



## December 15, 2021 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:**

<b>Mr. Donaldson</b>	<b>Mr. Tonne</b>	<b>Mr. Cocuzza</b>	<b>Mr. Foley</b>	<b>Mr. Hoff</b>
✓	✓	✓	Excused	✓

Mr. Cusick asked all to observe a Moment of Silence:

**MEMORIAM:**

### ∞ In Memoriam ∞



#### Henry "Hank" Ruhman 1959 – 2021

The Borough Council and Staff mourn the passing of our colleague and friend Henry "Hank" Ruhman.

Born in Keansburg 62 years ago, Hank was a trusted member of the Department of Public Works for 27 years.

**REDEVELOPMENT AGENCY:**

**Presentation:**

1 Carr Avenue – Sackman Enterprises NJ

At this time Josh Eckert an architect of Barton Partners appeared before the Borough Council in their capacity acting as the Borough Redevelopment Agency. Mr. Eckert represents Sackman Enterprises of New Jersey for an application at 1 Carr Avenue (Block 10, Lots, 3 through 7 of the Official Tax Map). Applicant proposes demolition of all existing structures and the construction of



## December 15, 2021 MEETING MINUTES

building containing 45 residential units (four studios and the remainder to be one and two bedroom units) and 7600 square feet of commercial/retail space. The buildings will be a total of four stories with a fifth story loft. There will be 15 on-site parking spaces and 30 dedicated spaces on Lot 1 (Block 10).

There was a general discussion on the removal of overhead utilities and poles at the site and the streetscape improvements in the general area. Borough Engineer, Robert Yuro, will work with the applicant in regard to the ratio of commercial/retail to residential units in the area.

Mr. Cusick asked for a roll call vote to OPEN the meeting to the Public:

**Roll Call**

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

### NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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

**Roll Call**

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

**RESOLUTION #21-149 – Shown voted on later in the meeting**



## December 15, 2021 MEETING MINUTES

### Meeting Minutes:

Meeting Minutes November 10, 2021

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:

**No action taken in regard to Ordinances during this meeting**

### Resolutions:

**RESOLUTION # 21-134** Payment of Bills (December 15, 2021)

**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			✓			



## December 15, 2021 MEETING MINUTES

**RESOLUTION # 21-135** Appointment to Monmouth County. Comm. Development Rep  
(C. Moore – G. Hoff)

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

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

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

**Cliff Moore, as Representative**

**Mayor George Hoff, as Alternative Representative**

For the term of January 1, 2022 through December 31, 2022

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

Ms. Debbie Dovedytis,  
Program Specialist  
Monmouth County Community Development  
Hall of Records Annex  
One East Main Street  
Freehold, New Jersey 07728

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 21-136** Cancellation of Grant Balances – ARP Grant

**RESOLUTION CANCELLING GRANT BALANCES**

**WHEREAS**, the following grant receivable and grant appropriation balances have been appropriated by the adoption of resolution number 21-081, and

**WHEREAS**, it is necessary to formally cancel the receivable balance and the offsetting appropriation reserve balance from the balance sheet in the 2021 budget year, and

**WHEREAS**, it is recommended that these funds be appropriated in the 2022 budget process.



## December 15, 2021 MEETING MINUTES

**NOW, THEREFORE, BE IT RESOLVED** that the following grant receivable and appropriation reserve balance be cancelled:

Grant Title	Grant Receivable	Grant Appropriation Reserve
American Rescue Plan	\$504,083.76	\$504,083.76

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 # 21-137**                      Cancellation of Outstanding Checks 2021

**CANCELLATION OF OUTSTANDING CHECKS**

**WHEREAS**, there are various outstanding checks that were issued, charged to appropriate accounts, and have been outstanding for more than one year, and

**WHEREAS**, The Chief Finance Officer is recommending that these outstanding checks be cancelled.

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Council of the Borough of Keansburg, County of Monmouth, that the Chief Finance Officer is authorized to cancel the following list of old outstanding checks:

