



MAY 21, 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
✓	✓	✓	✓	✓

Meeting Minutes:

Meeting Minutes April 16, 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			✓			

Ordinances:

Second Reading:

No Ordinance Public Hearings or Adoptions at the time



MAY 21, 2025 MEETING MINUTES

First Reading:

Ordinance #1743– Amendment to Structure of Police Department

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE #1283 ENTITLED “AN ORDINANCE ESTABLISHING AND CREATING THE DEPARTMENT OF PUBLIC SAFETY AND DIVISION OF POLICE WITHIN THE BOROUGH OF KEANSBURG.”

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Ordinance # 1283 entitled “AN ORDINANCE ESTABLISHING AND CREATING THE DEPARTMENT OF PUBLIC SAFETY AND DIVISION OF POLICE WITHIN THE BOROUGH OF KEANSBURG” be amended and supplemented as follows:

Section 1: Section 2-20.3. Police Division Established; Composition.

SHALL READ:

The Police Division of the Borough of Keansburg is hereby established and shall consist of a Chief of Police, one (1) Deputy Chief of Police, two (2) Captains of Police, four (4) Lieutenants of Police, six (6) Sergeants of Police and as many regular and special policemen as the Borough Manager may deem necessary. All members of the Police Department shall be appointed, promoted and removed by the Borough Manager in accordance with state statutes. They shall, upon appointment, be assigned daily duties by the Chief of Police. The Borough Manager may also require that an applicant for appointment to the Police Division shall successfully complete a physical, mental and psychological examination.

Section 2: **REPEALER.** The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: **INCONSISTENT ORDINANCES.** All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

Section 4: **SEVERABILITY.** If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

Section 5: **EFFECTIVE DATE.** This ordinance shall take effect upon its passage and publication according to law.



MAY 21, 2025 MEETING MINUTES

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1743 and set for public hearing on Wednesday, June 18, 2025 at 7pm.

Roll Call

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

Ordinance #1744– Fire Police

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II (ADMINISTRATION), ARTICLE I (ADMINISTRATIVE CODE), SECTION 21 (VOLUNTEER FIRE DEPARTMENT) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Section 21 (Volunteer Fire Department) of Chapter II (Administration), Article I (Administrative Code) be amended and supplemented as follows:

ADD:

Section 1: Section 2-21.12 C. FIRE POLICE

The Keansburg Fire Department may nominate volunteer members of the Department who have not served as Firefighters, to serve as Fire Police. Candidates nominated to said office shall be confirmed by the Borough Council and shall serve for a term of one year or until their successors are nominated and confirmed. Fire Police officers are volunteers and shall serve without compensation from the Borough.

Requirements for appointment

No member of the Department shall be appointed to the office of Fire Police unless the person:

- a. Is a volunteer member of the Keansburg Fire Department in good Standing.
 1. Must be a resident of Keansburg or reside within a five (5) mile radius of the borders of the Borough of Keansburg.
 2. Does not have to join a fire company as a firefighter, but will instead be known as an Associate Member.
- b. Is a citizen of the United States
- c. Has a valid New Jersey Driver’s License
- d. Is able to read, write and speak the English Language
- e. Is of good moral character and has not been convicted of and criminal offense



MAY 21, 2025 MEETING MINUTES

- f. Has successfully completed the New Jersey Fire Police Basic Training Course or an equivalent course approved by the New Jersey Department of Community Affairs, Division of Fire Safety, and has passed the associated state exams approved.
- g. Provides written proof of having been certified by the New Jersey Department of Community Affairs, Division of Fire Safety, as a Fire Police Officer
- h. Must complete an application with the Borough including physical and fingerprinting
- i. Must abide by the age requirements set forth by the Borough of Keansburg

Oath of Office

Each individual appointed and qualified as a fire police officer shall, before entering and performing his or her duties, take an oath to faithfully, impartially and justly perform all duties of the office of fire police officer. The original oath shall be filed with the Borough Clerk and a copy filed with the Keansburg Fire Department.

Duties of the Office of Fire Police

The rights, privileges and duties of a fire police officer shall be as follows:

- a. The establishment and maintenance of fire lines
- b. The protection of property
- c. The performance of such necessary traffic control duties from the building to and at the vicinity of the fire scene, fire drill or other emergency call that the Fire Department may respond to or any other public event.
- d. The wearing of reflective vests clearly marked as fire police
- e. Nothing herein shall allow a fire police officer to arrest any person.

