



## JANUARY 3, 2024 MEETING MINUTES

Mr. Cusick read:

**ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND POSTED ON THE BULLETIN BOARD AND THE OFFICIAL WEBSITE OF THE BOROUGH OF KEANSBURG.**

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

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

**Oath of Office:**



Oath of Office was administered to  
 Ryan Comey  
*Special Police Officer Class II*  
 by Deputy Mayor Thomas Foley

Oath of Office was administered to  
 Andrew Valle  
*Special Police Officer Class II*  
 By Mayor George Hoff

**Meeting Minutes:**

Meeting Minutes December 13, 2023

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



## JANUARY 3, 2024 MEETING MINUTES

### Ordinances:

#### First Reading:

##### Ordinance #1718 – Amendment to Cannabis Ordinance #1675

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE 1675 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG PROVIDING REPEALING A PORTION THEREOF TO PERMIT THE ESTABLISHMENT OF A SPECIFIC LOCATION TO PLACE A CLASS 5 CANNABIS LICENSE WITHIN THE BOROUGH OF KEANSBURG

**WHEREAS**, The Mayor and Council of the Borough of Keansburg adopted Ordinance 1675 on July 21, 2021 prohibiting the operation of any Class of Cannabis within its Geographical Boundaries, and;

**WHEREAS**, the Governing Body of the Borough of Keansburg has reviewed the Ordinance and wishes to modify same, and;

**WHEREAS**, the Governing Body has determined it is in the best interest of the health, safety and welfare of Keansburg's residents and members of the public who visit, travel, or conduct business in Keansburg to amend the Borough of Keansburg's zoning regulations to permit the establishment of one Class 5 Cannabis Retailer license in the B3 Commercial Highway Zone.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, State of New Jersey, as follows:

#### SECTION I.

1. Ordinance 1675 is amended to permit the Borough to issue one (1) Class 5 Cannabis Retailer license within the B 3 Commercial Highway Zone.
2. The overall prohibition of any cannabis establishments, cannabis distributors or cannabis delivery services is REPEALED ONLY to allow the one Class 5 License set out above.
3. Chapter XXII of the (Development Regulations) of the Revised General Ordinances is hereby amended by removing one (1) class 5 license from the prohibited uses.
4. This ordinance shall take effect upon its passage and publication and filing with the Monmouth County Planning Board, and as otherwise provided for by law.

#### SECTION II.





**CY 2023 Water Sewer Utility Budget**                      **\$ 4,382,374.92**

WHEREAS, 26.25% of the total appropriations in the CY23 budget, exclusive of any appropriations made for interest and debt redemption charges, capital improvement fund and public assistance in said CY 2023 budget is the sum of:

**CY 2023 Municipal Budget**                                      **\$ 4,839,378.82**

**CY 2023 Water Sewer Utility Budget**                      **\$ 1,150,373.42**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, that the temporary appropriations be made and a certified copy of this Resolution be transmitted to the Chief Financial Officer for his records.

**Borough of Keansburg  
General Appropriations**

Acc #		General Government	2024	
			Salaries & Wages	Other Expenses
20	110	Borough Council	10,000.00	1,750.00
20	100	Office of Borough Manager	75,500.00	4,650.00
20	120	Office of the Borough Clerk	43,750.00	4,875.00
20	155	Legal Services		56,250.00
20	121	Elections		1,750.00
20	130	Office of Director of Finance	39,500.00	5,250.00
20	135	Annual Audit		19,250.00
20	145	Division of Tax Collector	12,000.00	4,300.00
20	150	Division of Tax Assessor	15,625.00	10,050.00



