



SEPTEMBER 21, 2022 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
✓	✓	✓	✓	✓

Meeting Minutes:

Meeting Minutes August 17, 2022

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

Roll Call

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

Ordinances:

Second Reading:

Ordinance #1694 – Amendment of Code Enforcement – International Property Maintenance Code – Chapter 11

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING), SECTION 11-6 (BOCA NATIONAL MAINTENANCE CODE) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

**ORDINANCE ADOPTING THE 2021
INTERNATIONAL PROPERTY MAINTENANCE CODE**



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“ORDINANCE ESTABLISHING THE MINIMUM REGULATION GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO INSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE”

An ordinance of the Borough of Keansburg adopting the International Code Council 2021 edition of the *International Property Maintenance Code*, regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Borough of Keansburg; providing for the issuance of permits and collection of fees therefore; repealing Ordinance # 1491 of the Borough of Keansburg and all other ordinances and parts of the ordinances in conflict therewith.

The Mayor and Council of the Borough of Keansburg does ordain as follows:

SECTION 1.

DELETE:

BOCA NATIONAL PROPERTY CODE

ADD:

INTERNATIONAL PROPERTY MAINTENANCE CODE

SECTION 2.

That a certain document, three (3) copies of which are on file in the office of the Borough Clerk of the Borough of Keansburg, being marked and designated as the *International Property Maintenance Code*, 2021 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Keansburg, in the State of New Jersey for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of



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buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Borough Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION 3. The following sections are hereby revised.

- | | |
|----------------|---|
| Section 101.1 | The Borough of Keansburg |
| Section 103.1 | Borough of Keansburg Code Enforcement Department |
| Section 302.4 | WEEDS: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12”. |
| Section 304.14 | INSECT SCREENS: During the period from April 1 to October 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any |
| Section 602.3 | HEAT SUPPLY. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming unit, dormitory or guestroom on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to May 1 to maintain the room temperatures specified in Section PM 602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours. |
| Section 602.4 | HEAT: Occupiable work spaces. Non residential structures. Every enclosed occupied work space shall be supplied with sufficient heat during the period October 1 to May 1 to maintain a temperature of not less than 65 degrees F. (18 degrees C.) during all work hours. |
- Exceptions:
1. Processing, storage and operation areas that require cooling or specific temperature conditions.
 2. Areas in which persons are primarily engaged in vigorous physical activities. (Ordinance #1240)



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SECTION 4.

That Ordinance No. 1694 of the Borough of Keansburg entitled: “ORDINANCE ESTABLISHING THE MINIMUM REGULATION GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO INSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE” and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Mayor and Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 6. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. That the Borough Clerk is hereby ordered and directed to cause this ordinance to be published as required by law.

SECTION 8. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 20 days from and after the date of its final passage and adoption.

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	✓		✓			

Michael Bonney
92 Raritan Avenue

Asked if this would be the same code that is utilized by the Township of Middletown. Their Code does provide for substantial fines for vacant and derelict properties.



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This will be the most up-to-date Construction code available so we must assume Middletown should be utilizing the same Code.

Mr. Cusick took a roll call vote to CLOSE the meeting to the Public

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

Mr. Cusick took a roll call vote to ADOPT Ordinance #1694

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

Ordinance #1695 – Delete Cat Licensing

AN ORDINANCE AMENDING CHAPTER IX (ANIMAL CONTROL), SECTION 3.2 (CATS; LICENSING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Section 3.2 (Cats; Licensing) of Chapter IX (Animal Control) shall be deleted in its entirety.

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 or 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.



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Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

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

Roll Call

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

Cristina Onciu
82 Frances Place

Inquired into why the Borough would be doing away with the requirement for cat licenses.

Mr. Cusick explained that Keansburg is one of the only municipalities that require licensing of cats. Unlike the licensing of dogs there are no State requirements. There has been very little compliance with the licensing ordinance and has become more costly to maintain the software and licenses.

Mr. Cusick took a roll call vote to CLOSE the meeting to the Public

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

Mr. Cusick took a roll call vote to ADOPT Ordinance #1695

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

First Reading:



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Ordinance #1696 – Unclassified Positions (09.21.22)

