawford
136 Seabreeze Way

Asked if the EV Charging Stations would be available for the general public’s use.

Tom Critelli replied that he would look into the possibility.



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Mr. Cusick asked for a roll call vote to CLOSE the meeting to the Public/REDEVELOPMENT – Beachway Waterfront Redevelopment:

Roll Call

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

RESOLUTION # 24-036 Recommendation to the Planning Board

Be It Resolved by the Borough Council acting as the Redevelopment Agency endorses the application of Beachway Waterfront Redevelopment, the owner of Block 184, Lot 1; and,

Be It Further Resolved that the Agency expresses no conditions on the application; and,

Be It Further Resolved that a copy of this resolution be forwarded to the Keansburg Zoning Officer.

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	✓		✓			

REDEVELOPMENT AGENCY:

Presentations:

- NJ Leaf – 77 Highway 36

Mickey Weiss, Esq. and Ritesh Shah spoke about NJ Leaf to be located at 77 Highway 36. Mr. Shah has a similar operation in Freehold, New Jersey.

There was a discussion about improvement to the existing parking lot, lighting and fencing.

It was mentioned that the Freehold operation generates approximately \$90,000 per quarter in local tax revenue.



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Changes to the façade would be for the tenant space only – not the whole strip of businesses.

Anticipating 6 – 10 employees and operating hours of 9am to 7pm, 7 days a week.

Resolutions:

RESOLUTION # 24-037 Recommendation to the Planning Board

Mr. Cusick asked for a roll call vote to OPEN the meeting to the Public/REDEVELOPMENT – NJ Leaf:

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/REDEVELOPMENT – NJ Leaf:

Roll Call

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

RESOLUTION # 24-037 Recommendation to the Planning Board

Be It Resolved by the Borough Council acting as the Redevelopment Agency endorses the application of NJ Leaf to be located at 77 Highway 36; and,

Be It Further Resolved that the Agency expresses no conditions on the application; and,

Be It Further Resolved that a copy of this resolution be forwarded to the Keansburg Zoning Officer.

Mr. Cusick asked for a roll call vote:

Roll Call



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

Meeting Minutes:

Meeting Minutes February 21, 2024

Mr. Cusick asked for a roll call vote to accept the minutes and to place same on file:

Roll Call

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

Ordinances:

First Reading:

Ordinance #1719 – Short Term Rentals

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG ADDING CHAPTER 3-12A OF THE BOROUGH OF KEANSBURG’S CODE CONCERNING SHORT-TERM RENTALS

WHEREAS the governing body of the Borough of Keansburg has determined that Short-Term Rentals (STR) are on the increase, and the current Code that defines Short-Term Rentals needs to be updated and more clearly defined. The added changes will ensure improved health and safety of these rentals; and.

WHEREAS the governing body of the Borough of Keansburg has determined that it is in the best interest of the residents to establish an improved permitting process for the short-term rental of residential properties.

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



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SECTION I.

The following Section of Chapter 3, Section 3-12A entitled “**SHORT-TERM RENTALS**” shall be added to the Borough Code and will read as follows:

3-12A.1 SHORT-TERM RENTALS Purpose and Scope.

This Section will to regulate the practice of renting or leasing various types of dwellings, or segments thereof, located primarily in residential neighborhoods, on a short-term basis to transient guests.

3-12A.2 Definitions.

As used in this Section (3-12A), the following terms shall have the meanings indicated below:

OWNER shall mean an individual or entity holding title to a property proposed for short-term rental through a legally recorded Deed.

PROPERTY shall mean a parcel of real property located within the boundaries of the Borough of Keansburg.

RESPONSIBLE PARTY shall mean both the short-term rental property owner and a person (or property manager) designated by the owner to be called upon and be responsible at all times during the period of a short-term rental and to answer for the maintenance of the property or the conduct and acts of occupants of the short-term rental property, and, in the case of the property manager, to accept service of legal process on behalf of the owner of the short-term rental property.

SHORT-TERM RENTAL (also referenced as “**STR**”) shall mean the accessory use of a dwelling unit for occupancy by someone other than the unit’s owner or permanent resident for a period of thirty (30) or fewer consecutive days.

