



AUGUST 21, 2024 MEETING MINUTES

Ms. O’Brien 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.

Ms. O’Brien asked all to rise and recite:

Salute to the Flag

Ms. O’Brien took:

Roll Call

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

Meeting Minutes:

Meeting Minutes July 17, 2024

Ms. O’Brien 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 #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.

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:



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- 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
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



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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
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



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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
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.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1725 and set for public hearing on Wednesday, September 18, 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.

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.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1725 and set for public hearing on Wednesday, September 18, 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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First Reading:

Ordinance #1725 – Amend Ordinance Alcohol Beverage Control Municipal Fees 2024

AN ORDINANCE AMENDING CHAPTER VI (ALCOHOLIC BEVERAGE CONTROL), SECTION 3.4 (LICENSE FEES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg (the "Borough") that:

Section 1

Chapter VI (Alcoholic Beverage Control) Section 3.4 (License Fees) of the Revised General Ordinances be amended as follows:

<i>Plenary Retail Consumption License</i>	<i>\$1,500.00</i>
<i>Plenary Retail Distribution License</i>	<i>\$1,500.00</i>
<i>Club License</i>	<i>\$100.00</i>
<i>Transfer Application Fee</i>	<i>\$150.00</i>

Section 2 Repealer

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 3 Inconsistent Ordinances

All Ordinances of parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

Section 4 Severability

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

Section 5 Effective Date

This Ordinance shall take effect upon its passage and publication according to law.



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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1725 and set for public hearing on Wednesday, September 18, 2024 at 7pm.

Roll Call

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

Ordinance #1726 – BOND Ordinance – Multipurpose / Vehicles – Office Equipment

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VARIOUS VEHICLES AND CAPITAL EQUIPMENT, AND APPROPRIATING \$1,997,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,897,150 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$1,997,000, said sum being inclusive of all appropriations heretofore made therefor, including the sum of \$99,850 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of a down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$1,897,150, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of the acquisition of various vehicles and capital equipment for the Borough, including, but not limited to, a fire truck, an ambulance, a power stretcher, a pickup truck and plow, a postage machine, a sport utility vehicle (SUV) for the Department of Public Works



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(DPW), an SUV for the Water/Sewer Department, and two (2) SUVs and various communication equipment for the Police Department, together with all work and materials necessary therefor or incidental thereto, as more fully described in plans and specifications on file with the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$1,897,150, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$1,997,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$1,997,000 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$99,850 down payment for said purposes.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 12.59 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof



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has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,897,150 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$40,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto. This ordinance shall constitute a declaration of official intent for the purposes and within the meaning of Section 1.150-2(e) of the United States Treasury Regulations.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.



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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1726 and set for public hearing on Wednesday, September 18, 2024 at 7pm.

Roll Call

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

Ordinance #1727 – Sale of Real Property – Undersized Properties

ORDINANCE AUTHORIZING THE SALE OF CERTAIN UNDERSIZED PROPERTIES OWNED BY THE BOROUGH TO CONTIGUOUS PROPERTY OWNERS OF IN ACCORDANCE WITH N.J.S.A. 40A:12-13

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-13 authorizes the Borough to sell municipally owned real property at a private sale to owner of real property contiguous thereto where the Borough owned property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvements thereon; and

WHEREAS, the Mayor and Council of the Borough of Keansburg have determined that the following properties on the Tax Map of the Borough of Keansburg, County of Monmouth, State of New Jersey are not needed for public use

Block	Lot	Street Address
29	32	11 Grove Place
36	7	Beaconlight Avenue (between Shore Blvd and Woodland Avenue
54	12.01	90 Raritan Avenue
55	3	109 Raritan Avenue
55	5	117 Raritan Avenue
56	17	138 Center Avenue
107	2	9 Forest Place
107	58	136 Main Street
108	4	29 Forest Avenue

hereinafter referred to as “the Properties”; and

WHEREAS, the subject properties are without capital improvements thereon and are less than the minimum size required for development in those zones; and



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WHEREAS, N.J.S.A. 40A:12-13 further provides that where there is more than one (1) owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

NOW, THEREFORE, BE IT RESOLVED by the by the Mayor and Council of the Borough of Keansburg, County of Monmouth, in the State of New Jersey that:

1. The Properties as delineated on the Tax Map of the Borough of Keansburg, County of Monmouth, State of New Jersey, shall be offered for sale at a private sale to the highest bidder of the contiguous property owners pursuant to N.J.S.A. 40A:12-13.
2. The minimum price for bidding shall be as follows:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Minimum Bid*</u>
29	32	11 Grove Place	\$15,000.00
36	7	Beaconlight Avenue (between Shore Blvd and Woodland Avenue)	\$5,000.00
54	12.01	90 Raritan Avenue	\$15,000.00
55	3	109 Raritan Avenue	\$15,000.00
55	5	117 Raritan Avenue	\$15,000.00
56	17	138 Center Avenue	\$15,000.00
107	2	9 Forest Place	\$15,000.00
107	58	136 Main Street	\$7,500.00
108	4	29 Forest Avenue	\$15,000.00

*Subject to confirmation by Tax Assessor

Pursuant to the Borough Tax Assessor, the price set is considered to be fair market value of each property. In the event that there are no bids received for the Properties, the Borough Council may revise the minimum bid by Resolution.

3. Notice of the Borough’s intention to sell the property shall be advertised in a publication circulating in the municipality within (5) days following the enactment of this Ordinance. Said Notice shall additionally be posted on the Borough of Keansburg website.

4. Any offer for “the Properties” may be thereafter made to the Borough Clerk for a period of twenty (20) days following the above newspaper advertisement, for not less than the minimum price provided herein.



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5. The sale of the Properties shall be made to the highest bidder, after the legal advertisement of this Ordinance and notification to contiguous property owners.

6. The Borough does not warrant or certify title to any of the properties and in not event shall the Borough be liable for any damages to the successful bidder if title is found to be unmarketable for any reason. The successful bidder therefore waives and all rights in damages or by way of liens against the Borough of Keansburg.

7. As all of the properties are non-conforming, the successful bidder shall be required to merge the lot with the bidder's existing contiguous lot by Deed at the time of closing with the Borough.

8. The Borough Council reserves the right to reconsider its decision to sell the properties within thirty (30) days after the enactment of this Ordinance and either offer the property for sale at a public sale pursuant to *N.J.S.A. 40A:12-13(a)* or reject all bids and retain the property for Borough use.

9. If the properties are awarded, full payment for the property shall be made by certified check or bank check within thirty (30) days after the award of the bid, which shall be done by further action of the Borough Council.

10. The Borough offers no warranty as to any environmental conditions which may exist on any said properties. All real property may be subject to the provisions of ISRA (Industrial Site Recovery Act), CERCLA (Comprehensive Environmental Response Compensation and Liability Act, commonly known as Superfund) or other environmental laws or regulations. The Borough makes no representations as to the development potential or physical condition of the property.

11. The successful bidder(s) for the properties shall reimburse the Borough for any costs for the preparation of the Deed of Conveyance and for review by the Borough Attorney. This deed shall also contain a current metes and bounds description of the property.

12. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

13. This Ordinance shall take effect upon final passage and publication in accordance with the law.



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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1727 and set for public hearing on Wednesday, September 18, 2024 at 7pm.

Roll Call

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

Ordinance #1728– Occupancy Tax 2024

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING), OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG AUTHORIZING AND IMPOSING AN OCCUPANCY TAX ON CERTAIN RENTALS WITHIN THE BOROUGH OF KEANSBURG

WHEREAS, pursuant to N.J.S.A. 40:48F-1, the Keansburg may impose a tax not exceeding 3% on charges of rent for every occupancy of hotel rooms or transient accommodations obtained through a transient accommodation marketplace; and

WHEREAS, the Keansburg has reviewed the matter and determined that it is appropriate, and in the best interest of Keansburg, to impose a Municipal Occupancy Tax consistent with the provisions of N.J.S.A. 40:48F-1, et seq.;

NOW, THEREFORE, BE IT ORDAINED by the Keansburg as follows:

Section 1. Purpose; Statutory Authority.