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	\$35,000.00	\$100,000.00
Borough Manager	\$35,000.00	\$150,000.00
Chief Financial Officer	\$35,000.00	\$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	\$3,000.00
Deputy Municipal Manager	\$10,000.00	\$50,000.00
Emergency Management Deputy Director	\$1,000.00	\$15,000.00
Emergency Management Director	\$1,000.00	\$15,000.00
Executive Secretary	\$35,000.00	\$100,000.00
Fire Official (P/T)	\$15,000.00	\$45,000.00
Lifeguard	\$15.00/hour	\$18.00/hour
Municipal Clerk	\$35,000.00	\$100,000.00
Municipal Court Administrator	\$35,000.00	\$100,000.00
Municipal Judge	\$25,000.00	\$70,000.00
Municipal Prosecutor	\$10,000.00	\$50,000.00
Municipal Tax Collector	\$35,000.00	\$75,000.00
Parking Meter Enforcement Officer	\$15.00/hour	\$20.00/hour
Parking Meter Repairer	\$15.00/hour	\$30.00/hour
Personnel Assistant	\$1,500.00	\$6,000.00
Public Defender	\$2,000.00	\$20,000.00
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
Substitute School Traffic Guard	\$14.00/hour	\$20.00/hour



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Superintendent of Public Works	\$60,000.00	\$130,000.00
Superintendent, Water & Sewer Dept	\$60,000.00	\$130,000.00
Supervisor of Records	\$35,000.00	\$70,000.00
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 #1696 and set for public hearing on Wednesday, October 19, 2022 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 #1697 – Classified Positions (09.21.22)

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	\$35,000.00	\$60,000.00
Assessing Clerk	\$35,000.00	\$55,000.00
Assistant Municipal Clerk	\$35,000.00	\$80,000.00
Assistant Superintendent Water/Sewer	\$40,000.00	\$85,000.00
Assistant Supervisor/Roads	\$40,000.00	\$85,000.00
Building Inspector Trainee	\$5,000.00	\$25,000.00
Building Sub Code Official (P/T)	\$5,000.00	\$35,000.00
Clerk I	\$35,000.00	\$65,000.00
Clerk II	\$35,000.00	\$65,000.00
Clerk III	\$35,000.00	\$65,000.00
Clerk/Typist	\$35,000.00	\$65,000.00
Code Enforcement Officer	\$35,000.00	\$90,000.00
Code Enforcement Officer (P/T Hourly)	\$15.00/hour	\$20.00/hour
Code Enforcement Officer (P/T)	\$5,000.00	\$40,000.00
Construction Official	\$16,600.00	\$65,000.00
Deputy Municipal Court Administrator	\$35,000.00	\$60,000.00



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Electrical SubCode Official (P/T)	\$5,000.00	\$30,000.00
Employees Benefits Clerk/Typist	\$35,000.00	\$50,000.00
Equipment Operator	\$40,000.00	\$65,000.00
Evidence Control/Technical Services Support Clerk	\$40,000.00	\$80,000.00
Evidence Control/Technical Services Support Officer	\$40,000.00	\$80,000.00
Fire SubCode Official (P/T)	\$3,000.00	\$35,000.00
Laborer	\$35,000.00	\$60,000.00
Laborer (P/T)	\$18,600.00	\$45,000.00
Librarian (P/T)	\$15.00/hour	\$35.00/hour
Librarian Assistant	\$26,000.00	\$45,000.00
Mechanic	\$40,000.00	\$75,000.00
Mechanical Broom Operator	\$40,000.00	\$75,000.00
Payroll Clerk	\$40,000.00	\$50,000.00
Payroll Clerk (P/T)	\$4,300.00	\$10,000.00
Plumbing Sub Code Official (P/T)	\$5,000.00	\$25,000.00
Police Records Clerk	\$35,000.00	\$60,000.00
Principal Payroll Clerk	\$35,000.00	\$60,000.00
Program Development Specialist I	\$35,000.00	\$50,000.00
Public Works Repairer	\$40,000.00	\$65,000.00
Qualified Purchasing Agent	\$35,000.00	\$65,000.00
Records Support Technician I	\$40,000.00	\$75,000.00
Recreation Director (P/T)	\$4,000.00	\$30,000.00
Recycling Coordinator	\$2,000.00	\$10,000.00
School Traffic Guard	\$15.00/hour	\$20.00/hour
Senior Account Clerk	\$35,000.00	\$65,000.00
Senior Employees Benefits Clerk	\$35,000.00	\$60,000.00
Senior Mechanic	\$40,000.00	\$80,000.00



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Senior Police Records Clerk	\$40,000.00	\$60,000.00
Special Police Officer Class I	\$15.00/hour	\$30.00/hour
Special Police Officer Class II	\$20.00/hour	\$35.00/hour
Supervisor/Roads	\$40,000.00	\$90,000.00
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)	\$35,000.00	\$65,000.00
Telecommunications Operator	\$40,000.00	\$70,000.00
Telecommunications Operator (P/T)	\$15.00/hour	\$20.00/hour
Telephone Operator/ Receptionist	\$35,000.00	\$40,000.00
Violations Clerk	\$35,000.00	\$50,000.00
Water Repairer/Sewer Repairer (P/T)	\$15.00/hour	\$20.00/hour
Water Repairer/Sewer Repairer / Water Plant Operator	\$40,000.00	\$75,000.00
Water Treatment Plant Operator	\$40,000.00	\$65,000.00
Zoning Officer	\$13,600.00	\$50,000.00

