



APRIL 16, 2025 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

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

Meeting Minutes:

Meeting Minutes March 19, 2025

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	✓		✓			

Executive Session:

Boardwalk Lease

Mr. Cusick asked for a roll call vote to CONVENE an Executive Session:

Roll Call

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



APRIL 16, 2025 MEETING MINUTES

Mr. Cusick asked for a roll call vote to RETURN from Executive Session:

Roll Call

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

REGULAR MEETING RECONVENED

REDEVELOPMENT AGENCY

Presentation:

- 319 Main Street – Suite 1B No Drama Tattoos & Art Studio

The owner of the Keansburg Commons located at 319 Main Street had a discussion about this property concerning property maintenance with the Borough Council.

- Concerns included traffic driving in wrong direction
- Repair of the parking lot
- The relocation of a dumpster

A presentation was made by David Allen, 184 Forest Avenue for a new Tattoo Studio to be located at 319 Main Street.

The Tattoo Studio will occupy space formerly used by a nail salon. The new business will include a display of local art as well as art classes.

Work at the space will include interior renovations and outdoor signs. Studio will be open 6 days a week from 11am to 8pm. Expecting to employ 3 to 4 individuals.



APRIL 16, 2025 MEETING MINUTES

Resolutions:

RESOLUTION # 25-047 REDEVELOPMENT AGENCY – Recommendation to the Zoning Official – 319 Main Street –

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency was presented an application of No Drama Tattoos & Art Studio to be located at 319 Main Street for consideration as the Redevelopment Agency for the Borough of Keansburg.

NOW, THEREFORE, BE IT RESOLVED that the application for the Project located at 319 Main Street is hereby endorsed to the Borough Zoning Officer and Planning Board of Adjustment for their review.

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	✓		✓			

Ordinances:

Second Reading:

Ordinance #1740– Index Rate Ordinance CY2025

CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

**CALENDAR YEAR 2025
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**



APRIL 16, 2025 MEETING MINUTES

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to

3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Borough Council hereby determines that a 1% increase in the budget for said year, amounting to \$171,871.11 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY2025 budget year, the final appropriations of the Borough of Keansburg shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$601,548.88, and that the CY 2025 municipal budget for the Borough of Keansburg be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Mr. Cusick asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1740:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson					✓	
Mr. Tonne	✓		✓			



APRIL 16, 2025 MEETING MINUTES

Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff			✓			

Michael Aragonés
30 Howard Avenue

Asked about purpose Ordinance #1740 and stated that costs need to be reined in.

Mr. Cusick explained the purpose of the Ordinance. It is adopted each year with the Municipal Budget.

Mr. Cusick asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1740:

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 #1740:

Roll Call

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

Ordinance #1741– Cannabis Licensing

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER IV (GENERAL LICENSING AND BUSINESS REGULATIONS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG CREATING SECTION 4-21 (Cannabis Business Licenses)

SECTION II. AMENDMENT AND SUPPLEMENT TO CHAPTER 4 – GENERAL LICENSING AND BUSINESS REGULATIONS – OF THE REVISED GENERAL ORDINANCES

Chapter 4 “General Licensing and Business Regulations” of the Code of the Borough of Keansburg shall be amended and supplemented as follows:



APRIL 16, 2025 MEETING MINUTES

Section 4-21 – Cannabis Business Licenses.

a. Purpose. This section is enacted to regulate the sale of cannabis in the Borough in accordance with the provisions of the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” comprising *N.J.S.A. 24:6I-31 et seq.*, and in accordance with the rules and regulations of the Cannabis Regulatory Commission.

b. Definitions. As used in this Chapter, words and phrases shall have the same meanings they have in *N.J.S.A. 24:6I-31 et seq.*, and in accordance with the rules and regulations of the Cannabis Regulatory Commission.

c. Cannabis Business Licenses and Fees.

1. **Laws Applicable.** All applications for licenses, all licenses issued, and all proceedings under this Chapter shall be in accordance with the Act, rules and regulations referred to in Section 22-15 of this Ordinance and all other applicable laws of the State of New Jersey or Borough of Keansburg.

