



***Reorganization Meeting  
Meeting Minutes***

Mr. Cusick read the following:

The 24<sup>TH</sup> Reorganization Meeting of the Mayor and Council is held this 1<sup>ST</sup> day of July, 2020 at Noon, at the Municipal Building, 29 Church Street, Keansburg, NJ in accordance with R.S. of the State of New Jersey and the provisions of Council-Manager Plan B 40:69A-99 of the New Jersey Statutes.

**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 read the following:**

**Election Results:**

The official results of the May 12, 2020 Municipal Election is as follows:

George Hoff	663
Thomas Foley	661
Sean Tonne	615

**Mr. Cusick administered the Oath of Office to the following:**

**Oath of Office**

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**✿Oath of Office to recently elected Officials✿**

The Honorable George Hoff  
The Honorable Thomas Foley  
The Honorable Sean Tonne

Mr. Cusick asked for a motion to select a Temporary Chairman:

There was a nomination by Mr. Hoff to select Mr. Cocuzza as the Temporary Chairman, seconded by Mr. Foley. There were no other nominations.

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Mr. Cusick asked for a roll call vote to select a Temporary Chairman:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza			√			
Ms. Ferraro			√			
Mr. Foley		√	√			
Mr. Hoff	√		√			
Mr. Tonne			√			

**Nomination and Election of Mayor**

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Mr. Cocuzza asked for a nominations for the Office of Mayor. Mr. Cocuzza then nominated Councilman George Hoff for Mayor. Seconded by Mrs. Ferraro.

Mr. Cusick asked for a roll call vote to for Mayor:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza	√		√			
Ms. Ferraro		√	√			
Mr. Foley			√			
Mr. Hoff			√			
Mr. Tonne			√			

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**✿Oath of Office of Mayor✿**

Mr. Cusick administered the Oath of Office for Mayor to George Hoff

**Nomination and Election of Deputy Mayor**

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**✿Oath of Office of Acting Mayor✿**

Mr. Cocuzza asked for a nominations for the Office of Acting Mayor. Mrs. Ferraro then nominated Councilman Thomas Foley for Acting Mayor. Seconded by Mr. Hoff.

Mr. Cusick asked for a roll call vote to for Acting Mayor:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza			√			
Ms. Ferraro	√		√			
Mr. Foley			√			
Mr. Hoff		√	√			
Mr. Tonne			√			

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**Resolutions and Communications**

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**Meeting Minutes – June 17, 2020**

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

**Roll Call**

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	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza			√			
Ms. Ferraro			√			
Mr. Foley		√	√			
Mr. Hoff			√			
Mr. Tonne	√		√			

**Resolutions:**

Appointments by the Borough Council

RESOLUTION # 20-068 Appointment of Newspapers

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

**The Asbury Park Press, or  
The Star Ledger, or  
The Two River Times**

be and is hereby designated as the Official Newspapers for legal notices, ordinances, resolutions, audit reports and notices of any kind for the Borough of Keansburg, Monmouth County, New Jersey pursuant to R.S. 35:23-1.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza		√	√			
Ms. Ferraro			√			
Mr. Foley			√			
Mr. Hoff	√		√			
Mr. Tonne			√			

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

- Amboy Bank**
- Bank of New York/National Community Division**
- TD Bank**
- New Jersey Cash Management Fund**
- Oppenheimer**
- US Bank**
- Two River Community Bank**
- Valley National Bank**
- Wells Fargo**
- United Roosevelt**

be designated as the depositories for public money and other funds for the Borough of Keansburg.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza		√	√			
Ms. Ferraro			√			
Mr. Foley			√			
Mr. Hoff	√		√			
Mr. Tonne			√			

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that pursuant to the Open Public Meetings Act (NJ.S.A. 10:18) that the Meetings of the Borough Council shall be established as follows:

July 22, 2020	Regular Meeting
August 19, 2020	Regular Meeting
September 16, 2020	Regular Meeting
October 21, 2020	Regular Meeting
November 12, 2020 (Second Thursday)	Regular Meeting
December 16, 2020	Regular Meeting
January 6, 2021	Conference Meeting
January 27, 2021 (Fourth Wednesday)	Regular Meeting
February 17, 2021	Regular Meeting
March 24, 2021 (Fourth Wednesday)	Regular Meeting
April 21, 2021	Regular Meeting
May 19, 2021	Regular Meeting
June 16 2021	Regular Meeting
July 21 2021	Regular Meeting

August 18, 2021  
 September 15, 2021  
 October 20, 2021  
 November 10, 2021 (Second Wednesday)  
 December 15, 2021

Regular Meeting  
 Regular Meeting  
 Regular Meeting  
 Regular Meeting  
 Regular Meeting

January 5, 2022  
 January 26, 2022 (Forth Wednesday)  
 February 16, 2022  
 March 16, 2022  
 April 20, 2022  
 May 18, 2022  
 June 15, 2022

Conference Meeting  
 Regular Meeting  
 Regular Meeting  
 Regular Meeting  
 Regular Meeting  
 Regular Meeting  
 Regular Meeting

BE IT FURTHER RESOLVED that formal action may be taken at any Conference or Regular Meeting of the Borough Council at 7:00 p.m.; and

BE IT FURTHER RESOLVED that all Meetings shall take place in the Council Chambers of Keansburg Borough Hall, 29 Church Street, Keansburg, New Jersey; and

BE IT FURTHER RESOLVED that the Municipal Clerk shall post throughout the year a list of these meetings stating the time, date and place of each meeting, shall cause a notice of these meetings to be published in an Official Newspaper of the Borough and shall otherwise provide notice in accordance with the Open Public Meetings Act.