SHORT-TERM RENTAL PROPERTY (also referenced as “**STRP**”) shall mean a dwelling unit as defined in Section 3-12A.2 of the Code of the Borough of Keansburg, that is used and/or advertised for rent as a short-term rental by transient occupants as guests, as those terms are defined in this chapter.

TRANSIENT OCCUPANT shall mean any person or a guest or invitee of such person who, in exchange for compensation, occupies or is in actual or apparent control or possession of the residential property, which is either: (1) registered as a short-term rental property, or (2) satisfies the definition of a short-term rental property, as such term is defined in this Section. It shall be a rebuttable presumption that any person who holds themselves out as an occupant or guest of an occupant of the short-term rental is a transient occupant.



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The number of approved Transient occupants is one (1) person for each 50 Square Foot of Bedroom space. Only bedrooms will be designated for sleeping purposes. The approved number will be placed on the STR Permit. Advertising more occupants than the units approved for is a violation.

3-12A.3 Regulations About Short-Term Rentals.

a. It shall be unlawful for any property owner within the geographic bounds of the Borough of Keansburg to rent or operate a short-term rental contrary to the procedures and regulations established in this Section, or applicable State statute.

b. Short-term rentals shall be permitted to be conducted in the following classifications of property in the Borough of Keansburg:

1. Condominium units, where the Condominium Association By-Laws and Master Deed do not prohibit a short-term rental. Proof of the association's approval by their by-laws or an approval letter to the individual unit owner.
2. Individually or collectively owned single-family residences, which one of the owners legally identifies as the address
3. One unit within a two-family residential dwelling, where the other unit is occupied by the owner and identified by the owner as his or her principal residence, as that term is defined herein;
4. Not more than one unit in any multi-family residential dwelling, where one other unit in the same dwelling is occupied by the owner and identified by the owner as his or her principal residence, as that term is defined herein; and
5. Not more than one room within a single-family residential dwelling unit, where the room shares common kitchen and bathroom facilities with the occupant of the dwelling unit, and the remainder of the single-family dwelling unit is occupied by the owner and identified by the owner as his or her principal residence, as that term is defined herein.

c. Notwithstanding the provisions of subparagraph (b) above, short-term rentals shall not be permitted in boarding or rooming houses, dormitories, foster homes, adult family care homes, assisted living facilities, community residences for developmentally disabled persons, community shelters for victims of domestic violence, or nursing homes. Further, short term rental of the following properties is prohibited:



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1. Condominiums or townhomes, where the Condominium Association By-Laws or Master Deed, or Condominium Rules and Regulations do not permit such short-term rental of condominium units in the development.
2. A unit in a two-family residential dwelling, where the other unit is not occupied by the owner nor legally identified by the owner as his or her principal residence.
3. Two or more units in a multi-family residential dwelling, and where one of the other units is not occupied by the owner nor legally identified by the owner as his or her principal residence.
4. A room within a single-family, two-family, or multi-family residential dwelling unit, where the room shares common kitchen and bathroom facilities with the occupant(s) of the dwelling unit in which it is located, which occupant(s) is neither the owner of the dwelling unit nor identifies the remainder of the dwelling unit in the single-family, two-family or multi-family residence as his or her principal residence.
5. Two or more individual rooms within a single-family, two-family or multi-family residential dwelling unit, where the rooms share common kitchen and bathroom facilities with the occupant(s) of the dwelling unit(s) in which they are located, which occupant(s) is neither the owner of the dwelling unit nor identifies the remainder of the dwelling unit in the single-family, two-family or multi-family residence as his or her principal residence.

d. The provisions of this Section shall apply to short-term rentals as defined in above. The following do not qualify as a privately-owned residential dwelling unit, as that term is used herein, and therefore do not need to obtain a short-term rental permit pursuant to this Section: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, convalescent home, rest home, home for aged people, foster home, halfway house, transitional housing facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any housing owned or controlled by an educational institution and used exclusively to house students, faculty or other employees with or without their families; any housing operated or used exclusively for religious, charitable or educational purposes; or any housing owned by a governmental agency and used to house its employees or for governmental purposes.