2. **Issuing Authority.** All licenses required by this Chapter, including renewal licenses, shall be issued by the governing body of the Borough, which shall also administer the provisions of this Chapter. The granting of any license permitted by this Chapter shall be at the sole and absolute discretion of the governing body of the Borough. All applicants for a Cannabis Business License shall obtain all applicable land use approvals from the Keansburg Planning Board prior to applying for a license pursuant to this Chapter. All applicants shall demonstrate adherence to all State cannabis standards.

3. **Cannabis Business License Required.** No person shall cultivate, sell, or distribute cannabis within the Borough without having obtained a license in accordance with the Act referred to in Section 4-21(a) of this Ordinance and the provisions of this Chapter. Applicant shall furnish proof of State license or renewal of said license to the Municipal Clerk annually.

4. **Cannabis Business License Fees—Maximum Number.** The annual license fee and maximum number of licenses for the Cannabis Businesses permitted in the Borough shall be as follows:

Class of License	Annual	No.
Class 5 Cannabis Retailer	\$5,000	1

The governing body of the Borough shall not be required to issue the maximum number of licenses. The grant of a license to any Cannabis Microbusiness shall be considered



APRIL 16, 2025 MEETING MINUTES

as counting towards the maximum number of licenses.

d. Cannabis Business License Conditions. In order to be granted a business license for the operation of a Cannabis Retailer business the following conditions must be satisfied:

1. Completion of all forms, checklists, and other submissions as may be required by the Borough Clerk's Office;
2. Payment of all applicable local fees, including inspection and licensing fees;
3. Demonstration that all applicable State licenses have been obtained;
4. Passage of all applicable State and local inspections required to be completed prior to the beginning of operations and/or renewal of any State and/or local license;
5. Submission of emergency contact information to be utilized by police, fire, and EMT personnel in the event of an on-site emergency;
6. Submission of a full copy of the Application for State Licensure, via hard copy or digitally, with pages prominently marked "CONFIDENTIAL" as appropriate for purposes of compliance with New Jersey's Open Public Records Act (NOTE: pages not marked as confidential will be disclosed in response to an applicable OPRA request); and
7. Submission of application fee of Five Thousand (\$5,000.00) Dollars.
8. If the Borough is named as a party to litigation involving the businesses for whom are issued a Cannabis Business License pursuant to this Section, the licensee agrees and acknowledges that it shall indemnify and hold harmless the Borough for any and all liabilities and/or costs associated with that litigation, which shall include, but not be limited to, defense costs, expenses and attorney's fees.
9. All applicants who seek to transfer their licenses shall provide notice to the Borough, in accordance with State law and regulations, and shall be subject to any State laws and regulations in addition to any Borough rules and regulations including, but not limited to, Section 22-15-d.13 of this Ordinance.

e. Cannabis Subcommittee. There shall be standing Cannabis Subcommittee, which shall review all completed submissions for any Cannabis license and submit a recommendation to the entire governing body regarding the grant or denial of a license. The members of the subcommittee shall be as follows: (i) Two (2) members of Borough Council to be chosen by it;



APRIL 16, 2025 MEETING MINUTES

(ii) the Keansburg Chief of Police; and (iii) the Borough Manager. The terms of the councilmembers shall be for one (1) year. It is recommended that at least one council member remain from the previous year's subcommittee.

f. Regulation of Cannabis Business Licenses. Any license issued under this Chapter shall conform to the requirements of the Development Regulations of the Borough of Keansburg (Chapter XXII).

g. Revocation of Cannabis Business Licenses.

1. Any license issued under this Chapter may be suspended or revoked for violation of any of the provisions of this Chapter or this Ordinance or any provision of any applicable statute or any of the rules and regulations of the Cannabis Regulatory Commission.

