



Reorganization Meeting Minutes *July 1, 2024*

Mr. Cusick read the following:

The 26th Reorganization Meeting of the Mayor and Council is held this 1st day of July, 2024 at Noon, at the Municipal Building, 29 Church Street, Keansburg, NJ in accordance with Revised Statutes 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

Salute to the Flag was lead by Monmouth County Sheriff Shaun Golden

Mr. Cusick took:

Roll Call

Mr. Cocuzza	Mr. Donaldson	Mr. Foley	Mr. Hoff	Mr. Tonne
✓	✓	✓	✓	✓

Invocation was given by Monsignor Carroll of St. Ann’s Roman Catholic Church

Mr. Cusick read:

Election Results:

The official results of the May 14, 2024 Municipal Election are as follows:

Antonietta Carbone	463
Bradán Salas	427
Cristina Onciu	428
George Hoff	833
Thomas Foley	817
Sean Tonne	731

Oath of Office

✿Oath of Office to recently elected Officials✿

The Oath of Office for the Honorable Sean Tonne was administered by Monmouth County Commissioner Director Thomas Arnone.

The Oath of Office for the Honorable Thomas Foley was administered by Monmouth County Sheriff Shaun Golden

The Oath of Office for the Honorable George Hoff was administered by Aberdeen Mayor Fred Tagliarini

Mr. Cusick asked for a motion on the Selection of a Temporary Chairman

Motion by Councilman Hoff, Seconded by Councilman Foley to designate Councilman Sean Tonne as Temporary Council Chairman

Mr. Cusick took:

Roll Call

Mr. Cocuzza	Mr. Donaldson	Mr. Foley	Mr. Hoff	Mr. Tonne
✓	✓	✓	✓	✓

Nomination and Election of Mayor

Chairman Tonne asked for a motion to nominate a Mayor

Motion by Councilman Donaldson, Seconded by Councilman Cocuzza to nominate Councilman Hoff to serve as Keansburg’s Mayor.

Mr. Cusick took:

Roll Call

Mr. Cocuzza	Mr. Donaldson	Mr. Foley	Mr. Hoff	Mr. Tonne
✓	✓	✓	✓	✓

Congressman Pallone took a moment to comment on Mayor Hoff's history making tenure.

As of today, George Hoff has the second-longest tenure as Mayor of Keansburg. George has the longest tenure since 1949 and he has the longest tenure in our present form of government, which was established in 1974.

☀Oath of Office of Mayor☀

The Oath of Office for the Honorable George Hoff as Mayor of Keansburg was administered by Congressman Frank Pallone.

Chairman Tonne asked for a motion to nominate an Acting Mayor

Motion by Councilman Cocuzza, Seconded by Councilman Donaldson to nominate Councilman Foley to serve as Keansburg's Acting Mayor.

Nomination and Election of Deputy Mayor

Mr. Cusick took:
Roll Call

Mr. Cocuzza	Mr. Donaldson	Mr. Foley	Mr. Hoff	Mr. Tonne
✓	✓	✓	✓	✓

☀Oath of Office of Deputy Mayor☀

The Oath of Office for the Honorable Thomas Foley as Deputy Mayor of Keansburg was administered by New Jersey Assemblyman Gerry Scharfenberger.

Meeting Minutes

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		✓	✓			

Resolutions:

Appointments by the Borough Council

RESOLUTION # 24-073 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,**

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

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

RESOLUTION # 24-074 Appointment of Depositories

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
New Jersey Cash Management Fund
Ocean First Bank
TD Bank
United Roosevelt
US Bank
Valley National Bank
Wells Fargo**

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. Donaldson			✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff			✓			

RESOLUTION # 24-075 Establish Council Meeting Calendar for July 2024 to June 2026

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 17, 2024	Regular Meeting
August 21, 2024	Regular Meeting
September 18, 2024	Regular Meeting
October 16, 2024	Regular Meeting
November 13, 2024 (Second Wednesday)	Regular Meeting
December 18, 2024	Regular Meeting
January 8, 2025 (Second Wednesday)	Conference Meeting
January 29, 2025 (Fourth Wednesday)	Regular Meeting
February 19, 2025	Regular Meeting
March 19, 2025	Regular Meeting
April 16, 2025	Regular Meeting
May 21, 2025	Regular Meeting
June 18, 2025	Regular Meeting
July 16, 2025	Regular Meeting
August 20, 2025	Regular Meeting
September 17, 2025	Regular Meeting
October 15, 2025	Regular Meeting
November 12, 2025 (Second Wednesday)	Regular Meeting
December 17, 2025	Regular Meeting
January 7, 2026 (First Wednesday)	Conference Meeting
January 28, 2026 (Fourth Wednesday)	Regular Meeting
February 18, 2026	Regular Meeting
March 18, 2026	Regular Meeting
April 15, 2026	Regular Meeting
May 20, 2026	Regular Meeting
June 17, 2026	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. Donaldson			✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff			✓			

