



BOROUGH OF UNION BEACH

AGENDA

Agenda Meeting

July 17, 2025

650 Poole Avenue

Union Beach, NJ

CALL TO ORDER: Meeting called to order by Mayor Cocuzza at 7:00 p.m.

ANNOUNCEMENT: By Mayor Cocuzza of the Emergency Fire Exits.

SALUTE TO THE FLAG: Mayor Cocuzza

SUNSHINE LAW NOTICE: Announced by Acting Municipal Clerk

Adequate notice has been given to the public and press on the date, time, and place of this meeting, in accordance with P.L 1975, chapter 231, "open public meetings act." -

ROLL CALL: Council Members

Mr. Wicki

Mr. Riccardi

Mrs. Roche

Mrs. Woodruff

Mr. Andreuzzi-ABSENT

Mr. Lewandowski

Also Present:

Mayor Charles W. Cocuzza

Victoria A. Flynn, Esq., Borough Attorney

Robert M. Howard, Jr., Borough Administrator

Alexandra Sweeney, Acting Municipal Clerk

Dawn Gambacorto, Deputy Municipal Clerk

PUBLIC HEARINGS ON ORDINANCES AND OTHER PUBLIC HEARINGS, ETC.:

Clerk requests permission of Mayor Cocuzza to read the following Ordinances by Title only, advising that said Ordinances were posted on the Bulletin Board at the Municipal Building and on the Borough's Website at least one week in advance of this Public Meeting, and that copies of said Ordinances are made available to the General Public upon request.

CLERK READS ORDINANCE TITLE #2025-363

MAYOR COCUZZA OPENS THE MEETING TO PUBLIC HEARING ON ORDINANCE NUMBER 2025-363

AT ____ P.M.

MAYOR COCUZZA CLOSES THE MEETING TO THE PUBLIC AT ____ P.M. .

ORDINANCE 2025-363:

AN ORDINANCE AMENDING CHAPTER XIII (LAND USE AND DEVELOPMENT REGULATIONS) OF THE GENERAL ORDINANCES OF THE BOROUGH OF UNION BEACH TO AMEND CERTAIN PROVISIONS REGARDING SECTION 13-5.33 PARKING, GARAGES, AND DRIVEWAYS; SECTION 13-8.16 LOTS; SECTION 13-9.15 SEMI-DIVIDED DWELLINGS; SECTION 13-10.5 B-1 NEIGHBORHOOD COMMERCIAL ZONE; SECTION 13-10.6 B-2 HIGHWAY BUSINESS ZONE; SECTION 13-10.10 B-3 DOWNTOWN GATEWAY ZONE; SECTION 13-10.20 B-1A NEIGHBORHOOD COMMERCIAL-TRANSITION ZONE; AND SCHEDULE A, SCHEDULE OF AREA, YARD, SETBACK AND HEIGHT REQUIREMENTS.

BE IT ORDAINED by the Borough Council of the Borough of Union Beach, County of Monmouth, and State of New Jersey that Chapter XIII (Land Use and Development Regulations) of the General Ordinances of the Borough of Union Beach is hereby amended or supplemented as follows:

PURPOSE

The purpose of this ordinance is to amend or add certain definitions, general provisions, design standards and general zoning provisions to incorporate changes to clarify the requirement regarding certain sections of Chapter XIII of the General Ordinances of the Borough of Union Beach listed above as recommended by the Zoning Official.

Chapter XIII (Land Use and Development Regulations) of the General Ordinances of the Borough of Union Beach is hereby amended or supplemented as follows (new text is double underlined, text to be deleted is ~~struck through~~ and notations to the reader and changes in subparagraph designations either with or without changes to content are italicized):

SECTION 1

Chapter XIII (Land Use and Development Regulations), Section 13-5 (General Provisions), Subsection 13-5.33 (Parking, Garages, and Driveways); Subsection 13-8.16 (Lots); Subsection 13-9.15 (Semi-Divided Dwellings); Subsection 13-10.5 (B1 Neighborhood Commercial Zone); Subsection 13-10.6 (B-2 Highway Business Zone); Subsection 13-10.10 (B-3 Downtown Gateway Zone); Subsection 13-10.20 (B-1A Neighborhood Commercial Zone); and Schedule A, Schedule of Area, Yard, setback, and Height Requirements) shall be amended as follows:

13-5.33 Parking, Garages, and Driveways.

a. through b.