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza		√	√			
Ms. Ferraro			√			
Mr. Foley			√			
Mr. Hoff	√		√			
Mr. Tonne			√			

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:

John O. Bennett III Law Office of John O. Bennett III	<b>Borough Attorney</b>
Robert Allison Hodulik & Morrison	<b>Borough Auditor</b>
Meghan Bennett Gluck Walrath	<b>Bond Counsel</b>
Francis Mullan T & M Associates	<b>Borough Engineer</b>
Stanley Slachetka T & M Associates	<b>Borough Planner</b>
Paul Granick / Anthony Vecchio as Alternate	<b>Prosecutor and Alternate</b>
Raymond Raya	<b>Public Defender</b>
Meghan Bennett Gluck Walrath	<b>Special Counsel – General</b>
Keith Bonchi GMS Law	<b>Special Counsel – In Rem Tax</b>
Jonathan Cohen Plosia Cohen Law	<b>Special Counsel – Labor</b>
William W. Northgrave McManimon, Scotland & Bauman	<b>Special Counsel – Redevelopment</b>

for the Borough of Keansburg for one year term commencing July 1, 2020 and expiring on June 30, 2021.

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

Mr. Cusick asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza	√		√			
Ms. Ferraro			√			
Mr. Foley		√	√			
Mr. Hoff			√			
Mr. Tonne			√			

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that

<b>Board Member</b>	<b>Membership Class</b>	<b>for the term of</b>
<b>Thomas Foley</b>	<b>Be a Class I Member</b>	July 1, 2020 through June 30, 2021
<b>Dominick Grasso</b>	<b>Be a Class II Member</b>	July 1, 2020 through June 30, 2021
<b>Judy Ferraro</b>	<b>Be a Class III Member</b>	July 1, 2020 through June 30, 2021
<b>John Donohue</b>	<b>Be a Class IV Member</b>	July 1, 2020 through June 30, 2024
<b>Michael Mankowski</b>	<b>Be a Class IV Member</b>	July 1, 2020 through June 30, 2024
<b>Michael Donaldson</b>	<b>Be a Class IV Member</b>	July 1, 2020 through June 30, 2024
<b>Michael Flynn</b>	<b>Be an Alternate Member</b>	July 1, 2020 through June 30, 2022
<b>Jennifer Perkel</b>	<b>Be an Alternate Member</b>	July 1, 2020 through June 30, 2022

Be and are hereby appointed to the Keansburg Planning Board of Adjustment Be and are hereby appointed to the Keansburg Planning Board of Adjustment

Mr. Cusick asked for a roll call vote:

**Roll Call**

	<b>Moved</b>	<b>Seconded</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Mr. Cocuzza</b>	√		√			
<b>Ms. Ferraro</b>			√			
<b>Mr. Foley</b>		√	√			
<b>Mr. Hoff</b>			√			
<b>Mr. Tonne</b>			√			

**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. Cocuzza			√			
Ms. Ferraro			√			
Mr. Foley		√	√			
Mr. Hoff	√		√			
Mr. Tonne			√			

**Communications:**

- **Keansburg Fire Department**  
New Members

<i>Adrian Vargas</i>	<i>Keansburg EMS</i>
<i>Carrie Parks</i>	<i>Keansburg EMS</i>
<i>Ian Philips</i>	<i>Keansburg EMS</i>
<i>Julia Mendez</i>	<i>Keansburg EMS</i>
<i>Kyra Holmes</i>	<i>Keansburg EMS</i>
<i>Phillip Paone</i>	<i>Keansburg EMS</i>

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. Cocuzza	√		√			
Ms. Ferraro			√			
Mr. Foley			√			
Mr. Hoff		√	√			
Mr. Tonne			√			

**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. Cocuzza			√			
Ms. Ferraro			√			
Mr. Foley			√			
Mr. Hoff	√		√			
Mr. Tonne		√	√			

***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. Cocuzza			√			
Ms. Ferraro			√			
Mr. Foley			√			
Mr. Hoff	√		√			
Mr. Tonne		√	√			

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**REDEVELOPMENT AGENCY**

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**Presentation**

Redevelopment Presentation – Sackman Enterprises

At this time a presentation was made before the Borough Council acting as the Redevelopment Agency.

Anthony D’Amore of Sackman Enterprises, Inc. introduced the principals and professionals present at the meeting. The Company has purchased property at 19-27 Carr Avenue, formerly known as the “Walk-In Boys” arcade. The proposed project includes the construction of 25 one-bedroom units, 25 two-bedroom units and 6,900 square feet of commercial space. The plans, as prepared by Barton Partners proposes that the commercial space will be on the ground floor facing Carr Avenue and the residential component will be 3 ½ stories over the ground floor. The rear portion of the ground level will be for parking. All units will be rented at market value.

There was a general discussion on parking and the proposed use for the commercial space.

Robert Yuro, T & M Associates, will be conferring with Sackman Enterprises and Barton Partners in regard to the proposed project. A redevelopment plan will be considered for this area.

**Adjournment**

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

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Cocuzza	√		√			
Ms. Ferraro			√			
Mr. Foley			√			
Mr. Hoff			√			
Mr. Tonne		√	√			



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 via Conference Call held on **July 1, 2020**

***Attest:***

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**Thomas P. Cusick**  
*Municipal Clerk*  
*Borough of Keansburg*