RESOLUTION # 24-076 Appointment of Professionals

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	Borough Attorney
Robert Allison Holman, Frenia & Allison	Borough Auditor
Meghan Bennett Gluck Walrath	Bond Counsel
Francis Mullan T & M Associates	Borough Engineer
Caroline Reiter T & M Associates	Borough Planner
Anthony Vecchio Robert Cosgrove / Amanda Dalton Clark as Alternates	Prosecutor and Alternates
Raymond Raya	Public Defender
Meghan Bennett Gluck Walrath	Special Counsel – General
Jonathan Cohen Plosia Cohen Law	Special Counsel – Labor
William W. Northgrave McManimon, Scotland & Bauman	Special Counsel – Redevelopment
Jeffrey Surenian Surenian, Edwards & Nolan LLC	Special Counsel – Redevelopment Grandview Apartments

for the Borough of Keansburg for one year term commencing July 1, 2024 and expiring on June 30, 2025.

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. Donaldson			✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff			✓			

RESOLUTION # 24-077 Appointment of Members to the Planning Board of Adjustment

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

Board Member	Membership Class	for the term of
Sean Tonne	Be a Class I Member	July 1, 2024 through June 30, 2025
Dominick Grasso	Be a Class II Member	July 1, 2024 through June 30, 2025
Michael Donaldson	Be a Class III Member	July 1, 2024 through June 30, 2025
John Donohue	Be a Class IV Member	July 1, 2024 through June 30, 2028
Michael Mankowski	Be a Class IV Member	July 1, 2024 through June 30, 2028
Daniel Shields	Be a Class IV Member	July 1, 2024 through June 30, 2028
Michael Flynn	Be an Alternate Member	July 1, 2024 through June 30, 2026
Jennifer Perkel	Be an Alternate Member	July 1, 2024 through June 30, 2026

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

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

RESOLUTION # 24-078 Payment of Bills (7/1/24)

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			✓			

OPEN SPACE PUBLIC HEARING

Mr. Robert Yuro, Borough Engineer presented an overview of the Open Space Grant Application. The scope of the work to be included in this application would include the construction of Pickleball Courts at the existing Collins Field baseball lot located at Block 162, Lot 18 in the Borough of Keansburg. Additional work would include resurfacing the existing tennis courts, also at the Collins Field property.

Mr. Yuro explained the Open Space Grant process and that this application would require matching funds. The total amount estimated to complete this work is \$150,000.00, and this application is requesting \$75,000.00 from the Open Space Program.

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

Roll Call

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

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. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza		✓	✓			
Mr. Foley			✓			
Mr. Hoff			✓			

RESOLUTION # 24-079

Authorize Execution of the OPEN SPACE GRANT APPLICATION

**BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION NO. 24-079

WHEREAS, the Monmouth County Board of County Commissioners has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County Park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and

WHEREAS, the governing body of The Borough of Keansburg desires to obtain County Open Space Trust Funds in the amount of **\$75,000** to fund **the improvements and upgrades to Collins Park located at Block 162, Lot 18** in the Borough of Keansburg, NJ; and

WHEREAS, the total cost of the project including all matching funds is **\$150,000.00**; and

WHEREAS, the Borough of Keansburg is the owner of and controls the project site; and

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

1. Raymond O'Hare, Borough Manager or his successor is authorized to (a) make an application to the County of Monmouth for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Open Space Grants Program and (c) act as the municipal contact person and correspondent of the above-named municipality; and
2. The Borough of Keansburg is committed to this project and will provide the balance of funding necessary to complete the project as described in the grant application in the form of non-county matching funds as required in the Policy and Procedures Manual for the Program; and
3. If the County of Monmouth determines that the application is complete and in conformance with the Monmouth County Municipal Open Space Program and the Policy and Procedures Manual for the Municipal Grants Program adopted thereto, the municipality is willing

to use the approved Open Space Trust Funds in accordance with such policies and procedures, and applicable federal, state, and local government rules, regulations and statutes thereto; and

4. Raymond O’Hare, Borough Manager or his successor is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Monmouth for the approved Open Space Trust Funds; and
5. This resolution shall take effect immediately.

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	✓		✓			

Open to the Public

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	✓		✓			

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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		✓	✓			

Closing Prayer was given by Pastor Park of the First United Methodist Church of Keansburg

Adjournment 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			✓			



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 July 1, 2024

Attest:

Jo-Ann O'Brien

*Deputy Municipal Clerk
Borough of Keansburg*