ACCOUNT	CHECK #	AMOUNT
Current Fund		
Valley		
	48137	\$ 450.00
	48154	2,812.50
	48622	500.00
	48764	600.00
	48816	145.99
	48836	171.00
	48851	240.00



## December 15, 2021 MEETING MINUTES

49034	155.80
49180	76.00
49915	3.38
<b>Totals</b>	<b>\$5,154.67</b>

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 # 21-138**                      Cancellation of Grant Balances – FEMA Hazard Mitigation Grant 2016

**RESOLUTION CANCELLING GRANT BALANCES**

WHEREAS, the following grant appropriation balances have been previously approved in prior year budgets, and

WHEREAS, these grants have now been completed, and

WHEREAS, it is necessary to formally cancel the grant balances in the 2021 budget year.

NOW, THEREFORE, BE IT RESOLVED that the following grant balances be cancelled:

Grant Title

FEMA Hazard Mitigation Grant-2016

Grant Appropriation Reserve	\$310,217.00
Grant Receivable Balance	\$303,303.00



## December 15, 2021 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 21-139**                      Authorization to Participate in LESO 2022

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

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

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

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

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Keansburg that the Keansburg Police Department is hereby authorized to enroll in the 1033 Program for no more than a



## December 15, 2021 MEETING MINUTES

one-year period, with authorization to participate terminating in December 31 of the current calendar year from January 1, 2022 to December 31, 2022; and

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the Keansburg Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, breaching ram, breaching system, door opener/Hydraulic breaching and extraction tool, face shield/goggles (riot control), riot protection kit, riot crowd hatbox, police/safety helmets, protective shield, riot control shield, battering ram, mini door ram, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars and any other supplies or equipment of non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the-Police Department without restriction.

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

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

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

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

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately and valid to authorize requests to acquire "DEMIL A" property and "DEMIL B thro property that may be made available through the 1033 Program during the period which this resolution authorizes; with Program participation and all property authorization terminating on December 31st of the current calendar year from January 1, 2022 to December 31, 2022.



## December 15, 2021 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 21-140** Authorize Position Residency Requirement Waiver – Borough Mechanic

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that it does hereby waive the residency requirement for employment with the Borough of Keansburg for the position of:

### Borough Mechanic

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 # 21-141** Authorize Emergency Purchase – Water / Sewer Repair

**RESOLUTION – EMERGENCY PURCHASE – AC SCHULTES , 664 S. EVERGREEN AVE. WOODURY HEIGHTS,NJ 08097 – EMERGENCY REPAIR OF BOOSTER #3 TO REBUILD MOTOR AND NEW PUMP ASSEMBY AT WATER TREATMENT PLANT– NOT TO EXCEED \$22,932.00**

**Whereas**, NJSA 40A:11-6 provides that a purchase, contract or agreement may be made, negotiated or awarded without public advertising for bids and bidding therefore, notwithstanding that the cost of contract price will exceed the amount set in the prevailing bidding threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of performance of services, provided:



## December 15, 2021 MEETING MINUTES

A written requisition for the performance of such work or labor, or the furnishing of materials, supplies or services is filed with the contracting agent or his deputy in charge describing the nature of the emergency, the time of its occurrence and the need for invoking this section, certified by the officer or director in charge of the department wherein the emergency occurred, or such other officer or employee as may be authorized to act in the place of said officer or director, and the contracting agent or his deputy in charge, being satisfied that the emergency exists, is hereby authorized to award a contract for said work or labor, materials, supplies or services; and

**WHEREAS** , an emergency situation meeting the criteria set forth above resulting from an **EMERGENCY REPAIR OF BOOSTER #3 TO REBUILD MOTOR AND NEW PUMP ASSEMBLY AT WATER TREATMENT PLANT.**

**WHEREAS**, an emergency purchase/repair was made **AC Schultes, 664 S. Evergreen Ave., Woodbury Heights, NJ 08097** in the amount not to exceed of **\$ 22,932.00** for said water treatment plant repairs.