(No change)

c. One driveway and one curb cut shall be permitted for lots with less than 100 feet of frontage in the R8 Residential Zone district. Lots 100 feet or with greater ~~than 100 feet~~ of frontage shall have no more than two single driveway curb cuts having a maximum twelve-foot width in the R8 zone district.

d. through h.

(No Change)

13-8.16 Lots.

a. through g.

(No change)

h. Driveways. All structures must be accessible by means of a paved driveway. The paved driveway must be not less than 10 feet wide and must have a centerline grade of not less than 0.5% and not greater than 10%. For all non-single family uses, driveways must provide turnarounds to eliminate the necessity of any vehicle backing onto any street. No private driveway in any zone shall be located nearer to any side or rear lot line than two feet ~~five feet~~.

13-9.15 Semi-Divided Dwellings

a. through c.

(No Change)

d. The accessory or secondary living quarters shall not include more than four rooms consisting of one bedroom, one bathroom ~~bedroom~~, one general purpose room (designated as living, family, sitting or similar use room) and a small, combined kitchen and dining area.

e. through g.

(No Change)

13-10.5 B-1 Neighborhood Commercial Zone

a. (1) through a. (12) (c).

(No Change)

a.(12)(d). Second story dwellings shall contain at least one bedroom as a separate room and be limited to a maximum of ~~two~~ three bedrooms.

a. (12) (e) through a. (12) (f).

(No Change)

a. (12) (g) Affordable Housing Compliance

(1) All proposed residential dwellings are required to have a mandatory 20% set-aside for affordable housing, with a minimum of one (1) affordable unit generated.

(2) All affordable housing units generated shall be in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.

b.

(No Change)

c. Permitted Accessory Uses

1. Fences subject to the provisions of subsection 13-8.13.

2. Signs subject to the provisions of subsection 13-8.26.

3. Bulk storage subject to the provisions of subsection 13-8.6.

4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

d. Yard and Building Requirements

1. Minimum lot area: 15,000 square feet

2. Minimum lot width: 100 feet

3. Minimum lot frontage: 100 feet

4. Minimum lot depth: 150 feet

5. Minimum front yard setback: no min., 6 feet from curb line whichever is greater, max. 15 feet from curb line.

6. Rear yard setback:

a. Principle Building 20 feet.

b. Accessory building 20 feet

7. Side yard setback:

a. Principle building 5 feet.

b. Accessory building 5 feet

8. Maximum building height: 35 feet subject to the provisions of subsection 13-5.12 provided that the building shall contain no more than three usable floor levels counted vertically at any point in the building above the grade as determined by average grade elevations on the corners of the building. Building height for all structures located in the area of Special Flood Hazard as set forth on the National Flood Insurance Rate Maps (FIRM) and/or the Preliminary Flood Insurance Rate Map (PFIRM) shall be measured from the Base Flood Elevation (BFE).

9. Maximum lot coverage: 65%

10. Floor area ratio (FAR) of any commercial building shall not exceed 2.0.

13-10.6 B-2 Highway Business Zone

a. (1) through a. (17) (c).

(No Change)

a. (17) (d). Second story dwellings shall contain at least one bedroom as a separate room and be limited to a maximum of ~~two~~ three bedrooms.

a. (17) (e) through a. (17) (f).

(No Change)

a. (17) (g) Affordable Housing Compliance

(1) All proposed residential dwellings are required to have a mandatory 20% set-aside for affordable housing, with a minimum of one (1) affordable unit generated.

(2) All affordable housing units generated shall be in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.

b. through e.

(No Change)

13-10.10 B-3 Downtown Gateway Zone

a. (1) through a. (12) (c).

(No Change)

a. (12) (d). Second story dwellings shall be limited to a maximum of ~~two~~ three bedrooms.

a. (12) (e) through a. (12) (f).

(No Change)

a. (12) (g) Affordable Housing Compliance

- (1) All proposed residential dwellings are required to have a mandatory 20% set-aside for affordable housing, with a minimum of one (1) affordable unit generated.

(2) All affordable housing units generated shall be in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.

a. (13)

(No Change)

b. through e.