- 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 #1696 and set for public hearing on Wednesday, October 19, 2022 at 7pm:

Roll Call



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

Ordinance #1698 – Capital Ordinance – Street Sweeper

CAPITAL ORDINANCE PROVIDING FOR THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, AND APPROPRIATING \$400,000 THEREFOR, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Borough Council of the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”) has determined to provide for the acquisition of various capital equipment; and

WHEREAS, the Borough has available \$200,000 in the Borough’s Capital Improvement Fund and \$200,000 in the Borough’s Capital Fund Balance.

NOW, THEREFORE, BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized as general capital 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 2, there is hereby appropriated \$400,000, said sum being inclusive of \$200,000 from the Borough’s Capital Improvement Fund and \$200,000 from the Borough’s Capital Fund Balance.

Section 2. The improvements hereby authorized to be undertaken consist of the acquisition of a street sweeper and various other capital equipment for the Borough, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

Section 3. The 2022 capital budget of the Borough will conform to 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 4. An aggregate amount not exceeding \$8,000 for 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



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cost of said improvements and is included in the estimated cost indicated herein for said improvements.

Section 5. The Borough Attorney and other Borough officials and representatives are hereby authorized to do all things necessary to accomplish the purposes of the appropriation made herein.

Section 6. This ordinance shall take effect as provided by law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1696 and set for public hearing on Wednesday, October 19, 2022 at 7pm:

Roll Call

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

Ordinance #1699 – No Parking on Laurel Avenue (portion)

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII (TRAFFIC), SECTION 3.3 (PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS), SCHEDULE I (NO PARKING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Schedule I (No Parking) of Chapter VII (Traffic), Section 3.3 (Parking Prohibited at All Times on Certain Streets) be amended and supplemented to include the following:

<i>Name of Street</i>	<i>Side</i>	<i>Location</i>
LAUREL AVENUE	West	Between Maplewood Avenue and Hazlet Township boundary.

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.



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- Section 3: **INCONSISTENT ORDINANCES.** All Ordinances or 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 and approval by the Department of Transportation.

Mr. Cusick asked for a roll call vote to **INTRODUCE** Ordinance #1696 and set for public hearing on Wednesday, October 19, 2022 at 7pm:

Roll Call

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

Ordinance #1700 – Belvedere Parking Lot – Dates and Hours

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII (PARKING METER ZONES AND PARKING LOTS), CREATING SECTION 2.13 (DATES AND HOURS OF OPERATION) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

SECTION 1.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VIII (Parking Meter Zones and Parking Lots), Section 2 (Regulations for Parking Meter Zones) be amended and supplemented to include Section 2.13 (Date and Hours of Operation). Newly created Section 2.13 shall read as follows:

Section 8-2.13. Dates and Hours of Operation

Lot # 1 Belvedere Parking Lot



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All parking meter regulations shall be enforced every calendar day and twenty-four hours each day.

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 or 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.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1696 and set for public hearing on Wednesday, October 19, 2022 at 7pm:

Roll Call

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

Resolutions:

RESOLUTION # 22-097 Payment of Bills (09/21/22)



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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:

Roll Call

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

RESOLUTION # 22-098 Authorize Chapter 159 – Bulletproof Vest Program Grant

REQUESTING APPROVAL OF INSERTION OF \$10,460.45 TO THE 2022 BUDGET REVENUE AVAILABLE FROM THE FY 2020-2021 BVP GRANT – Bulletproof Vest Program

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

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Keansburg hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$10,460.45 which item is now available as a revenue from the FY 2020-2021 BVP GRANT

BE IT FURTHER RESOLVED that a like sum of \$10,460.45 be and the same is hereby appropriated under the caption of:

BVP-CH159 FY 2020-2021 BVP GRANT



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Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 22-099 2022 Window Contracts – Borough Vendors

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

- **Advanced Micro Dist Channels**
 - **Amano McGann**
 - **Peter P Faccas**
 - **Global Cleaning USA LLC**
 - **Municipal Maintenance co.**
 - **Naylors Auto Parts Inc**
 - **Say Plumbing LLC**
 - **Vaider Network Solutions LLC**
- ; and

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

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



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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:

Roll Call

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

RESOLUTION # 22-100

Redevelopment Study – Block 15, Lot 2 and Block 53, Lot 1
(Non-Condemnation)

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE BOROUGH’S PLANNING BOARD TO INVESTIGATE WHETHER THOSE CERTAIN PARCELS, CONSISTING OF BLOCK 15, LOT 2 and BLOCK 53, LOT 1 ON THE BOROUGH TAX MAPS SHOULD BE DESIGNATED AS AN “AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION)”

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes the Borough of Keansburg (the “**Borough**”) to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law the Borough (the “**Borough Council**”) may authorize the planning board of the Borough (the “**Planning Board**”) to conduct a preliminary investigation and public hearing to evaluate the area pursuant to the Redevelopment Law and make recommendations to the Borough Council; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough that an investigation occur with respect to certain parcels within the Borough and therefore authorizes and directs the Planning Board to review and make recommendation whether the Study Area (as defined below) meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment (non-condemnation), concerning the parcels commonly known on the Borough tax maps as:

- Block 15, Lot 2;
- Block 53, Lot 1 (collectively, the “**Study Area**”); and



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WHEREAS, pursuant to the redevelopment law, specifically, *N.J.S.A. 40A:12-6*, the Borough Council shall state whether the redevelopment area shall be a “non-condemnation redevelopment area”, which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the Redevelopment Law or whether the redevelopment area shall be a “condemnation redevelopment area”, which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law; and

WHEREAS, the redevelopment area determination requested hereunder authorizes the Borough and the Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain (hereinafter referred to as a “**Non-Condensation Redevelopment Area**”).

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

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment.
3. Any redevelopment area created pursuant to this authorization shall be a “non-condemnation” redevelopment area pursuant to *N.J.S.A. 40A:12-6*.
4. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein and appended thereto shall be a statement setting forth the basis of the investigation.
5. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the Borough or Borough Council to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condensation Redevelopment Area.
6. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.



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7. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or some of the Study Area as an area in need of redevelopment.
8. This Resolution shall take effect immediately.

Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 22-101 Professional Services Agreement – Water Tank Rehabilitation

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

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

Water System Storage Tank Rehabilitation

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates
in the proposal amount of \$46,250.00
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

 Patrick DeBlasio CFO

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



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

Mr. Cusick asked for a roll call:

Roll Call

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



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RESOLUTION # 22-102 2022 Halloween Curfew

Whereas, Halloween will celebrated on Monday, October 31, 2022; and

Whereas, The Mayor and Council are concerned with the safety and well-being of our youth; and,

Whereas, it is in the best interests of the residents of the Borough of Keansburg that a curfew be imposed on October 30th and October 31st 2022; and,

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that a curfew of 7 pm be imposed within the Borough of Keansburg for all youth under the age of eighteen years on Sunday, October 30th and Monday, October 31st, 2022 and,

BE IT FURTHER RESOLVED that Trick or Treating is allowed only between the hours of 12 pm (noon) through 7pm on Monday, October 31st.

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

Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 22-103 Authorize Change Order – Pavilion - #4

RESOLUTION AUTHORIZING A CHANGE ORDER No. 4 INCREASING THE CONTRACT PRICE

WHEREAS, McCauley Construction Company, LLC of Long Branch, NJ for the Keansburg Beach Pavilion project which was awarded by the Borough of Keansburg; and

WHEREAS, during construction, unanticipated conditions associated with the construction of the proposed Beach Pavilion building were identified, thereby requiring changes in the original scope of the work which had been contemplated by the relevant bid specifications; and

WHEREAS, McCauley Construction Company, LLC submitted a proposed change order of the necessary changes in the scope of the project along with corresponding cost increases, has resulted in a total initial proposed net cost increase of \$12,705.00, thereby increasing the original contract amount of \$899,167.00 to a contract amount of \$911,872.00; and

WHEREAS, McCauley Construction Company, LLC submitted a proposed fourth change order (Change Order No. 4) of the necessary changes in the scope of the project along with corresponding cost



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increases, has resulted in an additional proposed net cost increase of \$29,720.56, thereby increasing the amended contract amount of \$945,544.18 to a contract amount of \$975,264.74; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would increase the amended contract price by \$29,720.56; and

WHEREAS, N.J.A.C. 5:30-11.3 provides the Municipality with authority by way of change order to approve additional work when the cost of such work is less than 20% of the original total bid amount; and

NOW THEREFORE BE IT RESOLVED, by Mayor and Council of the Borough of Keansburg, as follows:

1. The change order no. 4 for the Keansburg Beach Pavilion project, which was awarded to McCauley Construction Company, LLC of Long Branch, NJ for an increase of Twenty-Nine Thousand, Seven Hundred Twenty dollars and Fifty-Six Cents (\$29,720.56) to the amended contract is hereby approved,
2. A certified copy of this resolution shall be forwarded to the Chief Financial Officer.