Supervision

The performance of the duties of a fire police officer shall be under the supervision of the Fire Chief or highest-ranking fire officer in charge of the fire scene or drill. Nothing in this bylaw shall diminish the powers of the Fire Chief or other superior office of the Keansburg Fire Department in the exercise of his or her duties, or give the right to supersede a duly authorized police officer.

Section 2: REPEALER. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

Section 4: SEVERABILITY. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.



MAY 21, 2025 MEETING MINUTES

Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1744 and set for public hearing on Wednesday, June 18, 2025 at 7pm.

Roll Call

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

Public Hearing: Plenary License Transfers

77 Highway 36: Person to Person/Place to Place (Pocket)

Person to Person / Place to Place Transfer:

Ashcree LLC, 77 Highway 36 to 2 Carr Avenue Liquor License LLC

Mr. Cusick asked for a roll call vote to OPEN the Meeting for a Person to Person/Place to Place Transfer of Plenary License.

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



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Mr. Cusick asked for a roll call vote to CLOSE the Meeting for a Person to Person/Place to Place Transfer of Plenary License.

Roll Call

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

Resolutions:

RESOLUTION # 25-053 *Plenary Person to Person, Place to Place Transfer (2 Carr Avenue)*

WHEREAS, an application has been received by the Mayor and Council of the Borough of Keansburg from Ashcree LLC. to 2 Carr Avenue Liquor License LLC, located at 77 Highway 36, Keansburg, NJ for a Person-to-Person and a Place-to-Place transfer of Liquor License Plenary Distribution License No. 1321-33-012-008 from; and

WHEREAS, the application form for said transfer is in proper form, and the proper certified check has been received by the Borough Clerk; and

WHEREAS, publication of the transfer has been made in “The Asbury Park Press” on January 18, 2025 and January 25, 2025; and

WHEREAS, the applicant has disclosed and the Mayor and Council have reviewed the source of all funds used in the purchase of the license and the licenses business and all additional financing obtained in connection with the licensed business; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the application of Ashcree LLC. located at 20 Main Street to transfer a Plenary Retail Distribution License No. 1321-33-012-009 from person-to-person, place to place, being 2 Carr Avenue Liquor License LLC. a pocket license it is hereby approved.



MAY 21, 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		✓	✓			

Resolutions:

RESOLUTION # 25-048 Payment of Bills (05.21.25)

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		✓	✓			



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RESOLUTION # 25-049

Authorize Application for the Local Efficiency Achievement Program Grant (LEAP) 2025

A RESOLUTION TO APPROVE AN APPLICATION FOR A LOCAL EFFICIENCY ACHIEVEMENT PROGRAM GRANT

WHEREAS, the State of New Jersey has appropriated \$6 million for Shared Services and Implementation, Challenge, and County Coordinator Grants to assist local units with the study, development, and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the Borough of Keansburg and County of Monmouth propose to enter into a shared services agreement, but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is to provide dispatch services, which will benefit the residents of all participating local units; and

WHEREAS, the Borough of Keansburg has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Borough of Keansburg Police Department will apply for a LEAP Implementation Grant in the amount of \$400,000.00 to support implementation of this shared service on behalf of itself, and on behalf of the County of Monmouth and if awarded and upon execution of said Agreement, the Borough of Keansburg does accept the Terms and Conditions specified in the Agreement in connection to this grant award.



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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 # 25-050 Authorize Change Order – Collins Field Pickleball Court – Timeline Only

RESOLUTION AUTHORIZING A CHANGE ORDER FOR AN EXTENSION OF CONTRACT TIME

WHEREAS, Fiore Paving Company of Oceanport, NJ has requested an extension of contract time for the Collins Field Pickleball Court Improvement project, which was awarded by the Borough of Keansburg, and

WHEREAS, during construction, unanticipated conditions and delays with receiving parts and materials associated with the construction of the Collins Field Pickleball Court has caused the construction to extend beyond the completion date of May 4, 2025, thereby requiring an extension of time for the completion of the project; and

WHEREAS, Fiore Paving Company of Oceanport, NJ submitted a proposed change order requesting an extension of time beyond the original contract completion date of May 4, 2025 to a new completion date of June 28, 2025. The requested extension of time will **not** result in any changes to the original scope of work nor contract amount of \$117,563.80; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would extend the contract completion date to June 28, 2025; and

WHEREAS, N.J.A.C. 5:30-11.3 provides the Municipality with authority by way of change order to approve additional work when the cost of such work is less than 20% of the original total bid amount; and

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

1. The change order for Collins Field Pickleball Court Improvement project, which was awarded to Fiore Paving Company of Oceanport, NJ, PA for an extension of the contract completion date to June 28, 2025 is hereby approved,
2. A certified copy of this resolution shall be forwarded to the Chief Financial Officer.