(No Change)

13-10.20 B-1A Neighborhood Commercial- Transition Zone

a. (1) through a. (10) (c).

(No Change)

a. (10) (d). Second story dwellings shall contain at least one bedroom as a separate room and be limited to a maximum of ~~two~~ three bedrooms.

a. (10) (e) through a. (10) (f).

(No Change)

a. (10) (g) Affordable Housing Compliance

- (1) All proposed residential dwellings are required to have a mandatory 20% set-aside for affordable housing, with a minimum of one (1) affordable unit generated.

(2) All affordable housing units generated shall be in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.

b. through h.

(No Change)

Attachments

1. Schedule of Area, Yard, Setback and Height Requirements (Schedule A)

SECTION 2

If any section, subsection, clause, or phrase of this ordinance is found to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3

The Municipal Clerk is hereby directed, upon adoption of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S. 40:49-2.1.

SECTION 4

This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.

District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth	Minimum Front Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Building Height	Maximum Permitted Density	Coverage	Floor Area Ratio	Permitted Use
R-8	interior lot: 7,500 square feet; corner lot: 10,000 square feet	interior: 75; corner 100 feet	inner lot 75 feet corner lot 100 feet both streets	100 feet	20 feet	(a) prin. bldg. 5 feet (b) access. bldg. 6 feet (c) priv. pool	(a) prin. bldg. 5 feet (b) access. bldg. 6 feet (c) priv. pool	8 feet(9) 5 feet 6 feet	30 feet to collar tie (or the underside of the rafters of a flat roof), see sec. 13-10.4c	25% Structures 50% Impervious total lot area	Not Applicable	Subsection 13-10.4a
B-1	15,000 square feet	100 feet	100 feet	150 feet	No min., 6 feet from curb line which ever is greater, max 15 feet from curb line	(a) prin. bldg. 15 feet (b) access. bldg.	(a) prin. bldg. 15 feet (b) access. bldg.	5 feet 5 feet	35 feet see Sec.13-10.5d (8)	65%	2.0	Subsection 13-10.5a
B-2	25,000 square feet	300 feet	300 feet	150 feet	35 feet	(a) prin. bldg. 20 feet (b) access. bldg. 50 feet	(a) prin. bldg. 20 feet (b) access. bldg. 50 feet	10 feet (2) 20 feet	35 feet see sect. 13-10.6e (8)	50%	1.5 Subsect 13-10.6e (12)	Subsection 13-10.6a
M-1	1 acre	150 feet	150 feet	200 feet	50 feet	(a) prin. bldg. 50 feet (b) access. bldg.	(a) prin. bldg. 50 feet (b) access. bldg.	20 feet 20 feet	55 feet see sect. 13-10.8e	30%	Not Applicable	Subsection 13-10.8a
M-2	5 acres	300 feet	300 feet	400 feet	100 feet	(a) prin. bldg. 100 feet (b) access. bldg. 50 feet	(a) prin. bldg. 100 feet (b) access. bldg. 50 feet	50 feet 35 feet	55 feet see sect. 13-10.9e	35%	Not Applicable	Subsection 13-10.9a
B-3	5,000 square feet	50 feet	interior lot 50 feet corner lot 75 feet both streets	100 feet	10 feet	(a) prin. bldg. 30 feet (b) access. bldg. 15 feet	(a) prin. bldg. 30 feet (b) access. bldg. 15 feet	8 feet(9) 10 feet	35 feet see sect. 13-10.10e (2)	50%	1.5	Subsection 13-10.10a
B-1A	7,500 square feet	75 feet	interior lot 75 feet corner lot 100 feet both streets	100 feet	20 feet	(a) prin. bldg. 30 feet (b) access. bldg. 15 feet	(a) prin. bldg. 30 feet (b) access. bldg. 15 feet	8 feet(9) 10 feet	30 feet above the BFE, see sect. 13-10.20e	50%	1.5	Subsection 13-10.20a
R-AC	4,000 square feet	50 feet	inner lot 40 feet corner lot 80 feet both streets	80 feet	20 feet	(a) prin. bldg. 25 feet (b) access. bldg. not permitted	(a) prin. bldg. 25 feet (b) access. bldg. not permitted	5 feet(s) not permitted	25 feet see sect. 13-10.11e	See Subsection 13-10.11 f	Subsection 13-10.11c	Subsection 13-10.11a
TH-2	one (1) acre	150 feet	150 feet	100 feet	35 feet	20 feet	20 feet	2.5 stories above garage/35 feet above BFE	10 townhouses/acre, 5 dwelling units per structure	30% Structures 60% Impervious total lot area	Not Applicable	Subsection 13-10.7a
CC	50 acres	—	1,500 feet	1,000 feet	100 feet	150 feet	50 feet(one) 100 feet (both)	4 stories/45 feet, see subsection 13-10.13 f	Not Applicable	See Subsection 13-10.13	Not Applicable	Subsection 13-10.13a
WC Waterfront	5,000 square feet	50 feet	50 feet	100 feet	5 feet	(a) prin. bldg. 20 feet (b) access. bldg.	(a) prin. bldg. 20 feet (b) access. bldg.	5 feet 5 feet	35 feet above BFE	See subsection 13-10.16e	50%	Subsection 13-10.16a
DPW	5.28 acres	—	692 feet	—	50 feet	50 feet	20 feet	4 stories (3 stories/35 feet above BFE	15 DU/acre	See Subsection 13-10.17c	See Subsection 13-10.17a	Subsection 13-10.17a
3AR Brook Avenue	section 13-10.11	—	—	—	20 feet	30 feet	10 feet	3 stories/35 feet above BFE	15 DU/acre	See Subsection 13-10.18e	See Subsection 13-10.18a	Subsection 13-10.18a
Conservation	5 acres	200 feet	200 feet	200 feet	100 feet	50 feet	50 feet	35 feet	—	10%	Not Applicable	Subsection 13-10.19
(1) Two combined side yards not less than twenty (20) feet												
(2) Two combined side yards not less than twenty five (25) percent of lot width, except that the combined side yards need not exceed 40 feet												
(3) Two combined side yards not less than ten (10) feet												
5/14/2025												