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25	240	Division of Police Bureau	1,168,850.00	37,525.00
25	250	Dispatchers	49,000.00	250.00
25	243	Detective Bureau		2,500.00
25	244	Bureau of Street Crossing Guards	18,500.00	612.50
25	241	SRO Interlocal	16,250.00	
25	260	Emergency Medical Services		10,025.00
25	265	Fire Department		28,406.25
22	196	Code Enforcement	61,500.00	1,225.00
25	266	Uniform Safety Act	9,000.00	825.00
20	165	Engineering		87,500.00
26	290	Streets & Roads	190,750.00	18,675.00
26	292	Demolitions		6,000.00
26	291	Snow Removal	5,000.00	12,000.00
25	111	Parking Meter Maintenance	11,250.00	6,062.50
26	310	Building & Grounds		33,950.00
26	293	Municipal Garage	36,875.00	23,000.00
		Sanitation		
32	465	-Contract		111,250.00
32	466	-Landfill Solid Waste		162,250.00
27	330	Health	2,250.00	125.00



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27	340	Dog Regulation		10,000.00
28	370	Recreation, Parks & Playgrounds	6,000.00	7,750.00
28	375	Celebration of Public Events		5,750.00
28	380	Historical Society		1,000.00
25	275	Municipal Prosecutor	6,000.00	
21	180	Planning Board	8,875.00	6,550.00
25	253	Emergency Management Services	4,750.00	1,250.00
		Insurances		
23	220	Group Insurance Plan for Employees	6,250.00	600,000.00
23	215	Workers Compensation		300,000.00
23	210	Liability Insurance		300,000.00
23	225	Disability Insurance		20,000.00
28	371	Senior Citizen Center		1,000.00
28	372	Transportation of Senior Citizens		3,250.00
43	490	Municipal Court	54,375.00	1,750.00
27	332	PEOSHA-Bd of Health		0.00
36	476	Municipal Library	10,750.00	1,500.00
22	195	Construction Code Official	71,125.00	5,300.00
		<b>UTILITY EXPENSES &amp; BULK PURCHASING</b>		
31	430	Electricity		26,250.00
31	435	Street Lighting		28,750.00
31	440	Telephone		25,000.00
31	446	Natural Gas		9,250.00
31	450	Telecommunications Costs		2,250.00
31	447	Gasoline & Fuel Oil		41,250.00



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36	472	Social Security System		91,250.00
36	471	PERS Pension		70,000.00
36	475	PFRS Pension		200,000.00
35	470	Contingent		18,750.00
		TOTAL OPERATIONS WITHIN "CAPS"	1,933,725.00	2,428,156.25
		<b>OPERATIONS EXCLUDED FROM "CAPS"</b>		
25	252	911 Emergency Dispatch-Police		15,000.00
25	255	LOSAP		12,500.00
44	901	Capital Improvement Fund		50,000.00
46	875	Deferred Charges		60,000.00
		<b>MUNICIPAL DEBT SERVICE</b>		
45	920	BOND Principal		550,000.00
45	925	BAN Principal		50,000.00
45	930	BOND Interest		309,687.50
45	935	NOTE Interest		83,534.72
45	940	Green Trust Loan		8,008.89
45	940	Interest on Special Emergency Notes		0.00
45	941	Capital Lease Program		189,400.00
45	960	Environmental Infrastructure Trust Loan		0.00
45	970	Demolition Bond		0.00
		<b>TOTAL APPROPRIATIONS</b>	1,933,725.00	3,756,287.36

	<b>Water Sewer Utility Appropriations</b>		<b>2023</b>
		<b>Salaries &amp; Wages</b>	<b>Other Expenses</b>



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55	501	Operating	187,500.00	885,500.00
55	511	Capital Outlay		00.00
55	550	PERS		8,750.00
55	550	Social Security		13,750.00
55	520	BOND Principal		125,000.00
55	520	BOND Interest		115,350.00
55	520	Environmental Infrastructure Trust Loan		85,225.07
55	520	BAN Principal		.00
55	520	BAN Interest		.00
<b>TOTAL APPROPRIATIONS</b>			187,500.00	1,233,575.07