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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 # 25-051 Authorize Extension of Personnel Contract – T. Cusick

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg do authorize the Mayor and the Deputy Municipal Clerk to execute the Extension of Personnel Contract as presented to Mayor and Council between the Borough of Keansburg and Thomas Cusick; and

BE IT FURTHER RESOLVED that a certified copy be placed on file with the Finance Department and the Borough Clerk’s Office

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		✓	✓			



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RESOLUTION # 25-052

Authorize Abatement for Block 13, Lot 1

WHEREAS, the Keansburg Borough Council encourages new commercial development within the municipality; and

WHEREAS, the principals of RDS Realty, LLC constructed a new facility consisting of a bar, restaurant and banquet facilities located at 260-262 Beachway (Block 13, Lot 1); and

WHEREAS, in addition to creating new employment opportunities this new facility is an asset to the general business area attracting customers and visitors.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Tax Assessor to utilize the commercial abatement process for taxing purposes for improvements constructed at 260-262 Beachway (Block 13, Lot 1); and

BE IT FURTHER RESOLVED that the Tax Assessor to execute any all documents to effectuate the tax abatement; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Tax Assessor and Chief Financial 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		✓	✓			



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RESOLUTION # 25-053

Plenary Person to Person, Place to Place Transfer (2 Carr Avenue)

RESOLUTION WAS CONSIDERED AND APPROVED EARLIER IN THE MEETING

RESOLUTION # 25-054

Authorization of Personnel Contract – Police Chief

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

Whereas, an agreement has been entered into by and between the Borough of Keansburg and the **Chief of Police** and said agreement shall be from **May 1, 2025 through December 31, 2028**, and

Whereas, this contract has been approved and ratified by the Mayor and Council of the Borough of Keansburg.

Now, therefore, be it resolved that the Borough Clerk and Borough Manager are hereby authorized to sign and execute the said agreement.

Be it further resolved, that a copy of this resolution be forwarded to the **Chief of Police** and copies be filed in the Borough Clerk’s Office.

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		✓	✓			



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RESOLUTION # 25-055

Authorization of Personnel Contract – Deputy Police Chief

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

Whereas, an agreement has been entered into by and between the Borough of Keansburg and the **Deputy Chief of Police** and said agreement shall be from **May 1, 2025 through December 31, 2028**, and

Whereas, this contract has been approved and ratified by the Mayor and Council of the Borough of Keansburg.

Now, therefore, be it resolved that the Borough Clerk and Borough Manager are hereby authorized to sign and execute the said agreement.

Be it further resolved, that a copy of this resolution be forwarded to the **Deputy Chief of Police** and copies be filed in the Borough Clerk’s Office.

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		✓	✓			



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RESOLUTION # 25-056

Appointment of Special Officer Class I

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Keansburg that it does hereby appoint for 2025,

Arionna Lawrence

As a Special Law Enforcement Police Officer Class I effective June 2, 2025; and,

BE IT FURTHER RESOLVED that the Borough Council that a certified copy of this Resolution be forwarded to the Keansburg Police Department.

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		✓	✓			



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RESOLUTION # 25-057

Authorize Execution of TWA, WQM and BWSE Amended Forms –
1 Carr Avenue

RESOLUTION – AUTHORIZING MAYOR, MANAGER AND SUPERINTENDENT OF WATER & SEWER TO EXECUTE TWA-1, WQM AND BWSE FORMS FOR PROJECT: 1 CARR AVENUE URBAN RENEWAL LLC

**AMEMDED SITE PLANS
BLOCK 10 LOTS 3, 4, 5, 6 and 7**

BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the following are hereby authorized to execute TWA-1, WQM and BWSE Forms on behalf of the Borough of Keansburg for the 1 Carr Avenue Urban Renewal LLC amended site plans for a Redevelopment Project located at Block 10, Lots 3, 4, 5, 6 and 7, commonly known as 1 Carr Avenue, Keansburg, NJ 07734.