Mr. Cusick asked for a roll call:

Roll Call

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



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RESOLUTION # 22-104

Payment of Bills (09/21/22) 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:

Roll Call

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

Communications:

- **Keansburg Fire Department**
New Members

Sean Cooney

Keansburg Fire Company #1

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

Roll Call

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



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UPCOMING MEETINGS:

- *October 19, 2022*
- *November 9, 2022 – Second Wednesday*
- *December 14, 2022 – Second Wednesday*
- *January 4, 2023 – First Wednesday*
- *January 25, 2023 – Fourth Wednesday*

Resolutions:

RESOLUTION # 22-105 Appointment to the Planning Board

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:

Daniel Shields

To the Keansburg Planning Board of Adjustment
as a Class IV Member

for the Borough of Keansburg

for an unexpired term commencing on September 21, 2022 and expiring on June 30, 2024.

Mr. Cusick asked for a roll call:

Roll Call

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



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RESOLUTION # 22-106 Appointment to the Housing Authority

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:

Colleen Beattie

To the Housing Authority

for the Borough of Keansburg

for a term commencing on September 21, 2022 and expiring on April 1, 2025.

Mr. Cusick asked for a roll call:

Roll Call

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

RESOLUTION # 22-107 Low Income Household Water/Wastewater Assistance Program (LIHWAP)

BE IT RESOLVED that the Borough of Keansburg desire to participate in the Low Income Household Water/Wastewater Assistance Program (LIHWAP) sponsored by the New Jersey Department of Community Affairs which may provide financial assistance to the customers of the water/sewer utility; and

BE IT FURTHER RESOLVED that the Borough Manager, Municipal Clerk/Tax Collector, Chief Financial Officer and Water Plant Superintendent are hereby authorized to execute any required documents on behalf of the Borough of Keansburg.

Mr. Cusick asked for a roll call:



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Roll Call

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

Discussion:

CRS Floodplain Management Progress Report

At this time the Annual Community Rating System Floodplain Management Plan 2022 Progress Report was presented to the Borough Council by Borough Engineer Robert F. Yuro. Mr. Yuro explained that the report was prepared by his office in conjunction with Edward P. Striedl, the Borough’s Floodplain Manager. Mr. Yuro reported on the various drainage improvements that were completed by the Borough (Woodside, Lawrence, Maple Avenues, Grove Place) as well as the most recent ordinances adopted by the Municipal Council. The report will be placed on file in both the Construction and the Municipal Clerk’s office.

Department Reports:

Steve Ussmann, Water Plant Superintendent, reported on the various water main repairs completed in the Borough including a repair to the service at Borough Hall. Flushing of hydrants shall begin on October 3rd and fourth quarter water bills will be sent out on September 29th. The Borough’s water storage tank improvements have been completed and it has been refilled. The winter water contract with New Jersey American Water Company will begin on October 1st.

James Della Pietro, Public Works Superintendent, thanked the Council and Manager for authorizing the purchase of a new street sweeper to maintain our roadways and clean out the local drainage system.

Cliff Moore, Economic Community Development Coordinator, reported that Grin Brewing is awaiting State approval in order to open their business. There



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has been no word on the Food Desert Program to date. He was present today at the Community Development Block Grant presentation made at the County.

Robert Yuro, Borough Engineer, reported that the water tank is indeed full and that the cellular antennae are being reinstalled onto the tower. There should have been a substantial savings on the project as we obtained a much smaller amount of water from New Jersey American Water Company during the project, much less than budgeted.

The structures at 139 Shore Boulevard should be demolished within 30 days.

A formal application was submitted and a presentation was made by Keansburg for drainage and roadway improvements at Forest and Park to the Monmouth County Community Development Program.

Mayor George Hoff announced that Keansburg Day will be held on October 1st. Thanks to the Recreation department for the successful events held these past few months.

Leaf pick-up will commence in mid-October.

Open to the Public:

Mr. Cusick asked for a roll call 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			✓			

Antoinetta Carbone, 101 Center Avenue wanted to get an update on the stop signs that were requested on Center Avenue.



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Mr. Yuro stated that a traffic study needed to be done and it has not been done at this time.

Ms. Carbone also reported a code issue at 103 Center Avenue.

Mr. Cusick asked for a roll call 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

Mr. Cusick asked for a roll call to ADJOURN the meeting:

Roll Call

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



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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 **September 21, 2022**

Attest:

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