3-12A.4 Short-Term Rental Permit, Permit Registration Fee/Application, and Certificate of Occupancy.

a. In addition to any land use requirement(s) set forth by the Zoning and Land Use Regulations of the Borough of Keansburg, the owner/operator of a STRP shall obtain a short-term rental permit from the Borough of Keansburg Zoning Office, before renting or advertising for rent any short-term rental.



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b. No person or entity shall operate a STRP or advertise a residential property for use as a STRP, without the owner/operator of the property first having obtained a STRP permit issued by the Borough of Keansburg Zoning Office. The failure to obtain a valid STRP permit before advertising the short-term rental property in any print, digital, or internet advertisement or web-based platform and/or in the MLS or any realtor's property listing shall violate this Ordinance. No STRP permit issued under this Section may be transferred, assigned, or used by any person or entity other than the owner to whom it is issued or at any property location or dwelling unit other than the property for which it is issued.

c. An owner of property intended to serve as a short-term rental property, as defined herein, or any agent acting on behalf of the owner, shall submit to the Borough of Keansburg Zoning Office, a short-term rental permit application provided by the Borough, along with an annual application/registration fee as follows:

1. A non-refundable application fee of \$120 includes two (2) inspections as required per year.
2. Fire inspection fee of \$45 each. There is a minimum of two (2) per year.
3. STR Permit fee is \$500.00 annually for each short-term rental property. The fee is \$750 for each additional STR property over three (3) STR Rental units.

The annual application/registration fee shall be non-refundable, including if the application is denied. The fee shall also constitute the required fee for the rental Certificate of Occupancy application, referenced below.

d. The short-term rental permit, if granted, shall be valid for one commencing on January 1st of each year.

The fees are not pro-rated.

e. The owner of a short-term rental property, as defined herein, or any agent acting on behalf of the owner, who intends to rent all of the property, or any permitted part thereof as a short-term rental, shall make an application to the Zoning Office, in conjunction with the short-term rental permit application, for the issuance of a rental Certificate of Occupancy for the short-term rental property, proof of \$500,000 liability insurance and any forms required by that Department must be completed, submitted and approved before any STR shall be advertised.

f. A short-term rental permit and rental Certificate of Occupancy shall be renewed annually by submitting to the Zoning Office a short-term rental permit application and rental Certificate of Occupancy application and a registration fee as outlined herein.



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g. The short-term rental permit shall expire automatically when the short-term rental property changes ownership and a new initial application and first-time registration fee will be required if the new owner intends to use the property as a short-term rental property.

A new application and registration fee shall also be required for any short-term rental with its short-term rental permit revoked or suspended.

3-12A.5 Application Process for Short-Term Rental Permit and Inspections.

a. Applicants for a short-term rental permit shall submit, on an annual basis, an application for a short-term rental permit to the Borough of Keansburg Zoning Office. The application shall be furnished, under oath, on a form specified by the Zoning Office accompanied by the non-refundable application fee as outlined in above. Such application shall include:

1. The name, address, telephone number and email address of the owner(s) of record of the dwelling unit for which a permit is sought. If such owner is not a natural person, the application must include and identify the names of all partners, officers and/or directors of any such entity, and the personal contact information, including the address and telephone numbers for each of them.
2. The address is to be used as a short-term rental.
3. A copy of the driver's license or State Identification Card of the owner of the short-term rental property, confirming, as outlined above, that the property is under their authority, as that term is defined herein, of the owner making application for the STR permit;
4. The owner's sworn acknowledgement that they comply with the requirement that the short-term rental property constitutes the owner's principal residence, as defined in Section 3-12A.2 above;
5. The name, address, telephone number, and email address of the short-term rental property responsible party or management company shall constitute his or her 7-day-a-week, 24-hour-a-day contact information.
6. The owner's sworn acknowledgment that he or she has received a copy of this Ordinance, has reviewed it, understands its requirements, and certifies, under oath, the accuracy of all information provided in the permit application.
7. The number and location of all parking spaces available to the premises shall include the number of legal off-street and on-street parking spaces directly adjacent to the premises. The driveway must be used for parking if one exists. The owner shall certify that every effort will be made to avoid and/or mitigate issues with on-street parking in



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the neighborhood in which the short-term rental is located, resulting from excessive vehicles generated by the short-term rental of the property, to avoid a shortage of parking for residents in the surrounding neighborhood.

