



JULY 17, 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 for the passing of:

In Memoriam:



Eileen Schaab



Martin Flynn





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Meeting Minutes:

Meeting Minutes July 1, 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 #1723 – Classified Positions (07.17.24)

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

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

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

NOW THEREFORE, BE IT by the Keansburg Borough Council:

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

Classified Service	Salaries and Wages	
	Minimum	Maximum
Account Clerk	\$40,000.00	\$95,000.00
Assessing Clerk	\$40,000.00	\$60,000.00
Assistant Municipal Clerk	\$40,000.00	\$85,000.00



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Assistant Superintendent Water/Sewer	\$45,000.00	\$110,000.00
Assistant Supervisor/Roads	\$45,000.00	\$110,000.00
Building Inspector Trainee	\$5,000.00	\$25,000.00
Building Sub Code Official (P/T)	\$5,000.00	\$35,000.00
Clerk I	\$40,000.00	\$75,000.00
Clerk II	\$40,000.00	\$75,000.00
Clerk III	\$40,000.00	\$75,000.00
Clerk/Typist	\$40,000.00	\$75,000.00
Code Enforcement Officer	\$40,000.00	\$110,000.00
Code Enforcement Officer (P/T Hourly)	\$15.00/hour	\$25.00/hour
Code Enforcement Officer (P/T)	\$5,000.00	\$40,000.00
Construction Official	\$40,000.00	\$100,000.00
Deputy Municipal Court Administrator	\$40,000.00	\$80,000.00
Electrical SubCode Official (P/T)	\$5,000.00	\$30,000.00
Employees Benefits Clerk/Typist	\$40,000.00	\$65,000.00
Equipment Operator	\$45,000.00	\$75,000.00
Evidence Control/Technical Services Support Clerk	\$45,000.00	\$80,000.00
Evidence Control/Technical Services Support Officer	\$45,000.00	\$80,000.00
Fire SubCode Official (P/T)	\$3,000.00	\$35,000.00
Laborer	\$45,000.00	\$80,000.00
Laborer (P/T)	\$18,000.00	\$45,000.00
Librarian (P/T)	\$15.00/hour	\$35.00/hour
Librarian Assistant	\$26,000.00	\$45,000.00
Mechanic	\$45,000.00	\$100,000.00
Mechanical Broom Operator	\$45,000.00	\$75,000.00
Payroll Clerk	\$40,000.00	\$50,000.00
Payroll Clerk (P/T)	\$5,000.00	\$20,000.00



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Payroll Supervisor	\$40,000.00	\$80,000.00
Plumbing Sub Code Official (P/T)	\$5,000.00	\$25,000.00
Police Records Clerk	\$45,000.00	\$65,000.00
Principal Payroll Clerk	\$35,000.00	\$60,000.00
Program Development Specialist I	\$40,000.00	\$50,000.00
Public Works Repairer	\$45,000.00	\$80,000.00
Qualified Purchasing Agent (P/T)	\$35,000.00	\$65,000.00
Records Support Technician I	\$45,000.00	\$75,000.00
Recreation Director (P/T)	\$4,000.00	\$35,000.00
Recycling Coordinator	\$2,000.00	\$10,000.00
School Traffic Guard	\$15.00/hour	\$30.00/hour
Senior Account Clerk	\$40,000.00	\$95,000.00
Senior Employees Benefits Clerk	\$40,000.00	\$65,000.00
Senior Mechanic	\$45,000.00	\$100,000.00
Senior Police Records Clerk	\$45,000.00	\$75,000.00
Special Police Officer Class I	\$15.00/hour	\$30.00/hour
Special Police Officer Class II	\$25.00/hour	\$40.00/hour
Special Police Officer Class III	\$30.00/hour	\$50.00/hour
Supervisor/Roads	\$45,000.00	\$100,000.00
Tax Clerk	\$35,000.00	\$50,000.00
Tax Clerk (P/T)	\$4,000.00	\$20,000.00
Technical Assist. To Construction Office (TACO) (F/T - P/T)	\$40,000.00	\$65,000.00
Telecommunications Operator	\$45,000.00	\$75,000.00
Telecommunications Operator (P/T)	\$15.00/hour	\$25.00/hour
Telephone Operator/ Receptionist	\$40,000.00	\$45,000.00
Violations Clerk	\$40,000.00	\$55,000.00



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Water Repairer/Sewer Repairer (P/T)	\$15.00/hour	\$25.00/hour
Water Repairer/Sewer Repairer / Water Plant Operator	\$45,000.00	\$90,000.00
Water Treatment Plant Operator	\$45,000.00	\$90,000.00
Zoning Officer	\$15,000.00	\$60,000.00

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

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1723 and set for public hearing on Wednesday, August 21, 2024 at 7pm.