2. Notice of a hearing for the suspension or revocation of a license shall be given in writing by the Borough Clerk. The notice shall specifically set forth the grounds upon which the proposed revocation is based and the time and place of the hearing. It shall be served by mailing a copy to the licensee at his or her last known address by certified mail, return receipt requested, at least five (5) days prior to the date set for the hearing.

3. At the hearing, the licensee shall have the right to appear and be heard, to be represented by an attorney, to present witnesses in his or her own behalf, to cross-examine opposing witnesses and to have a permanent record made of the proceedings at his or her own expense. The Borough Council shall revoke or suspend the license if they are satisfied by a preponderance of the evidence that the licensee is guilty of the acts charged.

4. Suspension or revocation of a license shall be in addition to any other penalty which may be imposed for a violation of this Chapter

h. Penalties.

In the absence of State specified penalties, the Borough may issue fines to any person violating any provision of this Section, upon conviction, up to \$2,500 for a first offense, \$5,000 for a second offense, and \$10,000 for a third offense.

SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such decision shall not affect the validity of the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.



APRIL 16, 2025 MEETING MINUTES

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

EFFECTIVE DATE. This Ordinance shall take immediately upon passage and publication in accordance with law.

Mr. Cusick asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1741:

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 for Ordinance #1741:

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 #1741:

Roll Call

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



APRIL 16, 2025 MEETING MINUTES

Ordinance #1742– Cannabis Tax

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II (ADMINISTRATION) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG CREATING SECTION 2-40 (Cannabis Business Sales Tax)

Chapter II “Administration” of the Code of the Borough of Keansburg shall be amended and supplemented as follows:

Section 2-40 – Cannabis Business Sales Tax.

a. A tax is hereby imposed upon all persons engaged in the business of selling cannabis as Cannabis Retailer in the Borough of Keansburg, at the rate of two percent (2%) of the gross receipts from such sales made in the course of that business. Retailers may reimburse themselves for their tax liability hereunder by separately stating the tax as an additional charge, which charge may be stated in combination, in a single amount, with any State tax that retailers are required to collect.

Each person required to collect the tax herein imposed shall be personally liable for the tax imposed, collected, or required to be collected hereunder.

b. The imposition of the tax imposed by this Chapter is in accordance with the provisions of State law and is in addition to any and all other taxes and charges.

1. A user tax shall be levied on any Cannabis Business operating more than one business, regardless of whether the second business location is in a different municipality. Such user tax rate shall be equivalent to the sales tax rate set forth in subsection (a) of this Section 2-40 (as applicable) and imposed on the value of each transfer or use of cannabis between one business location and another business location.

c. The tax imposed by this Section, and all civil penalties that may be assessed as an incident thereto, shall be remitted to, collected by and enforced by the Borough’s Chief Financial Officer, who shall have the full power to administer and enforce the provisions of this Chapter.

d. The failure to timely collect or remit all taxes due pursuant to this Chapter is a violation of this Code and may be subject to the penalties hereunder.



APRIL 16, 2025 MEETING MINUTES

e. Penalties.

Any person violating any provision of this Section shall, upon conviction be subject to the penalties stated in Chapter 1, Section 1-5, General Penalty, of the Borough of Keansburg Municipal Code, except that the minimum penalty shall not be less than \$500 for a first offense, \$1,000 for a second offense, and \$1,500 for a third offense.

SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such decision shall not affect the validity of the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

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

EFFECTIVE DATE. This Ordinance shall take immediately upon passage and publication in accordance with law.