The purpose of this section is to implement the provisions of N.J.S.A. 40:48F-1 et seq., as amended by P.L. 2018, c. 49, which authorizes the governing body of a municipality to adopt an ordinance imposing a tax at a uniform percentage rate not to exceed 3% on charges of rent for every occupancy of a room or rooms in a hotel or transient accommodation, subject to taxation pursuant to Subsection (d) of N.J.S.A. 54:32B-3. This tax shall be in addition to any other tax or fee imposed by statute or local ordinance or resolution by any governmental entity upon the occupancy of a hotel room or transient accommodation. The definitions of "transient accommodation," "transient space marketplace," "obtained through a transient space marketplace," and "professionally managed unit" in N.J.S.A. 54:32B-2 are incorporated herein by reference.



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Section 2. Tax Established.

There is hereby established an occupancy tax at a uniform percentage rate of 3% on charges of rent for every occupancy of a hotel or motel room or transient accommodation in the Borough of Keansburg that is subject to taxation pursuant to N.J.S.A. 54:32B-3d.

Section 3. Tax in Addition to Other Taxes and Fees.

The Municipal Occupancy Tax shall be in addition to any other tax or fee imposed by statute or local ordinance or resolution by any governmental entity upon the occupancy of a hotel room or transient accommodation.

Section 4. Exemptions.

The Municipal Occupancy Tax authorized herein shall not be imposed on the rent for an occupancy if the purchaser, user, or consumer is an entity exempt from the tax imposed on an occupancy under the Sales and Use Tax Act pursuant to N.J.S.A. 54:32B-9. Furthermore, a "transient accommodation" subject to this tax includes those entities defined as "transient accommodations" in N.J.S.A. 54:32B-2 and shall not include those entities excluded from that definition.

Section 5. Regulations Pertaining to Vendors, Violations, and Penalties.

In accordance with the requirements of N.J.S.A. 40:48F-2:

- A) All taxes imposed by this ordinance shall be paid by the purchaser.
- B) A vendor shall not assume or absorb any tax imposed by this ordinance.
- C) A vendor shall not, in any manner, advertise or hold out to any person or to the public in general, directly or indirectly, that the tax will be assumed or absorbed by the vendor, that the tax will not be separately charged and stated to the customer, or that the tax will be refunded to the customer.
- D) Each assumption or absorption by a vendor of the tax shall be deemed a separate offense, and each representation or advertisement by a vendor for each day that the representation or advertisement continues shall be deemed a separate offense.
- E) Penalties as fixed in the ordinance for the violation of the foregoing provisions.



AUGUST 21, 2024 MEETING MINUTES

Section 6. Collection of Tax.

The tax imposed by this ordinance shall be collected on behalf of the Borough of Keansburg by the person collecting the rent from the hotel, motel, or transient accommodation customer. Each person required to collect the tax herein imposed shall be personally liable for the tax imposed, collected, or required to be collected hereunder. Any such person shall have the same right in respect to collecting the tax from a customer as if the tax were a part of the rent and payable at the same time; provided that the Chief Financial Officer of the Borough of Keansburg shall be joined as a party in any action or proceeding brought to collect the tax.

Section 7. REPEALER: All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

Section 8: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

Section 9: SEVERABILITY. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

Section 10: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1728 and set for public hearing on Wednesday, September 18, 2024 at 7pm.

Roll Call

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



AUGUST 21, 2024 MEETING MINUTES

Resolutions:

RESOLUTION # 24-092 Payment of Bills (08/21/24)

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.

Ms. O’Brien 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 # 24-093 Authorize Execution of PILOT Agreements – Church Street Corp

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg does hereby authorize the execution of the Payment in Lieu of Taxes (P.I.L.O.T.) Agreements with the Church Street Corporation, dated August 21, 2024; and

BE IT RESOLVED that these PILOT Agreements are for Fallon Manor, 43 Church Street and McGrath Tower, 25 Hancock Street; and

BE IT FURTHER RESOLVED that the governing body does hereby authorize the Mayor to execute the agreements and that Deputy Municipal Clerk shall attest to said Agreements; and,

BE IT FURTHER RESOLVED that a certified copy of the Agreements and this Resolution be given to the Chief Financial Officer and kept on file in the Office of the Municipal Clerk

Ms. O’Brien asked for a roll call vote:

Roll Call

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



AUGUST 21, 2024 MEETING MINUTES

RESOLUTION # 24-094

Refund of Fees – L. Thompson – Parking Permit

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

Amount:	\$25.00
Reason:	Refund Parking Permit Fee - Volunteer
Reference:	Beachfront Parking Permit #429

