



## JANUARY 24, 2024 MEETING MINUTES

Mr. Cusick read the following:

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

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

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

The Mayor and Council made a presentation to James Martin

**Honorary Mayor:**

**Honorary Resolution:**

**RESOLUTION # H24-001** Authorize Honorary Nomination Mayor for a Day – James Martin

**Honorary Mayor for a Day Certificate:**

**REDEVELOPMENT AGENCY:**

**Presentation:**

- 212 Main Street – RSVP Smoke – Smoke Shop / Kareem Thomas

**Resolutions:**

**RESOLUTION # 24-012** Redevelopment Agency Review – 212 Main Street / Smoke Shop

### **REDEVELOPMENT AGENCY REVIEW – 212 Main Street**

WHEREAS, Kareem Thomas of appeared before the Redevelopment Agency in regard to a zoning application he filed to open a smoke shop to be named RSVP Smoke Shop Keansburg, LLC at 212 Main Street; and



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WHEREAS, the shop would be a retailer selling smoking and/or tobacco products, including but not limited to, cigars, pipe tobacco, e-cigarette and disposable vape products and smoking accessories for off-premise consumption; and

WHEREAS, the zoning application and the schematic provided by Mr. Thomas were reviewed by the Borough Engineer and the Redevelopment Agency; and

WHEREAS, the Redevelopment Agency was not in favor the proposed use at that location.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council acting as the Redevelopment Agency that the application of RSVP Smoke Shop Keansburg, LLC be denied and referred back to the Borough Zoning Officer.

Mr. Cusick asked for a roll call vote:

### Roll Call

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

### Presentation:

- 310 Main Street – Tobacco & Vape Outlet – Smoke Shop / Istimraj Paras

### Resolutions:

**RESOLUTION # 24-013** Redevelopment Agency Review – 310 Main Street / Smoke Shop

#### REDEVELOPMENT AGENCY REVIEW – 310 Main Street

WHEREAS, Istimraj Sangi Paras appeared before the Redevelopment Agency in regard to a zoning application he filed to open a smoke shop to be named Tobacco & Vape Outlet at 310 Main Street; and

WHEREAS, the shop would be a retailer catering to adult consumers selling tobacco products, vaping devices, accessories and related merchandise; and



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WHEREAS, the zoning application and the materials provided by Mr. Paras were reviewed by the Borough Engineer and the Redevelopment Agency; and

WHEREAS, the Redevelopment Agency was not in favor the proposed use at that location.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council acting as the Redevelopment Agency, that the application of Tobacco & Vape Outlet, 310 Main Street be denied and referred back to the Borough Zoning Officer.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**Meeting Minutes:**

Meeting Minutes January 3, 2024

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		✓	✓			



## JANUARY 24, 2024 MEETING MINUTES

### Ordinances:

#### Second 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.



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SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

SECTION III.

REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION IV.

EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication in accordance with law.

**Communication:**

*Letter from the Planning Board regarding Ordinance #1718*

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	✓		✓			

Anthony DeAngelo  
65 Main Street

Rescinded. He will be speaking during the public portion on another matter.

Cristina Onciu  
82 Frances Place

Asked about the location and type

The single license would be at one location at Highway 36

Karen Edmond  
250 Beachway

Asked who had proposed the business.

Mayor Hoff replied that Ritesh Shah, Pharmacist and local business owner had proposed the business venture

Kenneth Johnson  
31 Belleview Avenue

Urged Council to deny the Ordinance stating that our Police Department does not have the equipment to monitor marijuana use.



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

### Roll Call

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

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1718:

### Roll Call

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

### Resolutions:

**RESOLUTION # 24-006**                      Payment of Bills (01/24/24)

**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 vote:

### Roll Call

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



## JANUARY 24, 2024 MEETING MINUTES

**RESOLUTION # 24-007**                      2024 Amusement Games Licenses – (Cappuccio)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2023 Amusement Game License be granted to:

**24-007A-Amusement Game  
Lic #MG 24-003**

**Basketball**

Cert# 233-1003-5-00202

**23-007B- Amusement Game  
Lic #MG 24-004**

**Duck Pond Race**

Cert #233-3001-4-00203

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

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

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



## JANUARY 24, 2024 MEETING MINUTES

**RESOLUTION # 24-008**

2024 Amusement Games Licenses – (Rocky’s Excellent Adventure Inc.)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a **2024 Amusement Game License** be granted to:

**Jersey Shore Beach and Boardwalk, Inc.  
275 Beachway  
Keansburg, NJ 07734**

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

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

Amusement Type	Certification	Muni Lic. #
Arcade	Cert #2	<b>MG24-005</b>
Arcade 2	Cert #2	<b>MG24-006</b>
Balloon Bust	1123	<b>MG24-007</b>
Balloon Dart	1009	<b>MG24-008</b>
Balloon Dart 2	1009	<b>MG24-009</b>
Bob’s Fishing Hole	1128	<b>MG24-010</b>
Bushel Basketball Game	1027	<b>MG24-011</b>
Hot Shot Basketball Game	1003	<b>MG24-012</b>
Kiddie Basketball Game	1003	<b>MG24-013</b>
Long Range Basketball Game	1003	<b>MG24-014</b>
Can Smash	1094	<b>MG24-015</b>
Football Toss	1003	<b>MG24-016</b>
Frog Bog	1022	<b>MG24-017</b>
Glassless Goblet Toss	1084	<b>MG24-018</b>
Ring Toss	1013	<b>MG24-019</b>
Roller Ball Derby	4036	<b>MG24-020</b>
Rope Ladder Climb	8002	<b>MG24-021</b>
Skeeball	1052	<b>MG24-022</b>
Soccer Game	1003	<b>MG24-023</b>
Stop & Go - Candy Wheel	5001	<b>MG24-024</b>
Stop & Go - Candy Wheel 2	5001	<b>MG24-025</b>
Strong Man Challenge	8016	<b>MG24-026</b>
Top Glo - Water Gun Fun	4002	<b>MG24-027</b>
Water Gun Fun	4002	<b>MG24-028</b>