****Please go to the back of this agenda to read this in bigger font. Thank you****

Ordinance No. 2025-363 was adopted by _____seconded by _____and approved by the following Roll Call Vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

RESOLUTION 2025-108: AUTHORIZING FINAL ADOPTION OF ORDINANCE 2025-AND FURTHER AUTHORIZING CLERK TO ADVERTISE NOTICE OF FINAL ADOPTION OF THESE ORDINANCES IN THE ASBURY PARK PRESS.

Paper: The Asbury Park Press, issue of July __, 2025

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

REPORTS OF COMMITTEES AND DEPARTMENT HEADS:

<u>Councilman Wicki</u>	<u>Finance, Personnel, Administration, Special Grants & Shared Services</u>
<u>Councilman Riccardi</u>	<u>Seniors, Library & Board of Health</u>
<u>Councilwoman Roche</u>	<u>Board of Education, American Legion & Public Affairs</u>
<u>Councilwoman Woodruff</u>	<u>Public Works, Building and Grounds & Recreation & UBSA</u>
<u>Councilman Andreuzzi-ABSENT</u>	<u>Construction, Code Enforcement, Environmental & Planning Board</u>
<u>Councilman Lewandowski</u>	<u>Public Safety, Court, OEM, Fire Dept., EMS</u>
<u>Robert M. Howard, Jr.- Borough Administrator</u>	

MEETING OPEN FOR PUBLIC DISCUSSION: July 17, 2025

Meeting opens for Public Discussion at ____ p.m.

Meeting closes for Public Discussion at ____ p.m.

CONSENT AGENDA ITEMS:

Resolutions 109-113 will be enacted by one motion. If discussion is desired by the Mayor or any member of the Governing Body on any item, that item will be removed and will be considered separately. Advance copies of each resolution have been provided to each Governing Body Member. *****Copies of each resolution in full are attached to this agenda.*****

<u>Resolution 2025-109:</u>	Resolution Declaring September 11, 2025 as a Borough date of Remembrance
<u>Resolution 2025-110:</u>	Resolution of the Borough of Union Beach, County of Monmouth, State of New Jersey, Authorizing the Tax Collector to Discharge Interest with Respect to Certain Real Estate Taxes Due for the 2025 - 3rd Quarter
<u>Resolution 2025-111:</u>	Alcoholic Beverage Resolution- Person-to-Person Transfer
<u>Resolution 2025-112:</u>	Resolution of the Borough of Union Beach, County of Monmouth, State of New Jersey, Extending the Appointment of Alexandra Sweeney as “Acting Municipal Clerk” for the Borough of Union Beach
<u>Resolution 2025-113:</u>	Authorizing the Appointment of Plumbing-Sub Code Official, Part-Time in the Borough of Union Beach