8. The owner's agreement that all renters of the short-term rental property shall be limited to one (1) vehicle per four (4) occupants in the short-term rental property.

9. The owner's agreement to use his or her best efforts to assure that use of the premises by all Transient Occupants will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties; and

10. Any other information this Chapter requires a property owner to provide to the Borough concerning an application for a rental certificate of occupancy. The Borough Manager, his or her designee shall have the authority to obtain additional information from the STRP owner/applicant or amend the permit application to require additional information, as necessary, to achieve the objectives of this Chapter.

b. Every application for a short-term rental permit shall require inspections every six (6) months for the STRP's compliance with the Borough's fire safety regulations and property maintenance code. In addition, each application is subject to review to verify the STRP's eligibility for use as a short-term rental and compliance with the regulations in this Section 3-12A.

c. For a condominium short-term rental permit application, a letter of approval by the condominium association must be submitted with the application.

d. A Zoning Compliance Certificate, which states that the premises are not being occupied or used in violation of the Borough of Keansburg Zoning and Land Use Regulations, shall be required.

e. A sworn statement shall be required that there have been no prior revocations or suspensions of this or a similar license. In this event, a license shall not be issued, which denial may be appealed as provided hereinafter.

f. Attached to and concurrent with the submission of the permit application described in this Section (3-12A), the owner shall provide:

1. Proof of the owner's current ownership of the short-term rental unit.
2. Proof of general liability insurance in a minimum amount of \$500,000.00; and



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3. Written certification from the responsible party that they agree to perform all the duties specified in this Section (3-12A).

g. The STRP owner/permit holder shall publish the short-term rental permit number issued by the Borough in every print, digital, or internet advertisement and/or in the Multiple Listing Services or Short-Term Rental sites. (hereinafter “MLS”) or other real estate listings of a real estate agent licensed by the NJ State Real Estate Commission, in which the short-term rental property is advertised for rent on a short-term basis.

h. Each and every time there is a change of occupancy by Transient Occupants during the year when the permit is active, the STRP owner, their agent, or the responsible party must provide the Borough with information as to the identity of all Transient Occupants who will be occupying the STRP, on a form to be made available at the Zoning Office or in electronic format on the Borough website. The intent is that the Borough shall always have basic identifying information of all occupants of the STRP, just as required by the Borough in conjunction with any standard rental Certificate of Occupancy application, which information shall include the occupant's or occupants' names and ages, and the dates of the commencement and expiration of the term of each short-term rental period of the respective occupant(s).

i. In no event shall a short-term rental property be rented to anyone younger than twenty-one (21) years of age. The primary occupant of all short-term rentals executing the agreement between the owner and the occupant must be over twenty-one (21), and must be the party who will occupy the property during the term of the short-term rental. The primary occupant may have guests under twenty-one (21) who will share and occupy the property. Both the primary occupant executing the short-term rental agreement and the STRP owner shall be responsible for compliance with this provision and shall both be liable for a violation where at least one adult does not occupy the property over the age of twenty-one during the term of the short-term rental;

3-12A.6 Issuance of Permit and Appeal Procedure.

a. Once an application is submitted, complete with all required information and documentation, and fees, the Zoning Office, following any necessary investigation for compliance with this Section (3-14), shall either issue the short-term rental permit and Certificate of Occupancy or issue a written denial of the permit application (with the reasons for such denial being stated therein), within ten (10) business days.

b. If denied, the applicant shall have ten (10) business days to appeal in writing to the Borough Manager by filing the appeal with the Borough Manager's Office.

c. Within thirty (30) days thereafter, the Borough Manager or his or her designee shall hear and decide the appeal.



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3-12A.7 Short-Term Rental Operational Requirements.