Payable to: Luisa Thompson
 59 Creek Road
 Keansburg, NJ 07734

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above

Ms. O’Brien asked for a roll call vote:

Roll Call

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



AUGUST 21, 2024 MEETING MINUTES

RESOLUTION # 24-095 Rejection of Bids and Authorize Re-Bid – Collins Field Park Improvements

WHEREAS, three (3) bids were received on Tuesday, July 16, 2024 at the Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, NJ for the Collins Field Park Improvements; and

WHEREAS, as the bids exceeded project estimates, the Borough does hereby reject all bids.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Keansburg that the bids received in the matter of the Collins Field Park Improvements Project be rejected and the Borough Manager is hereby authorized to rebid the contract.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Borough Clerk to be a true copy be forwarded to:

- a. Borough Manager
- b. Borough Engineer
- c. Borough Qualified Purchasing Agent
- d. Borough Chief Financial Officer
- e. All known bidders

Ms. O’Brien 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 # 24-096 Authorize Execution of CDBG Grant Agreement – Beaconlight Improvement

COMMUNITY DEVELOPMENT BLOCK GRANT RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO EXECUTE A PROJECT AGREEMENT WITH MONMOUTH COUNTY FOR PERFORMANCE AND DELIVERY OF FISCAL YEAR 2024 COMMUNITY DEVELOPMENT PROJECTS

WHEREAS, certain federal funds are potentially available to Monmouth County under the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the County of Monmouth expects to receive an allocation for Fiscal Year 2024 from the United States Department of Housing and Urban Development; and



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WHEREAS, the County of Monmouth has submitted its Annual Plan for Fiscal Year 2024 to the U.S. Department of Housing and Urban Development, which included a project hereinafter referred to as Beaconlight Avenue Improvements Phase II with a grant allocation of **\$167,000.00**.

WHEREAS, the **Borough of Keansburg** hereby met all the requirements for the release of funds to begin incurring costs for this project; and

WHEREAS, the **Borough of Keansburg** has filed with the Monmouth County Community Development Program an acceptable timetable for completion and expenditure of grant funds, which is included as an appendix to the Project Agreement.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Municipal Clerk are hereby authorized to execute with the County of Monmouth the attached Project Agreement on behalf of the **Borough of Keansburg**.

Ms. O’Brien 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 # 24-097 Authorize Prohibition of Excessive Force and Lobbying – CDBG Grant

COMMUNITY DEVELOPMENT BLOCK GRANT RESOLUTION AUTHORIZING THE MAYOR TO SIGN A CERTIFICATION PROHIBITING THE USE OF EXCESSIVE FORCE AND A CERTIFICATION PROHIBITING THE USE OF FEDERAL FUNDS FOR LOBBYING

WHEREAS, certain federal funds are potentially available to Monmouth County through the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the United States Department of Housing and Urban Development has allocated funding to the County of Monmouth for Fiscal Year 2024; and

WHEREAS, the County is making some of these funds available to certain participating municipalities and non-profit agencies; and

WHEREAS, it is required that the **Borough of Keansburg** execute a Project Agreement with Monmouth County to undertake a project known as **Beaconlight Avenue Improvements Phase II** and



AUGUST 21, 2024 MEETING MINUTES

WHEREAS, the U.S. Department of Housing and Urban Development is requiring that the Mayor of the **Borough of Keansburg** sign additional certifications in order to receive these funds; and

WHEREAS, the **Borough of Keansburg** has adopted a policy prohibiting the use of excessive force by its law enforcement agency (police force) within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

WHEREAS, a copy of that policy is attached to and made part of this resolution.

NOW, THEREFORE, BE IT ORDAINED, that the **Borough of Keansburg** has met the conditions of receiving a Fiscal Year 2024 allocation by adopting a policy prohibiting the use of excessive force and by not using federal funds for lobbying or by disclosing that funds have been used for lobbying.

BE IT FURTHER RESOLVED, that the Mayor of the **Borough of Keansburg** is hereby authorized to sign the attached certifications which will become part of the Fiscal Year 2024 Project Agreement.