Mayor	George Hoff
Manager	Raymond O’Hare
Superintendent of Water & Sewer	Steve Ussmann

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		✓	✓			



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RESOLUTION # 25-058

Fair and Open Repair – Library HVAC

RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN CONTRACT FOR HVAC SYSTEM REPLACEMENT FOR THE UPSTAIRS OF LIBRARY

WHEREAS, the BOROUGH OF KEANSBURG has a need for a HVAC unit 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, Palmers HVACs has submitted a proposal indicating they will provide the unit for \$26,250.00 ; and

WHEREAS, Palmer’s HVAC has completed and submitted a Business Entity Disclosure Certification which certifies that Palmer’s HVAC 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 Palmer’s HVAC 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 Palmer’s HVAC as described herein; and,

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		✓	✓			



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RESOLUTION # 25-059 Award of Bid – Beaconlight Avenue Roadway Improvement Program

WHEREAS, the Borough of Keansburg advertised and received six (6) bids for the Beaconlight Avenue Roadway Improvement Program on Tuesday, May 20, 2025; and

WHEREAS, six (6) bids were received and opened in public by the Municipal Clerk; and

WHEREAS, the following bids were received:

Company Name	Base Bid
Discover Construction	\$753,424.94
Black Rock	\$1,093,300.30
Jads Construction	\$673,305.34
S. Brothers	\$886,667.15
D’Avellino Construction	\$841,028.00
Meco Inc.	\$820,300.00

WHEREAS, the Borough Attorney has reviewed the bids and has determined that Jads Construction is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Beaconlight Avenue Roadway Improvement Program to Jads Construction in the total amount of \$673,305.34.; and

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with Derstine Company after the review by the Borough Attorney and Chief Financial Officer’s certification.

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		✓	✓			



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RESOLUTION # 25-060

Payment of Bills (05.21.25) 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		✓	✓			



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PUBLIC HEARING:

CY2025 Municipal Budget

Public Hearing CY 2025 Keansburg Municipal Budget

RESOLUTION # 25-061

CY2025 Municipal Budget Adoption Resolution

A Copy of the CY2025 Keansburg Municipal Budget can be found on the Borough website:
www.keansburgnj.gov

Mr. Cusick asked for a roll call vote to OPEN the Meeting for the CY2025 Keansburg Municipal Budget Public Hearing

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 for the CY2025 Keansburg Municipal Budget Public Hearing

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 APPROVE the CY2025 Keansburg Municipal Budget.

Roll Call

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



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Communications:

Discussion:

- *Planning Board Vacancy – Alternate #2 Position*

Resolutions:

RESOLUTION # 25-062 *Appointment to the Planning Board*

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

Board Member	Membership Class	for the term of
Bernard Comey, Sr.	Be an Alternate Member	For the unexpired term ending June 30, 2026

Be and is 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	✓		✓			

Department Reports:

Cliff Moore
Economic Development Coordinator

Attended a meeting with the State Tourism Board

Reported an inquiry for a Karaoke Studio to be located at Keansburg Commons (7 Eleven Plaza)

Reported an inquiry for a Karate Studio to be located



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at 295 Main Street or 58 Church Street

Reported an inquiry for a Tire Warehouse to be located at the Keansburg Commons

A public thank you to the Construction Department for their timely assistance with Master Barbershop in their efforts to reopen after the accident affecting their storefront

Scheduled a tour with Monmouth County Economic Development Director Jon Schufo

*Robert Yuro
Borough Engineer*

Reported on progress on Beachway and Bay Avenue

Discussed \$92,000 Recreation Grant for Tennis Courts

Discussed work on Park Avenue and Moran Place

Mayor Hoff

Spoke about the Food Truck Festival and Parade. Thanked the Department of Public Works, the Police Department and fellow Councilmembers for their help in making the events a success.

Announced that the Family Fun Fest will take place on June 28th

Hoped all had a Happy Mother's Day.

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			✓			



MAY 21, 2025 MEETING MINUTES

*Tim Pascucci
19 Maple Avenue*

Thanked Council for the sidewalk reconstruction at Maple Avenue. Stated that people are parking on the sidewalk.

Spoke about rampant speeding in town.

Spoke about balloons, confetti – wedding ceremonies at Beach. Dangerous to the environment.

*Dave Lopez
36 Moran Place*

Asked Council to fill-in potholes and craters on Moran Place.

Spoke about E-bikes on the road causing dangerous conditions.

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

Roll Call

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

Executive Session:

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			✓			

EXECUTIVE SESSION - CONVENED



MAY 21, 2025 MEETING MINUTES

Mr. Cusick asked for a roll call vote to END an Executive Session and RECONVENE the Regular Meeting:

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 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 **May 21, 2025**

Attest:

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