Roll Call

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



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Ordinance #1724 – Unclassified Positions (07.17.24)

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

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

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

NOW THEREFORE, BE IT by the Keansburg Borough Council:

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

Unclassified Service	Salaries and Wages	
	Minimum	Maximum
Administrative Secretary	\$40,000.00	\$120,000.00
Borough Manager	\$40,000.00	\$150,000.00
Chief Financial Officer	\$40,000.00	\$75,000.00
Clerk (P/T)	\$15.00/hour	\$18.00/hour
Council Member	\$1,500.00	\$10,000.00
Deputy Registrar of Vital Statistics	\$1,500.00	\$5,000.00
Deputy Municipal Manager	\$10,000.00	\$60,000.00
Economic Development Representative	\$40,000.00	\$80,000.00
Emergency Management Deputy Director	\$1,000.00	\$15,000.00
Emergency Management Director	\$1,000.00	\$15,000.00
Executive Secretary	\$40,000.00	\$120,000.00
Fire Official (P/T)	\$15,000.00	\$45,000.00
Lifeguard	\$15.00/hour	\$18.00/hour
Municipal Clerk	\$40,000.00	\$120,000.00
Municipal Court Administrator	\$45,000.00	\$120,000.00
Municipal Judge	\$25,000.00	\$70,000.00
Municipal Prosecutor	\$10,000.00	\$50,000.00
Municipal Tax Collector	\$40,000.00	\$80,000.00
Parking Meter Enforcement Officer	\$15.00/hour	\$30.00/hour
Parking Meter Repairer	\$15.00/hour	\$40.00/hour
Personnel Assistant	\$1,500.00	\$6,000.00
Public Defender	\$2,000.00	\$25,000.00
Purchasing Assistant	\$1,500.00	\$5,000.00
Registrar of Vital Statistics	\$3,000.00	\$6,000.00
Secretary, Board or Commission	\$1,000.00	\$6,000.00



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Substitute School Traffic Guard	\$15.00/hour	\$20.00/hour
Superintendent of Public Works	\$60,000.00	\$150,000.00
Superintendent, Water & Sewer Dept	\$60,000.00	\$175,000.00
Supervisor of Records	\$45,000.00	\$75,000.00
Tax Assessor (P/T)	\$11,000.00	\$50,000.00
Tax Searcher	\$2,000.00	\$3,000.00

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

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1724 and set for public hearing on Wednesday, August 21, 2024 at 7pm.

Roll Call

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



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Resolutions:

RESOLUTION # 24-080 Payment of Bills (07/17/24)

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			✓			

RESOLUTION # 24-081 Authorize Window Contracts 2024 No. 2

RESOLUTION AUTHORIZING A "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

- Branin’s Contracting
- Coyne Chemical
- Eastern RO
- Fire and Safety Services
- Komline-Sanderson
- Pace Analytical services
- Realty Data Systems



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; 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 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			✓			



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RESOLUTION # 24-082

Appointments to the Recreation Committee (7.2024)

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

Voting Members

Eileen Enright

Ginger Rogan

Tina Manoes

Raymond Preston

Michele Hoff

Brooke Clayton

Allison Kane

Melissa Shaw

Jeanette Haughian

Charlene Ford

As Members of the Keansburg Recreation Committee, for a term to run from August 1, 2024 to July 31, 2025

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 # 24-083

Authorize Execution Personnel Contract – S. Ussmann 2024-2027

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg do authorize the Mayor, the Deputy Borough Manager and the Municipal Clerk to execute the Personnel Contract as presented to Mayor and Council between the Borough of Keansburg and Steve Ussmann; and

BE IT FURTHER RESOLVED that a certified copy be placed on file with the Finance Department and the Borough Clerk’s Office

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 # 24-084

Resolution Accepting the Municipal Audit for CY2023 and Correction Plan

GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT FORM OF RESOLUTION

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

WHEREAS, the Annual Report of Audit for the year **CY2023** has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

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

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

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

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



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

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

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

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

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 # 24-085

Authorize Chapter 159 – Hill Street Park Improvement Grant Award

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CH. 159, P.L. 148) – PUBLIC AND PRIVATE REVENUES OFFSET BY APPROPRIATIONS

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue to the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of adoption of the budget; and

WHEREAS, the Director may also approve the insertion of any item of appropriation for equal amount; and

WHEREAS, the Borough has received a Hill Street Park Improvement Grant award through the Department of Community Affairs in the amount of \$83,000.00; and

WHEREAS, this Grant does not require a local cash match

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg in the County of Monmouth, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of the following items in the 2024 Budget of the Borough of Keansburg:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written

Consent of the Director of the Division of Local Government Services:

County, State and Federal Revenues Off-set with Appropriations:

Hill Street Park Improvement Grant\$83,000.00

General Appropriations:

(A) Operations – Excluded from CAPS

County, State and Federal Programs Off-set by Revenues:

Hill Street Park Improvement Grant\$83,000.00

Local Match – Source:

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			✓			

RESOLUTION # 24-086

Appointment of Professional (2024-2025)



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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:

Bryan Morris
Phoenix Advisors

Financial Advisors

for the Borough of Keansburg for one year term commencing July 1, 2024 and expiring on June 30, 2025.