Mr. Cusick asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1742:

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 for Ordinance #1742:

Roll Call

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



APRIL 16, 2025 MEETING MINUTES

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1742:

Roll Call

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

First Reading:

No Introductions at the time

Resolutions:

RESOLUTION # 25-039 Payment of Bills (04.16.25)

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		✓	✓			



APRIL 16, 2025 MEETING MINUTES

RESOLUTION # 25-040

Adoption Fair and Open 2025

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” law, enacted by the New Jersey State Legislature shall become effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.1 et seq., a public entity may not award contracts with a value in excess of \$17,500.00 to a business entity which has made reportable contributions in excess of \$300.00, in the aggregate, to the said public entity’s political parties or to any candidate’s committee of any person serving in an elective public office of said public entity when such contract was awarded, unless said business entity is awarded a contract under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.7 “fair and open process” is defined to mean, at a minimum, that a contract be publicly advertised in newspapers or on the internet website maintained by a public entity in sufficient time to give notice in advance of the contract; be awarded under a process that provides for public solicitation of proposals or qualifications; be awarded and disclosed under criteria established in writing by the public entity prior to the solicitation of proposals or qualifications; and be publicly opened and announced when awarded. The decision of a public entity as to what constitutes a fair and open process shall be final; and

WHEREAS, in accordance with N.J.S.A. 19:44A-20.1 et seq. the Borough of Keansburg hereby adopts criteria establishing a “fair and open process” as set forth in Exhibit A attached hereto; and

WHEREAS, it is necessary for the Borough of Keansburg to engage the services for various legal, engineering and consulting professional services; and

WHEREAS, the Borough of Keansburg desires to contract for such professionals and services by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, County of Monmouth and State of New Jersey that it hereby adopts the “fair and open process” set forth in Exhibit A attached hereto as the method that the Borough of Keansburg will use to contract for all professional services and extraordinary and unspecified services (“EUS”) in excess of \$17,500.00 per year, including but not limited to the following services:

1. Bond Counsel
2. Borough Attorney - Non-Retainer Hourly Work
3. Borough Attorney – Special Counsel –Labor
4. Borough Attorney – Special Counsel – *Non-Retainer Hourly Work*
5. Borough Attorney – Special Counsel – *Redevelopment*
6. Borough Attorney – Special Counsel – *Grandview Redevelopment*
7. Borough Auditor
8. Borough Engineer
9. Financial Advisor
10. Municipal Planner
11. Municipal Prosecutors – Hourly Work (To Include Substitute Prosecutor)



APRIL 16, 2025 MEETING MINUTES

- 12. Planning Board Attorney
- 13. Planning Board Engineer
- 14. Public Defender

BE IT FURTHER RESOLVED, that all contracts awarded for the above professional services shall be made in accordance with the Borough of Keansburg “Fair and Open Process” as set forth in Exhibit A attached hereto.

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 # 25-041 2025 Tonnage Grant

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L., c. 102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection and Energy is promulgating recycling regulations to implement the mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulation impose on municipalities certain requirements as a condition for applying for tonnage grants, including, but not limited to, making and keeping accurate verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a Resolution authorizing the Borough of Keansburg to apply for such tonnage grants will memorialize the commitment of the Borough to recycling and indicate the assent of the Mayor and Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and Recycling regulations; and

WHEREAS, such a Resolution should designate the individual authorized to ensure that the application is properly completed and timely filed.



APRIL 16, 2025 MEETING MINUTES

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Borough hereby endorses the submission of a Municipal Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and Energy and designates

**John Jelinski,
Recycling Coordinator,**

29 Church Street, Keansburg, NJ 07734, to ensure that the said application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a recycling trust fund to be used solely for the purposes of recycling.

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 # 25-042 Fair and Open Purchase - RO Pump - Water and Sewer Dept

WHEREAS, the BOROUGH OF KEANSBURG has a need for a high-pressure pump as a fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

WHEREAS, the Mayor through the CFO has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, Peter P Faccas & Sons has submitted a proposal indicating they will provide the pump for \$20,180.00; and

WHEREAS, Peter P Faccas & Sons has completed and submitted a Business Entity Disclosure Certification which certifies that Peter P Faccas & Sons has not made any reportable contributions to a political or candidate committee in the Borough of Keansburg in the previous one year, and that the contract will prohibit the Peter P Faccas & Sons from making any reportable contributions through the term of the contract, and

WHEREAS, the CFO has certified the availability of funds and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg authorizes the CFO to enter into a contract Peter P Faccas & Sons as described herein; and,



