



JUNE 18, 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 May 21, 2025 Oaths of Office

Meeting Minutes May 21, 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:

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.”



JUNE 18, 2025 MEETING MINUTES

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ORDINANCES.** All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.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

Mr. Cusick asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1743:

Roll Call

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



JUNE 18, 2025 MEETING MINUTES

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 #1743:

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 #1743:

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:



JUNE 18, 2025 MEETING MINUTES

- 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
- 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.



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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.

Mr. Cusick asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1744:

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 #1744:

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 #1744:

Roll Call

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



JUNE 18, 2025 MEETING MINUTES

First Reading:

Ordinance #1745– Utility Rate Increase 2025-2026

AN ORDINANCE AMENDING CHAPTER II (ADMINISTRATION), SECTION 30.11 (WATER/SEWER UTILITY) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that pursuant to N.J.S.A. 40A:31-10 and N.J.S.A. 40A:26A-10, the Borough may alter rates charged to users of water and sewer supply services, provided that the rates are proper and equitable; and

BE IT FURTHER ORDAINED by the governing body that the rates contained in Section 30.11(Water/Sewer Utility) be amended as follows:

SECTION 1:

	Effective January 1, 2025	Effective January 1, 2026
Water - Sewer Utility:		
Final Reading of Water Meter	\$50.00	\$50.00
<i>Termination or Resumption of Service at Customer's Request:</i>		
During Normal Business Hours of		
9 a.m. to 4 p.m. (Monday - Friday)	\$75.00	\$75.00
After Business Hours	\$100.00	\$100.00
<i>Resumption of Service after Shut-Off for Non-Payment</i>		
During Normal Business Hours of		
9 a.m. to 4 p.m. (Monday - Friday)	\$75.00	\$75.00
After Business Hours	\$100.00	\$100.00
 CONNECTION FEES:		
SANITARY SEWER SYSTEM	\$2,500.00	\$2,500.00
WATER DISTRIBUTION SYSTEM	\$1,500.00	\$1,500.00



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**WATER & SEWER CUSTOMER RATES
USAGE AND DEBT SERVICE RATES FOR SEWER
(RESIDENTIAL)**

WATER & SEWER RATES

WATER			SEWER		
GALLONS/UNIT	RATE PER 1,000 GALLONS		GALLONS/UNIT	RATE PER 1,000 GALLONS	
	<u>2025</u>	<u>2026</u>		<u>2025</u>	<u>2026</u>
1,000 to 15,000	\$2.95	\$3.01	1,000 Gallons	\$61.82	\$63.06
15,001 to 25,000	\$3.16	\$3.23	2,000 to 15,000	\$0.64	\$0.66
25,001 to 35,000	\$3.41	\$3.48	15,001 to 25,000	\$0.74	\$0.76
35,001 to 45,000	\$3.61	\$3.69	25,001 to 35,000	\$0.87	\$0.89
45,001 to 55,000	\$3.97	\$4.05	35,001 to 45,000	\$1.02	\$1.04
55,001 to 65,000	\$4.17	\$4.26	45,001 to 55,000	\$1.20	\$1.23
65,001 to 75,000	\$4.41	\$4.50	55,001 to 65,000	\$1.37	\$1.40
75,001 to 85,000	\$4.63	\$4.73	65,001 to 75,000	\$1.53	\$1.56
85,001 to 95,000	\$4.98	\$5.08	75,001 to 85,000	\$1.70	\$1.74
95,001 and OVER	\$5.10	\$5.21			

WATER SERVICE CHARGE		SEWER SERVICE CHARGE	
<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>
\$76.55	\$78.09	\$64.77	\$66.07

<p>COMMERCIAL WATER & SEWER RATES</p> <p>ONE AND ONE-HALF TIMES THE WATER USAGE CHARGE</p>	SEWER SERVICE CHARGE	
	<u>2025</u>	<u>2026</u>
	\$64.77	\$66.07
	WATER & SEWER SERVICE BASE CHARGE	
<u>2025</u>	<u>2026</u>	
\$141.32	\$144.16	



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THEFT OF SERVICES/ UNMETERED USAGE	\$500 1ST OFFENSE	\$1000 2ND OFFENSE	CHARGES FILED 3RD OFFENSE
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WATER METER PRICES:

5/8" x 3/4"	\$175.00	\$250.00
1"	N/A	\$350.00
1 1/2" N/A	N/A	\$600.00
2" N/A	N/A	\$700.00
3" N/A	N/A	\$2,415.00
4" N/A	N/A	\$3,570.00

- 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.