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Keansburg, does hereby authorize the payment of **\$22,932.00** to **Schultes, 664 S. Evergreen Ave., Woodbury Heights, NJ 08097** for the emergency purchase described herein in accordance with NJSA 40A:11-6

Mr. Cusick asked for a roll call vote:

### Roll Call

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



## December 15, 2021 MEETING MINUTES

**RESOLUTION # 21-142** Appointment of Municipal Treasurer – R. Llanos

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that it does hereby appointment

**Ricardo Llanos**

**Municipal Treasurer**

Effective immediately; and,

**BE IT FURTHER RESOLVE** that the Mayor and Council authorize the Municipal Clerk to forward a certified copy of this resolution to 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 # 21-143/144** Authorize 2022 Amusement Game License (RRB)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2022 Amusement Game License be granted to:

---

RRB Inc		
Name	Resolution #	Amusement Game License #
Bev & Wally's	#22-143	MG21-001
The Game Room	#22-144	MG21-002



## December 15, 2021 MEETING MINUTES

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and he is hereby authorized and directed to issue and execute the said license.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 21-145** Authorize 2022 Amusement Game License (Shot the Star)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2022 Amusement Game License be granted to:

**Brian Knispel**

Name	Resolution #	Amusement Game License #
Shoot the Star	#22-145	MG21-003

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and he is hereby authorized and directed to issue and execute the said license.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



## December 15, 2021 MEETING MINUTES

**RESOLUTION # 21-146**                      Personnel Contract – T. Cusick

**BE IT RESOLVED** that the Mayor and Council of the Borough of Keansburg do authorize the Mayor and the Deputy Municipal Clerk to execute the Personnel Contract as presented to Mayor and Council between the Borough of Keansburg and Thomas Cusick; 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 # 21-147**                      Cancellation of Property Taxes (various)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that by direction of the Tax Collector the following tax amounts be canceled:

Block	Lot		AMOUNT	REASON
30	22		\$ 238.40	Demolition of structure
33	12	CO03	212.97	Ownership by Borough
54	12.01		1,867.14	Demolition of structure
65	5		2,392.07	Fully-Exempt Veteran
127	17		572.16	Demolition of structure
168	17		1,307.27	Tax-Exempt (Church Street Corporation)

**BE IT FURTHER RESOLVED** that the following CREDITS be canceled at the request of the Tax Collector:



## December 15, 2021 MEETING MINUTES

Block	Lot	AMOUNT
41	8	\$ .01
80	4	.01
111	1	.01
128	12	.01

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to 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 # 21-148**                      Payment of Bills (December 15, 2021)

**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			✓			



## December 15, 2021 MEETING MINUTES

**RESOLUTION # 21-149**      Recommendation to the Planning Board – 1 Carr Avenue  
**Recommendation to the Keansburg Planning Board of Adjustment**

### 1 Carr Avenue

**WHEREAS**, the Borough Council in its capacity as the Redevelopment Agency has reviewed plans submitted by Sackman Enterprises for 1 Carr Avenue which is located in the Borough’s Redevelopment and Rehabilitation Zone; and

**WHEREAS**, said property is a residential use and the Redevelopment Agency offers no suggestions or recommendations at this time.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council acting as the Redevelopment Agency recommends the application of Sackman Enterprises for premises located at 1 Carr Avenue to the Planning Board of Adjustment; and,

**BE IT FURTHER RESOLVED** that the Borough Council/Redevelopment Agency expresses no conditions on the application; and,

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Keansburg Planning Board of Adjustment.

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 # 21-150**

**WHEREAS**, the County of Monmouth is in the process of purchasing property on Monroe Avenue (Block 163, Lot 5.01) to facilitate the reconstruction of the bridge on the roadway; and

**WHEREAS**, the Borough holds Tax Sale Certificate # 19-00032 on the property for unpaid taxes and has referred this Certificate for an In Rem Foreclosure action; and



## December 15, 2021 MEETING MINUTES

WHEREAS, the Borough Council has been made aware of the pending purchase by the County and the benefit of the bridge reconstruction and roadway improvements to the residents of our Community.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that it does hereby authorize the cancellation of Tax Sale Certificate # 19-00032 and that the Mayor and Municipal Clerk should endorse same for cancellation.