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

RESOLUTION 2025-114: *BILLS LIST*

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

BUSINESS ADDED TO THE AGENDA OF THE MEETING OF JULY 17, 2025:

Mayor Cocuzza calls for a Motion to Add: Introduction of the Following Business to the Agenda:
RESOLUTION OPPOSING WILLIAMS TRANSCO’S NORTHEAST SUPPLY ENHANCEMENT PROJECT (NESE)

Motion to add business to Agenda moved by _____ seconded by _____, approved voice vote.

RESOLUTION NO. 2025-115

RESOLUTION OPPOSING WILLIAMS TRANSCO’S NORTHEAST SUPPLY ENHANCEMENT PROJECT (NESE)

WHEREAS, Williams is proposing the Northeast Supply Enhancement Project (NESE) to build a 23.4 mile methane natural gas pipeline through Raritan Bay and Lower New York Bay, from Old Bridge, New Jersey to Rockaway, New York; and construct a new Compressor Station for the Connection to the Transco Pipeline by Williams on the Proposed Route 27 Location owned by Trap Rock in Franklin Township, Somerset”; and

WHEREAS, on May 15, 2019, the New York State Department of Environmental Conservation denied

Transco’s application for a Clean Water Act Section 401 Water Quality Certification citing “significant water quality impacts from the resuspension of sediments and other contaminants, including mercury and copper”; and

WHEREAS, on June 5, 2019, the New Jersey Department of Environmental Protection denied a second set of permits for failing to meet surface water quality requirements, disturbing wetlands, endangering species and without a compelling public need; and

WHEREAS, in April of 2020, the Synapse Economic Energy Report¹ found there is no demonstrable supply-and-demand-gap that could justify NESE or any other large-scale gas infrastructure projects; and

WHEREAS, in April of 2020, the Institute for Energy Economics and Financial Analysis report² found that there is no public need for the NESE pipeline and that the National Grid utility’s contract for the pipeline would have required ratepayers in Long Island, Brooklyn, Staten Island and most of Queens to pay \$193 million a year for 15 years; and

WHEREAS, in April of 2020, National Grid identified in its “Long-term Capacity Report” an alternative for natural gas services, including a clean energy, no-infrastructure alternative, that did not require construction of a new pipeline; and

WHEREAS, on April 20, 2020, the New York State Department of Environmental Conservation denied another of Transco’s application for a Clean Water Act Section 401 Water Quality Certification “with prejudice”; and

WHEREAS, on May 15, 2020, the New Jersey Department of Environmental Protection denied Williams the Wetland and 401 Water Quality permits for 23 miles of submarine pipeline off the Raritan Bay cutting under Sayreville and Old Bridge and requiring a new compressor station in Franklin; and

WHEREAS, in May of 2024, the Transcontinental Gas Pipeline Company LLC (Transco), a subsidiary of Williams, notified the Federal Energy Regulatory Authority it would not seek an extension to build the NESE project abandoning it altogether by letting the expiration of a previously granted extension by FERC on May 3, 2024 occur; and

WHEREAS, on May 29, 2025, Williams Transco petitioned FERC for “Expedited Reissuance of Certification Authority Northeast Supply Enhancement Project”; and

WHEREAS, Williams Transco has made no changes to the project and failed to update cost estimates; and

WHEREAS, the purpose of the proposed project is to transport 400 million cubic feet of methane natural gas, extracted through the environmentally destructive process of hydraulic fracturing, from the Marcellus Shale to New York markedly contributing to climate change, as well as expose the residents of the state to climate emergency situations such as extreme weather events, droughts, fires, flooding; and,

WHEREAS, the project will in no way serve the interests of the State of New Jersey, or its residents, and will only supply methane natural gas to Brooklyn, Queens and Long Island New York; and,