Ms. O’Brien 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 # 24-098

Non -Fair and Open – Professional Services – Tax Matters

WHEREAS, the Borough of Keansburg has a need to acquire immediate professional services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 and,

WHEREAS, the term of this contract shall expire June 30, 2025 for Tax Matter services; not to exceed \$20,000.00, and;

WHEREAS, Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill, P.C., Northfield, NJ, has previously submitted a proposal indicating they will provide the immediate required services, and;

WHEREAS, Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill, P.C has completed and submitted a Business Entity Disclosure Certification which certifies that Vision Media Marketing Inc. 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 Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill, P.C from making any reportable contributions through the term of the contract, and



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NOW THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Keansburg authorizes the finance department to enter into a contract with Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill, P.C., Northfield, NJ as described herein; and,

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

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

Ms. O'Brien 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 # 24-099 Authorize Execution Shared Service Agreement – Police Dispatch Services

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg does hereby authorize the execution of the Shared Services Agreement between the Monmouth County Sheriff's Office, Communications Division and the Borough of Keansburg, dated August 21, 2024; and

BE IT RESOLVED that this agreement referencing Police Communication Dispatch Services will be for a term commencing on October 1, 2024 and December 31, 2029; and

BE IT FURTHER RESOLVED that the governing body does hereby authorize the Borough Manager to execute the agreements and that Deputy Municipal Clerk shall attest to said Agreement; and,

BE IT FURTHER RESOLVED that a certified copy of the Agreements and this Resolution be given to the Chief Financial Officer and kept on file in the Office of the Municipal Clerk

Ms. O'Brien 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 # 24-100 Appointment of Statewide Insurance 2024 Representative Commissioners

STATEWIDE INSURANCE FUND

RESOLUTION APPOINTING FUND COMMISSIONER

WHEREAS, the Borough of Kearsburg (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;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Kearsburg (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.

Ms. O’Brien 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 # 24-101 Authorize Auction of Real Property – Block 33, Lot 12

WHEREAS, the Mayor and Council of the Borough of Kearsburg has previously adopted Ordinance #1716, AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY BY AND IN THE BOROUGH OF KEANSBURG; and,

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



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

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg does hereby authorize the execution of a real property auction to be held on Wednesday, October 23, 2024 at 7:00 pm local prevailing time, in the Council Chambers, Keansburg Borough Hall, 29 Church Street, Keansburg, NJ 07734; and

BE IT FURTHER RESOLVED that the governing body does hereby authorize the Borough Manager, the Chief Financial Officer and the Municipal Clerk to execute and facilitate the real property auction; and,

BE IT FURTHER RESOLVED that a certified copy of the Agreements and this Resolution be given to the Chief Financial Officer and kept on file in the Office of the Municipal Clerk

Ms. O’Brien 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 # 24-102

Release of Bonds – RPM – Beachway Urban Renewal Association LLC

**AUTHORIZING THE RELEASE OF PERFORMANCE BOND
AND CASH GUARANTEE to Beachway Urban Renewal Association, LLC.**

WHEREAS, the Planning Board Engineer, Frances Mullan, T and M Associates has completed an inspection of the project located at Block 15 Lot 1 in the Borough of Keansburg and

WHEREAS, in accordance with the Municipal Land Use Law, that the Performance and/ or Maintenance Bond be released to Beachway Urban Renewal Association, LLC d/b/s Cove on the Bay, 250-252 Beachway, Keansburg, NJ, with the following conditions:

1. Certification that all escrow fees have been paid and that there remain no monies due to the Borough of Keansburg.
2. Release the Performance Bond \$1,706,800.00 with cash portion guarantee amount \$189,644.50.
3. And, the release of a Two-Year Maintenance Guarantee Bond in the amount of \$284,466.75 or cash retainer of \$284,466.75 if established.



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NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Keansburg, in the County of Monmouth, State of New Jersey, that the release of the Performance Guarantee Bond and Cash Guarantee to Beachway Urban Renewal Association, LLC d/b/s Cove on the Bay, 250-252 Beachway, Keansburg, NJ is approved subject to the conditions as listed.

Ms. O’Brien 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 # 24-103 Payment of Bills (08.21.2024) 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.

Ms. O’Brien 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

PRESENTATION:

245 Main Street – House of Dragon – Tattoo Studio – did not appear as scheduled



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Communications:

Discussion:

CRS Floodplain Management Progress Report: Ed Striedl, Floodplain Manager, Robert Yuro, Borough Engineer

Robert Yuro, Borough Engineer and Ed Striedl, Borough Flood Manager spoke about the CRS Floodplain Management Progress Report.