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 # 24-002**                      Cancellation of Property Taxes and Tax Credits 2023

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

Block	Lot	AMOUNT	REASON
11	4	\$ 9,787.51	Demolition of Structure
11	9	1,288.52	Demolition of Structure
13	2.02	353.53	Demolition of Structure
13	3	2,477.33	Demolition of Structure
13	4	1,135.71	Demolition of Structure
13	5.01	2,144.44	Demolition of Structure





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13	5.03	4,066.30	Demolition of Structure
13	7	700.59	Demolition of Structure
13	8	3,575.49	Demolition of Structure
21	13	433.82	Demolition of Structure
24	7	985.49	Demolition of Structure
48	16	4,381.43	Demolition of Structure
49	13	3,695.93	Demolition of Structure
54	12.01	2,545.97	Foreclosure by Borough
54	13	315.54	Demolition of Structure
55	1	5,594.40	Foreclosure by Borough
55	3	3,032.89	Foreclosure by Borough
55	5	2,271.43	Foreclosure by Borough
56	17	3,416.21	Foreclosure by Borough
67	37	274.10	Demolition of Structure
70	2.01	9,770.78	Added Canceled/Stipulation
70	11	712.25	Demolition of Structure
79	29	95.89	Int Canceled/Victim of Fraud
87	5	652.68	Demolition of Structure
101	8	8,466.27	Added Canceled/Stipulation
119	10	69.93	Demolition of Structure
168	17	4,977.98	Tax-Exempt/Demolished

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

Block	Lot	AMOUNT
19	18.11 C0011	\$ .01
49	8	.02
166	8	.01

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer and the Tax Collector.

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			✓			



## JANUARY 3, 2024 MEETING MINUTES

**RESOLUTION # 24-003**

Payment of Bills (01/03/24)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

**BE IT FURTHER RESOLVED** that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law.

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 # 24-004**

Payment of Bills (01/03/24) 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			✓			



## JANUARY 3, 2024 MEETING MINUTES

**REDEVELOPMENT AGENCY:**

**Presentation:**

263 Main Street - Expansion

**RESOLUTION # 24-005**                      Recommendation to the Planning Board – 263 Main Street

WHEREAS, the owner of the building housing La Atlixquen Mexican Grocery at 261 Main Street as well as their general contractor appeared before the Borough Council acting as the Redevelopment Agency for an expansion to their premises to encompass the storefront at 263 Main Street which was a former beauty salon; and

WHEREAS, the Redevelopment Agency had no objections to the expansion which will now include a restaurant and grocery but, has stressed that both storefront windows be open to the public and that no storage or inactive floor space be visible from the street.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council acting as the Redevelopment Agency that the application of La Atlixquen, 261 Main Street, be referred to the Borough Zoning 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	✓		✓			



## JANUARY 3, 2024 MEETING MINUTES

**Communications:**

***Keansburg Fire Department  
New Members***

*Jeremy Owens*

*New Point Comfort Fire Company*

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

**Roll Call**

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

**Discussion:**

*Planning Board Vacancy – announcement seeking volunteers to be place on the town website*

*At this time Francis Mullan, P.E. and Robert Yuro, P.E., gave a detailed presentation on the Forest Avenue Reconstruction Project.*

**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	✓		✓			

Anthony DeAngelo  
65 Main Street

Spoke about concerns of being harassed by a Borough Inspector and 2 neighbors.

Stated he had been fined \$500 for garbage cans not brought in from the curb.

As a long-time resident he is very upset about these issues.



## JANUARY 3, 2024 MEETING MINUTES

Mark Andalora  
124 Forest Avenue

Very concerned with the street flooding on Forest Avenue. He hopes that the recent reconstruction of the drainage system will have a positive impact.

Also, there is speeding on Forest Avenue even during flooding events.

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	✓		✓			



## JANUARY 3, 2024 MEETING MINUTES



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 **January 3, 2024**

***Attest:***

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