BE IT FURTHER RESOLVED that the Borough Manager and the Municipal Clerk are hereby directed to execute Professional Contracts with the above-named professionals

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 # 24-087 Authorize Execution of Shared Service: Monmouth County CRS (Community Rating System) Management Software Agreement

Municipal Partnership w/ Monmouth County for DCA Challenge Grant Community Rating System (CRS) Management Software Shared Service Program

WHEREAS, the New Jersey Department of Community Affairs’ (DCA) Division of Local Government Services (DLGS) works with counties and municipalities to streamline government operations and reduce cost and property taxes; and

WHEREAS, DCA offers communities opportunities to apply for Local Efficiency Achievement Programs (LEAP) Challenge Grants to achieve this goal; and

WHEREAS, New Jersey counties, municipalities, school districts, authorities, and fire districts are eligible to receive LEAP Implementation Grant funding to support a variety of costs related to investigating, developing, and undertaking a pioneering shared service project; and

WHEREAS, The County of Monmouth, as the project lead, is interested in applying for a LEAP program grant to develop and/or procure a Community Rating System (CRS) management software for use by the County’s municipal partners that participate in the National Flood Insurance Program’s (NFIP) CRS program; and



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WHEREAS, The CRS program provides discounts to flood insurance policy holders in our community located in special flood hazard areas, improves our resiliency to future flooding, and protects the health, safety, and welfare of our residents; and

WHEREAS, The County would like to offer a CRS management software as a shared service to municipalities to streamline the extensive CRS documentation and administrative process that many CRS communities find burdensome, costly, time consuming, and sometimes prohibitive to their full participation in the CRS program; and

WHEREAS, The County seeks to provide this type of software as a shared services pilot program, free of charge to municipalities for the first year and at a discounted rate in subsequent years; and

WHEREAS, Municipalities interested in partnering with the County on this LEAP Challenge Grant proposal must submit a conforming resolution to the County that memorializes the municipality’s commitment to completion of the proposed project.

NOW, THEREFORE, BE IT RESOLVED THAT, Borough of Keansburg shall be recognized as a joint applicant with Monmouth County for the purposes of submitting a LEAP Challenge Grant for the procurement and/or development of a Community Rating System (CRS) management software in establishing a new shared service pilot program that will benefit our community.

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 # 24-088 Payment of Bills (07/17/24) – 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 # 24-089 Authorize Execution of Amendment to Carr Avenue Corridor Redevelopment Agreement

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH CARR ENTERPRISES, LLC FOR THE REDEVELOPMENT OF CERTAIN PARCELS IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 10, LOTS 1, 3, 4, 5, 6, 7, 8, AND 9; BLOCK 13, LOTS 1, 2.02, 3, 4, 5.01, 5.03, 7, AND 8; BLOCK 14, LOTS 4, 5, 6, 7, AND 8; AND BLOCK 52, LOTS 7, 8, AND 9.

WHEREAS, the Borough of Keansburg (the “**Borough**”) and Carr Enterprises, LLC (the “**Redeveloper**”) entered into a Redevelopment Agreement dated September 22, 2021 (the “**Redevelopment Agreement**”) in connection with the redevelopment of property in the Borough of Keansburg, Monmouth County, New Jersey identified in the Redevelopment Agreement as the “**Property**” for which Carr Enterprises, LLC was named Redeveloper; and

WHEREAS, at the time of the execution of the Redevelopment Agreement the Property was comprised of Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9; Block 11, Lots 8, and 9; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7, and 8; Block 14, Lots 4, 5, 6, 7, and 8; and Block 52, Lots 7, 8, and 9, which are situated in an area in need of redevelopment as designated by the Borough Council through adoption of Resolution No. 20-038 on April 22, 2020 (“**Property**”), and regulated by the provisions set forth in the “**Carr Avenue Corridor Redevelopment Plan**,” prepared by T&M Associates, dated June 9, 2021, which



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was adopted by the Borough Council by way of adoption of Ordinance No. 1679 on July 21, 2021 (the “Original Redevelopment Plan”); and