WHEREAS, the proposed pipeline part of the NESE project will have severe negative impacts to the Raritan and Lower New York Bays, such as disturbing roughly 14,165 acres of the seabed of the Raritan Bay, discharging 690,000 gallons of drilling fluid and chemicals into the bay, re-suspending over 1,090,000 tons of toxic muck contaminated by PCBs, dioxin, lead, mercury, and arsenic, and destroying over 1,000 acres of benthic habitat that houses marine fish, shellfish, and larva; and,

WHEREAS, the project poses serious concerns related to environmental harm to marine and coastal ecosystems, as well as negative impacts to the safety, health and wellbeing of Bayshore coastal communities, resulting in well-documented public opposition; and,

WHEREAS, the proposed pipeline will endanger marine life and fisheries through decreased water quality from re-suspended toxins, sieving of over 3.5 million gallons of seawater destroying any living thing that is caught in the process, and creating loud sounds and powerful vibrations that accompany pipeline development which will impact migration patterns, communication systems and other important biological processes; and,

WHEREAS, the proposed pipeline will have significant upstream environmental impacts that will directly harm the Raritan Bay, such as negatively affecting 41 acres of wetlands, including approximately 20 acres of forested wetland; and,

WHEREAS, the proposed pipeline will adversely impact industries important to the New Jersey Bayshore communities, disturb commercial and recreational fishing and shell fishing activities, and potentially damage the tourism industry; and,

WHEREAS, the proposed construction of the compressor station and pipeline will increase dependency on fossil

fuels, reverse the state’s renewable energy agenda, and contribute to climate change through increased emissions of methane and carbon dioxide; and,

WHEREAS, the companies Williams and associate Transcontinental Gas Pipeline Company (Transco) demonstrate a history of mismanaged facilities that resulted in explosions and fires, and do not show results of pipeline tests to governing bodies in any municipalities through which the existing pipeline runs.

NOW, THEREFORE, BE IT RESOLVED, that on this date July 17, 2025, the Borough of Union Beach, hereby opposes the construction and installation of a 23.4 mile pipeline.

BE IT FURTHER RESOLVED, that the Borough of Union Beach urges the company Williams to eliminate any further consideration for a pipeline.

BE IT FURTHER RESOLVED, that the Borough of Union Beach urges the New Jersey Department of Environmental Protection to deny any permit application for the project and any other pipeline, and urges its representatives of the New Jersey Legislature, United States Congress, and United States Senate, as well as the Governor of New Jersey to oppose this pipeline application.

BE IT FURTHER RESOLVED, that this resolution be certified and forwarded to New Jersey Governor Philip D. Murphy, Matthew Resnick of the New Jersey Department of Environmental Protection Division of Land Use Regulation, Senator O’Scanlon and Assemblywoman Flynn & Assemblyman Scharfenberger.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

ADJOURNMENT: Motion moved by _____, seconded by _____ and approved by unanimous Voice Vote. ____ P.M.

RESOLUTIONS IN FULL ON THE NEXT PAGE

RESOLUTION 2025-109:
RESOLUTION DECLARING SEPTEMBER 11, 2025 AS A BOROUGH DATE OF REMEMBRANCE

WHEREAS, the September 11 attacks, commonly known as 9/11, were four coordinated suicide terrorist attacks carried out by the al-Qaeda against the United States on September 11, 2001; and

WHEREAS, sometimes called “Patriots Day” or “Day of Remembrance”, September 11 has become an annual day for many Americans to remember, reflect, honor, and mourn; and

WHEREAS, the Monmouth County Board of County Commissioners believes that it is appropriate to declare September 11, 2025 to be a paid holiday for its employees so that they can reflect upon the losses suffered by America on September 11, 2001; and

WHEREAS, the Mayor and Council of the Borough of Union Beach desire to join the County Commissioners in their declaration of September 11, 2024 as a paid holiday for its employees; and

WHEREAS, at this time the Borough of Union Beach is declaring September 11 as a holiday for 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of Union Beach declares September 11, 2025to be an official holiday in the Borough of Union Beach and the Borough shall therefore be closed for ordinary business.

BE IT FURTHER RESOLVED that September 11, 2025 shall be a paid holiday for all Borough employees.

BE IT FURTHER RESOLVED that those Borough employees normally required to report to work on a declared Borough holiday shall do so on September 11, 2025 in accordance with Borough policy and subject to pertinent terms of any applicable collective negotiations agreements (essential employees).