- a. All short-term rentals must comply with all applicable rules, regulations, and ordinances of the Borough of Keansburg and all applicable rules, regulations, and statutes of the State of New Jersey, including regulations governing such lodging uses, as applicable. The STRP owner shall ensure that the short-term rental is used in a manner that complies with all applicable laws, rules, and regulations about the use and occupancy of a short-term rental.
- b. A dwelling unit shall be limited to a single short-term rental contract.
- c. The owner of an STRP shall not install any advertising or identifying mechanisms, such as signage, including lawn signage, identifying the property for rent as a short-term rental property.
- d. Transient Occupants of the STRP shall comply with all ordinances of the Borough of Keansburg, including, but not limited to, those ordinances regulating noise and nuisance conduct. Failure of Transient Occupants to comply shall subject the Transient Occupants, the owner of the STRP, and the Responsible Party listed in the short-term rental permit application to the issuance of fines and/or penalties and the possibility of the revocation or suspension of the STRP permit.
- e. The owner of an STRP shall post the following information in a prominent location within the short-term rental:
 1. Owner name; if the owner is an entity, the name of a principal in the entity, and the phone number for the owner (individual);
 2. The name and phone number for the Responsible Party (as defined in this Section 3-12A);
 3. The phone numbers for the Keansburg Police Department, the Keansburg Fire Department, the Borough of Keansburg Department of Code Enforcement, and the Borough of Keansburg Building Department.
 4. The maximum number of parking spaces available onsite.
 5. Trash and recycling pick-up day, and all applicable rules and regulations regarding trash disposal and recycling.
 6. A copy of this Ordinance.

3-12A.8 Violations and Penalties.

A violation of any provision within Section (3-12A) may subject the STRP owner, Transient Occupant(s), and the Responsible Party or their agents to fines assessed by the Court to be less than \$200 and up to \$2,000.00 per violation per day that the violation exists.



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

SECTION IV. 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 #1719 and set for public hearing on April 17, 2024 at 7pm.

Roll Call

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

Resolutions:

RESOLUTION # 24-026 Payment of Bills (03/20/24)

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 # 24-027 Appointment to the Housing Authority – C. DeBlasio

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

Carol DeBlasio

To the Housing Authority

for the Borough of Keansburg
for a term commencing on April 2, 2024 and expiring on April 1, 2029.

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 # 24-028 Firework Permit 2024 – Keansburg Recreation

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the application for fireworks display as submitted by the Borough of Keansburg. for public celebrations to be held on:

June 29, 2024

September 28, 2024

BE IT FURTHER RESOLVED that the Bureau of Fire Safety has reported that the application has been properly completed and submitted to the Borough of Keansburg Fire Official; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Bureau of Fire Safety.



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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 # 24-029 Firework Permit 2024 – Keansburg Amusement Park

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the application for fireworks display as submitted by the Keansburg Amusement Park to be held on:

July 3, 2024

BE IT FURTHER RESOLVED that the Bureau of Fire Safety has reported that the application has been properly completed and submitted to the Borough of Keansburg Fire Official; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Bureau of Fire Safety.

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 # 24-030

Authorize Execution of Antenna Facilities Lease Agreement 3.2024

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Borough Manager and the Municipal Clerk to execute the Antenna Facilities Lease Agreement on behalf of the Police Department with Beachway Urban Renewal Associates, Montclair, NJ.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Police Chief and the Chief Financial Officer.

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 # 24-031

2024 Tonnage Grant

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L., c. 102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection and Energy is promulgating recycling regulations to implement the mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulation impose on municipalities certain requirements as a condition for applying for tonnage grants, including, but not limited to, making and keeping accurate verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a Resolution authorizing the Borough of Keansburg to apply for such tonnage grants will memorialize the commitment of the Borough to recycling and indicate the assent of the Mayor and Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and Recycling regulations; and



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WHEREAS, such a Resolution should designate the individual authorized to ensure that the application is properly completed and timely filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Borough hereby endorses the submission of a Municipal Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and Energy and designates

**John Jelinski,
Recycling Coordinator,**

29 Church Street, Keansburg, NJ 07734, to ensure that the said application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a recycling trust fund to be used solely for the purposes of recycling.