WHEREAS, at the request of Redeveloper or an affiliated entity, the Borough Council determined it to be in the Borough’s best interests to amend the Original Redevelopment Plan as more specifically set forth in the amended “Carr Avenue Corridor Redevelopment Plan,” prepared by T&M Associates, dated April 6, 2023, which proposal was reviewed by the Borough of Keansburg Planning Board of Adjustment (“**Planning Board**”) on April 10, 2023 in accordance with N.J.S.A. 40A:12A-7(e) and adopted by the Borough Council by the adoption of Ordinance No. 1708 on May 17, 2023 (the “**Amended Redevelopment Plan**”); and

WHEREAS, upon adoption of the Amended Redevelopment Plan, the description of Property was amended to reflect that Block 11, Lots 8 and 9 were reallocated from the original Redevelopment Plan area and incorporated into the “Redevelopment Plan for Block 11, Lots 4 through 9” area, prepared by T&M Associates, dated April 6, 2023, which was adopted by the Borough Council by way of adoption of Ordinance No. 1709 on May 17, 2023; and

WHEREAS, as a result of the foregoing, the Property subject to the Amended Redevelopment Plan and is now comprised of Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7, and 8; Block 14, Lots 4, 5, 6, 7, and 8; and Block 52, Lots 7, 8, and 9; and

WHEREAS, as a result of the foregoing, the Borough desires to amend the Redevelopment Agreement to comport with the Amended Redevelopment Plan and incorporate other required modifications (the “**First Amendment**”); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:

1. The Borough hereby approves the First Amendment to the Redevelopment Agreement.

2. The Mayor is hereby authorized to execute the First Amendment to the Redevelopment Agreement, in substantially the form on file with the Borough Clerk, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

3. This Resolution shall take effect immediately.

Mr. Cusick asked for a roll call vote:

Roll Call

Moved	Seconded	Ayes	Nays	Absent	Abstain
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JULY 17, 2024 MEETING MINUTES

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

RESOLUTION # 24-090 Resolution of Endorsement to NJ Cannabis Commission – NJ Leaf

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 # 24-091 Authorize Mayor’s Endorsement of Food Desert Program

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg support the application of Keansburg Market for NJEDA Food Desert Program; and,

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Mayor is hereby authorized to sign a Letter of Endorsement addressed to the New Jersey Economic Development Authority dated July 17, 2024; and,

BE IT FURTHER RESOLVED that a certified copy of this resolution accompany the Letter of Endorsement.

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:

- **Keansburg Fire Department**



JULY 17, 2024 MEETING MINUTES

New Members

Christopher Fort

New Point Comfort

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		✓	✓			

Discussion:

Department Reports:

*Cliff Moore
Economic Development*

Reported on the status of:

*Embroidery Shop – to open soon
Bagel Spot – no progress at this time
Main Street Deli – sold to new owners
210 Main – to be torn down shortly*

Spoke about a potential tattoo parlor

*Spoke briefly about the Food Desert Program –
Keansburg Market*

Reported that there are currently 37 registered Air B&B's

*Robert Yuro
Borough Engineer*

*Gave an update on the 2023 Road Improvement Program
Reported on Grandview Apartment Redevelopment
Reported on the Beachway – Critelli project
Spoke about the CDBG Grant Award for Beaconlight –
Borough will be receiving a \$167,000.00 grant.*

Councilman Cocuzza

*Announced that members are always needed at the
Historical Society. The museum is open on weekends.*

Mayor Hoff

*Gave a reminder about the Beach Concert Series being
held every Friday.*



JULY 17, 2024 MEETING MINUTES

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	✓		✓			

Antonietta Carbone
101 Center Avenue

Asked about the status of 4 way stops.

Borough Manager, Raymond O’Hare, stated that it was in the works, but would get back to her about the current status.

Braden Salas
39 Forest Avenue

Thanked Council for the new parking meters. Inquired about better signage for the meters. Current signage is too small.

Steve Rogan, DPW Supervisor stated he would contact the Vendor to see if new metal signs were available.

Cynthia Hernandez
26 Bay Avenue

Feral cat problem at 24 Bay Avenue.

Braden Salas
39 Forest Avenue

Same issue with cats at 18 Greenwood Place.



JULY 17, 2024 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	✓		✓			

Executive Session:

Beachfront Redevelopment – Block 184-Lot 1

Mr. Cusick asked for a roll call vote to CONVENE an EXECUTIVE SESSION:

Roll Call

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

EXECUTIVE SESSION WAS CONVENED

Mr. Cusick asked for a roll call vote to RETURN from EXECUTIVE SESSION:

Roll Call

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



JULY 17, 2024 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 **July 17, 2024**

Attest:

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