BE IT FURTHER RESOLVED, that the Borough’s declaration that September 11, 2025 is a paid holiday for Borough employees is not intended to and shall not be deemed to create a “past practice” in future years.

BE IT FURTHER RESOLVED, that the Clerk will distribute this resolution to all departments.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

RESOLUTION 2025-110:
RESOLUTION OF THE BOROUGH OF UNION BEACH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO DISCHARGE INTEREST WITH RESPECT TO CERTAIN REAL ESTATE TAXES DUE FOR THE 2025- 3RD QUARTER

Whereas, the printing and mailing of the Tax Bills for the third (3rd) quarter of 2025 has been delayed and,

Whereas, as a result of the circumstances aforesaid, the Borough will not distribute the bills in a timely manner,

Whereas, the issuance of the Tax Bills will be late, an additional grace period, as authorized by N.J.S.A. 54:4-67, will need to be approved,

Now, Therefore Be It Resolved, by the Council of the Borough of Union Beach, County of Monmouth, State of New Jersey as follows:

1. That the Tax Collector be and is hereby authorized to discharge interest which has or will accrue on this installment of unpaid real property taxes as of August 1, 2025, on condition that such installment be paid by the date specified by the collector, in accordance to the statute requirement of the minimum 25 days after release of the bills. The extension will be until Wednesday, August 20, 2025.

That the Borough Clerk shall forward a certified copy of this resolution to the Tax Collector and also to the County of Monmouth.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

RESOLUTION 2025-111:
ALCOHOLIC BEVERAGE RESOLUTION - PERSON-TO-PERSON TRANSFER

WHEREAS, an application has been filed for a person-to-person transfer of Plenary Retail Distribution License 1350-44-004-004, heretofore issued to UBL, LLC. for premises located at 510 Union Avenue, Union Beach, NJ 07735; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Union Beach does hereby approve, effective July 17, 2025 the transfer of the aforesaid Plenary Retail Consumption License to UBL, LLC and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to UBL, LLC, effective July 17, 2025." and forward a certified copy of this Resolution to the Director of the New Jersey Division of Alcoholic Beverage Control.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

RESOLUTION 2025-112:
RESOLUTION OF THE BOROUGH OF UNION BEACH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, EXTENDING THE APPOINTING OF ALEXANDRA SWEENEY AS “ACTING MUNICIPAL CLERK” FOR THE BOROUGH OF UNION BEACH

WHEREAS, by Resolution No. 2024-126 Alexandra Sweeney was appointed Acting Municipal Clerk for a one (1) year term effective August 1, 2024; and

WHEREAS, Alexandra Sweeney, has been serving as Acting Municipal Clerk since that date and has taken all the required classes necessary to take the State of New Jersey Examination for Certification in order to obtain the title of Registered Municipal Clerk in the near future.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council desire to extend the appointment of Alexandra Sweeney as “Acting Municipal Clerk” for the Borough of Union Beach for an additional term of one (1) year effective as of August 1, 2025 in accordance with N.J.S.A 40A:9-133.

BE IT FURTHER RESOLVED that by the Mayor and Council that a certified copy of this resolution be forwarded to the Personnel HR.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						

RESOLUTION 2025-113:
AUTHORIZING THE APPOINTMENT OF PLUMBING-SUB CODE OFFICIAL, PART TIME IN THE BOROUGH OF UNION BEACH

WHEREAS, a vacancy exists for the position of Plumbing Sub-Code Official, part time, in the Union Beach Construction Department; and

WHEREAS, after advertising and interviews for the position, Construction Official Timothy Davis has recommended the following individual to be appointed by the Borough Council:

Peter J. Kneute- Colts Neck, NJ

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Union Beach, that effective July 17, 2025, Peter J. Kneute is appointed Plumbing Sub-Code Official, provisionally, subject to Civil Service Commission determination and receipt of satisfactory background check; and

BE IT FURTHER RESOLVED, that the appointment is at the salary authorized by the current Salary Resolution.

A certified copy of the resolution is to be forwarded to Human RE Resources, Borough Administrator, and Construction Official.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Wicki						
Mr. Riccardi						
Mrs. Roche						
Mrs. Woodruff						
Mr. Andreuzzi						
Mr. Lewandowski						