Mr. Yuro spoke about the following:

1. The plan was originally prepared and implemented in March 2015 and is updated yearly.
2. The intent of the plan is to identify areas of the municipality susceptible to flooding and then create goals and recommendations to mitigate and or minimize the impacts of flooding.
3. The Borough is required to update the report annually in order maintain a high ranking which in turn allows for 15% reduction in the residential flood insurance rates.
4. 7 goals and 3 recommendations (also listed in back of report)
 - a. Secure public's safety from flood, panic ...
 - b. Promote public awareness of hazard mitigation and resiliency issues,
 - c. Use planning tools to prepare for and respond to floods,
 - d. Maintain and protect dunes, wetlands and other natural areas,
 - e. Protect, update and ensure borough infrastructure able to withstand future events,
 - f. Encourage and support use of sustainable development techniques,
 - g. Promote regional coordination between local, state and federal entities,
5. A number of measures are ongoing with several items completed (which are listed in the back of the report)
 - a. Continued updating of the Model Stormwater and floodplain ordinances.
 - b. Updating of borough ordinances to address the ever changing dep requirements for Salt Storage and Tree Replacement.



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- c. The continued elevation of existing properties that has reduced the number of repetitive losses to approximately 30-32 from a previous high of 65 properties,
 - d. The continued investment by the Borough in drainage upgrades of up to \$2.5M over the past several years
6. Ed Striedl's continued efforts in managing the Borough's CRS program, has afforded the borough residents approximately \$200,000.00 in savings in their Flood Insurance Policy Premiums.
 7. The report is kept on file in the Borough Hall and is available for all residents to review.
 8. if there are any questions or input from the board or residents

Mr. Striedl spoke about the current CRS Rating for the Borough.

Mayor Hoff asked if the 15% discount is automatic.

Mr. Striedl reported that not all insurance companies are complying / diligent in securing the 15% discount for policyholders. Stated that if needed, Residents/Policy Holders can contact the Code and Construction Office for outreach assistance with their insurance companies

Also stated that the Construction Office offers and encourages Property Owners to bring in their Elevation Certificates for inspection and recommendations.

Department Reports:

*Cliff Moore, Economic
Development Coordinator*

*Reported that the Bagel Spot is looking to open around
September/October*

Peruvian Café is working on permit checklist items

Smoke Depot set to reopen in the few weeks

*Supermarket did not qualify for current EDA grants.
Scheduled to go before Planning Board in September.*

*RPM is restructuring commercial rent. Currently there is an
interest from a Maserati dealer for a car showroom in the
retail section of the building.*



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Robert Yuro, Borough Engineer Reported that the EMS Memorial was 99% complete. Bollards have been installed. Black fencing still to be completed.

Stated that curb work at 19 Carr Avenue will begin next week. Pavers will be installed in the next few weeks.

Mayor Hoff

Announced the Barbie movie playing tonight on the Beach. Next week's movie will be the Taylor Swift movie.

Announce Jimmy Shomez and the Magooz would be playing the Friday night concert.

Reminder that Floatopia will take place on Saturday, August 31st from noon to 8pm.

Announced the EMS Memorial Dedication will take place on Saturday, September 14th at 11am.

Open to the Public:

Ms. O'Brien 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	✓		✓			



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*Muhanad (Moe) Alagha
79 Bayview*

Property Owner of 79 Bayview. Has is set as an Air B&B rental. Concerned about Ordinance #1728-Occupany Tax.

Stated that Air B&B was already taking a 3% fee.

There was a discussion about the purpose of the Ordinance. Cliff Moore explained the background and intent of the occupancy tax.

Mr. Alagha said he was excited about the development taking place and it was part of the reason he bought the property, but was concerned about the impact of the Ordinance.

Councilman Tonne explained the difference between the tradition rental and the short-term rental and how the new Ordinance is meant to address some of the concerns stated.

Ms. O’Brien 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	✓		✓			

Adjournment

Ms. O’Brien 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	✓		✓			



AUGUST 21, 2024 MEETING MINUTES



Established 1917

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 **August 21, 2024**

Attest:

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