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 # 24-032

Approval of LOSAP 2023 Annual Certification List

RESOLUTION APPROVING THE CERTIFICATION LIST OF VOLUNTEER MEMBERS OF THE BOROUGH OF KEANSBURG FIRE DEPARTMENT AND EMERGENCY SERVICES QUALIFYING FOR CREDIT UNDER THE LENGTH OF SERVICE AWARDS PROGRAM (LOSAP) FOR 2023

WHEREAS, The Mayor and Council of the Borough of Keansburg adopted Ordinance No. 1449 which created the Length of Service Awards Program (LOSAP); and

WHEREAS, N.J.S.A. 40A:14-191 requires that the Keansburg Fire Department and Emergency Services furnish the Borough Council with an annual certification list of all volunteer members who have qualified for credit under the award program for the previous year; and



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WHEREAS, that a copy of this list has been posted for at least thirty (30) days in the buildings of the Keansburg EMS-Carr Ave, Keansburg Fire Company #1-Main and Manning and New Point Comfort Fire Company-Carr Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Municipal Council hereby approves the list of the volunteer members of the Borough of Keansburg Fire Department and Emergency Services certified by the Borough of Keansburg Board of Fire Commissioners for the year CY2023

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 # 24-033 Appointment of Registrar and Deputy Registrar of Vital Statistics

BE IT FURTHER RESOLVED, by the Mayor and Council
of the Borough of Keansburg
does hereby make the appointment of,

Ann Marie Best
as Registrar of Vital Statistics

and
Trisha Regan
as Deputy Registrar of Vital Statistics

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 # 24-034

Refund of Escrow Fees – D. Miller – 60 Collins Street

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

Amount:	\$440.75
Reason:	Escrow Refund
Reference:	60 Collins Street

Payable to:	David Miller 60 Collins Street Keansburg, NJ 07734	<i>Total Payable:</i> \$440.75
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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	✓		✓			



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RESOLUTION # 24-035

Payment of Bills (03/20/24) 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	✓		✓			

RESOLUTION # 24-036

REDEVELOPMENT AGENCY – Beachway Waterfront Redevelopment
VOTED UPON EARLIER IN THE MEETING

RESOLUTION # 24-037

REDEVELOPMENT AGENCY – NJ Leaf – Highway 36
VOTED UPON EARLIER IN THE MEETING

Communications:

- **Keansburg Fire Department**
New Members

William Huhn

Keansburg Fire Company #1

Mr. Cusick asked for a roll call to accept and place this communication on file:

Roll Call

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



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Department Reports:

*Raymond O'Hare
Borough Manager*

Reported that a discussion was had with the Police Chief and Deputy Chief concerning Forest Avenue.

The discussion regarded the use of speed bumps, yellow lines and 4-way stops to address speeding on the street.

Discussion included a possible 4-way stop at Park and Forest Avenues. Also the possibility of 2 4-way stops along Center Avenue.

*Cliff Moore
Economic Coordinator*

Reported that Ms. Tartivita was contacted about a possible tattoo parlor at her highway location.

A third Vape Shop call about interest in locating in Keansburg. Advised that two others recently were presented.

Dominican Restaurant will be presenting next Council Meeting for the 310 Main Street location.

*Raymond O'Hare
Borough Manager*

Spoke about discussions with the Amusement Park. Stated that prior developers did not want the Park. Current Redeveloper Sackman wants to work with the Amusement Park to include them.

Stated that the Amusement Park filed 6 lawsuits against the Borough.

*Robert Yuro
Borough Engineer*

2023 Road Improvements Project – currently in progress. Paving to begin in April.

19 Carr Avenue – expecting CO's in 3 months.

Excavation has begun at 1 Carr Avenue.

Brunch Gallery moving along – opening in 45 to 60 days.

Reported on the Water Treatment Plant – Filter Media replacement and the Sludge Press.



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Lead Service Line replacement currently checking services to customers.

Garbage / Recycling is out to bid.

Dredging at the Creek is complete.

Reviewing all grants.

Kiwanis

May be offering a \$10,000 grant for Hill Street

Mayor Hoff

Thanked Congressman Pallone for the \$1,000,000 infrastructure grant.

Announced that the St. Patrick's Parade will be this Sunday.

Thanked the Parade Committee.

Memorial Day Parade will be held on May 19th.

Thanked Department of Public Works and the Police Department for their help with the Parade.

Wished all a Happy Easter.



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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	✓		✓			

Braden Salas
39 Forest Avenue

Thanked Council and Staff for the work on the safety of Forest Avenue.

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

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			✓			



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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 **March 20, 2024**

Attest:

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