APRIL 16, 2025 MEETING MINUTES

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

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 # 25-043 Refund of Fees – Sunrun Solar

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following payment be made to

Amount:	\$1,515.00
Reason:	Refund of Fees
Reference:	Refund of Fees for: 73 Seabreeze Way 20220016 - \$491.00 124 Beachway Avenue 20240188 - \$380.00 20 Jahn Street – 20230214 – \$273.00 17 Leola Avenue 20230222 - \$371.00

Payable to:	Sunrun ATTN: A/P775 Fiero Lane Suite 200 San Luis Obispo, CA 93401
--------------------	---

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above



APRIL 16, 2025 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		✓	✓			

RESOLUTION # 25-044 Amendment to the Temporary Budget #2

CY 2025 AMENDMENT TO THE TEMPORARY MUNICIPAL BUDGET

WHEREAS, N.J.S. 40A:4-19 provides that where any contract, commitment or payments are to be made prior to the final adoption of the CY 2025 budget, temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided; and

WHEREAS, the effective date of this Resolution; and

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	2025	
			Salaries & Wages	Other Expenses
20	130	Office of Director of Finance	0.00	5,000.00
27	330	Health	0.00	250.00
25	255	LOSAP		20,000.00
31	446	Natural Gas		5,000.00
TOTAL APPROPRIATIONS			0.00	30,250.00

		Water Sewer Utility Appropriations	2025	
			Salaries & Wages	Other Expenses
55	501	Operating	0.00	500,000.00
TOTAL APPROPRIATIONS			0.00	500,000.00



APRIL 16, 2025 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		✓	✓			

RESOLUTION # 25-045 Professional Services Agreement
(T & M Associates / Affordable Housing Planner)

WITHDRAWN

RESOLUTION # 25-046 Payment of Bills (04.16.25) 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 vote:

Roll Call

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



APRIL 16, 2025 MEETING MINUTES

RESOLUTION # 25-047

REDEVELOPMENT AGENCY – Recommendation to the Zoning Official –
319 Main Street – **VOTED ON EARLIER IN THE MEETING**

Communications:

Discussion:

- *Planning Board Vacancy – Alternate #2 Position*

Directed to be advertised on Borough website

Department Reports:

*Steve Ussmann
Water and Sewer Department*

Reported that late notices have been mailed for past due water/sewer accounts

Hydrant flushing will begin soon

Water supply from NJ American Water Co. will end on May 1st, customers may notice the change

*James Della Pietro
Streets and Roads Department*

Reported that DPW was working on Baywalk West sand removal. The sand accumulation was due to high winds. Anticipating work to be complete before the Easter holiday.

*Cliff Moore
Economic Development
Coordinator*

Supermarket - plans out for bidding for build out of interior space

Medical Equipment Company negotiating for space formally occupied by Valley National

Coffee Roaster Neptune look for location (260 main - trying to move off Main Street)

310 Main St -interest in making it a Real Estate Office

425 Carr Ave for Sale \$5.4m (Sold \$2.8m 8/2021)



APRIL 16, 2025 MEETING MINUTES

*Raymond O’Hare
Borough Manager*

*Anthony Vecchio will not be seeking reappointment as
Borough Prosecutor.*

*Robert Yuro
Borough Engineer*

Repaving of Beachway will begin April 28th

19 Carr Avenue (Sackman Enterprises) now has 24 leases

*1 Carr Avenue – Concrete work expected to be completed in
June/July – anticipating a June 2026 completion of building*

Mayor Hoff

*Thanked the Police Department and Department of Public
Works for their assistance to the St. Patrick’s Parade
Committee. This year was the largest turnout ever.*

*Announce that the Memorial Day Parade will take place on
May 18th.*

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	✓		✓			

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	✓		✓			



APRIL 16, 2025 MEETING MINUTES

Executive Session:

An Executive Session took place earlier in the meeting.

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 **April 16, 2025**

Attest:

Jo-Ann O’Brien
Deputy Municipal Clerk
Borough of Keansburg