Mr. Cusick asked for a roll call vote:

**Roll Call**

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





## JANUARY 24, 2024 MEETING MINUTES

**RESOLUTION # 24-009**

Mosquito Commission Division Aerial Agreement 2024

### RESOLUTION AUTHORIZING THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN

### **Borough of Keansburg**

**WHEREAS**, the Monmouth County Board of Chosen Freeholders, pursuant to N.I.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county; and

**WHEREAS**, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the county of Monmouth; and

**WHEREAS**, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

**WHEREAS**, the **Borough of Keansburg** is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

**NOW, THEREFORE**, be it resolved as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:
  - a) the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NIDEP) agencies, and
  - b) such operations will be performed in compliance with applicable Federal and State regulations, and
  - c) the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

Mr. Cusick asked for a roll call vote:

#### Roll Call

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



## JANUARY 24, 2024 MEETING MINUTES

**RESOLUTION # 24-010**

Adoption of Keansburg Employee Handbook 1.2024

### RESOLUTION APPROVING THE ADOPTION OF THE EMPLOYEE HANDBOOK FOR THE BOROUGH OF KEANSBURG

**WHEREAS**, the Employee Handbook of the Borough of Keansburg serves as governing document of all employees, volunteers, appointed officials and independent contractors for the Borough of Keansburg; and

**NOW THEREFORE BE IT RESOLVED** that the Borough of Keansburg hereby agrees to adopt the 2024 Employee Handbook.

**BE IT FURTHER RESOLVED** that the policies in the Employee Handbook shall be effective immediately from the adoption of this Resolution; and

**BE IT FURTHER RESOLVED** that copies of the revised Handbook will be produced and distributed to all current and future employees of the Borough of Keansburg.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 24-011**

Payment of Bills (01/24/24) 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.



## JANUARY 24, 2024 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

### Roll Call

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

### Communications:

- *Responses for Planning Board Vacancy*

### Resolution:

**RESOLUTION # 24-014**      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:

**Eileen Enright**

to the Keansburg Planning Board of Adjustment  
for an unexpired term commencing on January 24, 2023 and expiring on June 30, 2026.

### Discussion:

*Housing Authority State Appointment*

### Resolution:

**RESOLUTION # 24-015**      Recommendation for Housing Authority State Appointment

**Whereas** the State of New Jersey has the authority to make a Governor’s Appointment to local Public Housing Authorities; and,

**Whereas**, there will be a vacancy on the Keansburg Housing Authority in the Governor’s Appointee position; and,



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**Whereas**, the Keansburg Borough Council wishes to endorse and recommend that Kenneth Cook be considered for this appointment,

**Now Therefore Be It Resolved**, that the Municipal Clerk’s Office is hereby authorized to forward a certified copy of this resolution to the appropriate State Officials and the Keansburg Housing Authority.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**Department Reports:**

*Steve Ussmann  
Water & Sewer Department*

*Stated that delinquent notices were being sent.*

*Stated that a water main leak was in the process of being repaired.*

*Cliff Moore  
Economic Development  
Coordinator*

*Reported that (a third) smoke shop was making inquiries to open a business in town.*

*Julio’s Pizza has opened.*

*A Dance/Yoga Studio is looking to open at 47 Carr Avenue.*

*Participated in a NJEDA call about local property acquisition.*

*Beach Gallery at 260 Beachway planning to open in early March*

*Hydroponics business is pursuing a Food Desert Grant*

*Francis Mullan  
Borough Engineer*

*Reported on the replacement of water filters and the sludge press. Both are out to bid.*

*Stated that Solid Waste bid specifications are being prepared.*

*Councilman Cocuzza*

*Spoke about the water leak in front of St. Ann’s School that should be repaired on Friday.*



## JANUARY 24, 2024 MEETING MINUTES

*Mayor Hoff*

*Announced the Parade Committee Gift Auction will take place on February 2<sup>nd</sup>.*

*There will be an 80's Dance fundraiser on February 9<sup>th</sup>.*

*The St. Patrick's Parade will be held on Sunday, March 24<sup>th</sup> and the Memorial Day Parade will be held on Sunday, May 19<sup>th</sup>*

**Open to the Public:**

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

**Roll Call**

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

*Anthony DeAngelo  
65 Main Street*

*Spoke of being cited for code violations on his property.*

*Disagreed with Mr. Striedl on housing C.O. in regard to number of bedrooms in unit.*

*Reported that there is an unregistered vehicle at 80 Main Street.*

*Cristina Onciu  
82 Francis Place*

*Stated that there is a drainage issue and puddles on street at Myrtle Avenue and Frances Place.*

*Chris Hoff  
2 Broander Place*

*Conveyed many thanks on the behalf of the Martin Family.*

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

**Roll Call**

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



## JANUARY 24, 2024 MEETING MINUTES

### Adjournment

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

### Roll Call

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



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 24, 2024**

**Attest:**

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