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

### Communications:

### Upcoming Meetings:

- *January 5, 2022 (First Wednesday)*
- *January 26, 2022 (Fourth Wednesday)*

### Discussion:

#### *County Acquisition of Property (Monroe Avenue)*

Mr. Cusick received a communication from Mr. Alexis Tucci representing the County of Monmouth in regard to the purchase of Block 163, Lot 5.01 in the Borough of Keansburg for the purposes of a road rehabilitation and bridge replacement on Monroe Avenue. The lot, which is privately owned, is comprised of wetlands and meadows. Due to the composition of the lot, it cannot be built upon. The Borough does hold a tax sale certificate on the property for unpaid taxes and would be pursuing a foreclosure against the owners. At this time the County is asking if the Borough would cancel the certificate when they purchase the lot. The County would maintain the property and be able to provide necessary land for the road rehabilitation and bridge replacement. Council agreed that the Borough residents will greatly benefit from the improvements in this area.



## December 15, 2021 MEETING MINUTES

### Department Reports:

Steve Ussmann, water Plant Superintendent, stated that the fourth quarter bills will be mailed the last week of December.

Councilman Cocuzza inquired into our current status with New Jersey American Water Company. Mr. Ussmann explained that we do have a contract with them for supplemental water supply from October 1 through April 30 of each year. Keansburg is close to the allocation amount we can pump from our wells prompting the need for the contract. Mayor Hoff stated that he was involved with the initial contract (2005) when he first elected to Council as there was a need for additional supply to the Borough.

Captain Sandy Burton of the Keansburg Police Department stated that a Neighborhood Watch Program will begin in the new year with the first meeting to be held on January 18<sup>th</sup> at 6 p.m. in Borough Hall. All interested residents are encouraged to attend.

Robert Yuro, Borough Engineer, stated that the water tank replacement project will begin in the new year and that construction should be between 3 to 6 months. The Seeley and Maple Avenue Projects are substantially complete. His firm is actively closing out all grant reimbursements on behalf of the Borough.

Cliff Moore, Economic Community Development Coordinator, stated there would be a printing business opening at 260 Main Street. The Borough has been contacted about having a mini-triathlon in the Fall of 2022.

Mayor Hoff invited anyone interested to attend the Parade Committee meetings. Many thanks to the Department of Public Works and all who assisted with the Tree Lighting Ceremony. Wishing all a Happy and Safe Holiday Season.

### 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	✓		✓			



## December 15, 2021 MEETING MINUTES

Kenneth C. Johnson, 31 Belleview Avenue, stated that abandoned homes are gathering places for gangs, drug use and illegal activity. No trespassing signs should be posted. The Borough should consider the establishment of an aeronautics unit of the Police department specifically with drones. It will help with incidents in town and on the Bay. He had specific concerns with 24 and 28 Belleview Avenue.

Charles Morro, 12 Charles Avenue, expressed concern with traffic, especially trucks, turning off the newly configured Central Avenue onto Charles Avenue without stopping. Borough should consider a stop sign.

Tami Alt, 1A Parkside Place, would like to see more of a presence of the Police Department at the High School. The school has become very unsafe and is in need of more security. Fights at the school and threats on social media are very concerning.

Lehan Doren, 10 Orchard Street also expressed concern over students fighting at Forest Park and intimidating others in the roadways.

Mayor Hoff stated there is unfortunately a contingent of residents with children in the school system who do not care about our Community and are causing trouble in the school system and for our Police Department. We are seeing new people moving in who are interested in investing in our Community and that he and Borough Council will continue the good fight to improve our town. The Mayor urges all to get involved with organizations in town and the Neighborhood Watch to move our town upward.

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	✓		✓			



## December 15, 2021 MEETING MINUTES

**Executive Session:**

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			✓			

### *Water/Sewer Rates – Attorney Client Privilege*

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			✓			

**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	✓		✓			



## December 15, 2021 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 **December 15, 2021**

**Attest:**

---

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