Mr. Cusick asked for a roll call vote to **INTRODUCE** Ordinance #1745 and set for public hearing on Wednesday, July 16, 2025 at 7pm.

Roll Call

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



JUNE 18, 2025 MEETING MINUTES

Resolutions:

RESOLUTION # 25-063 Payment of Bills (06.21.25)

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					✓	



JUNE 18, 2025 MEETING MINUTES

RESOLUTION # 25-064

Refund of Escrow Fees – 310 Main Street

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

Amount:	\$839.00
Reason:	Refund of Escrow
Reference:	Refund of Escrow – 310 Main Street T-20-00-100-714

Payable to:	Ameen Khosrovian 1961 East 34 th Street Brooklyn, NJ 11234
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above

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					✓	



JUNE 18, 2025 MEETING MINUTES

RESOLUTION # 25-065 Appointments 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
Sean Tonne	Be a Class I Member	July 1, 2025 through June 30, 2026
Dominick Grasso	Be a Class II Member	July 1, 2025 through June 30, 2026
Michael Donaldson	Be a Class III Member	July 1, 2025 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 # 25-066 Appointment of the Tax Assessor

RESOLUTION OF THE MUNICIPALITY OF BOROUGH OF KEANSBURG,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AUTHORIZING THE
APPOINTMENT OF ALEX WORTH AS TAX ASSESSOR.

WHEREAS, N.J.S.A. 40A:9-148 requires every Municipality to provide for the appointment of a Tax Assessor; and

WHEREAS, the current non- tenured Tax Assessor has retired/resigned their position; and

WHEREAS, IT IS THE DESIRE OF THE Mayor and Council of Borough of Keansburg to appoint Alex Worth for the unexpired term of office starting on December 1, 2024 pursuant to N.J.S.A. 40A:9-148, for the term of July 1, 2025 to June 30, 2029.

WHEREAS, the assessor will hold public office hours on Mondays from 5 p.m. to 7 p.m.;

Meeting Minutes of the Borough of Keansburg



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NOW THEREFORE BE IT FURTHER RESOLVED, Resolution #25-066 was duly adopted by the Municipal Council at a public meeting held on June 18, 2025 to appoint a part time/full time Tax Assessor; and

BE IT FURTHER RESOLVED THAT, certified copies of said Resolution shall be forwarded to the following:

1. Director, Division of Taxation
2. Administrator, Board of Taxation
3. Administrator of the Municipality
4. Tax Assessor

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 # 25-067

Fiscal Management Plan July 1, 2024 to June 30, 2026

**BOROUGH OF KEANSBURG
ESTABLISHING A FISCAL MANAGEMENT PLAN
FOR July 1, 2024 to June 30, 2026**

WHEREAS, THE BOROUGH OF KEANSBURG is duly constituted as a Local Government Unit as permitted under the laws promulgated by the State of New Jersey, and

WHEREAS, THE BOROUGH is subject to the requirements contained within the Local Fiscal Affairs Law (N.J.S.A. 40A-5, et seq.); and

NOW, THEREFORE BE IT RESOLVED, by the Borough’s Governing Body that:

- I. Resolution #24-074 sets forth financial institution(s) that are declared as the Borough’s Official Depositories for July 1, 2024 to June 30, 2026 and future Official Depository resolutions will be approved by the Governing Body for at each Reorganization Meeting for a two (2) year period.



JUNE 18, 2025 MEETING MINUTES

II. All disbursements for budgetary expenses, tax levy, capital outlay and miscellaneous expenses, shall be withdrawn from the officially named depository(ies) by check, which shall bear the signatures of two (2) of the following three (3) persons, duly authorized pursuant to this Resolution, with the exception of the Payroll Fund which shall bear one (1) signature. In addition, upon approval of such disbursements by the Governing Body, funds may be withdrawn for payment via electronic transfer.

_____, George Hoff, Mayor

_____, Thomas Cusick, RMC

_____, Patrick J. DeBlasio, CFO

III. The Cash and Investment Policy attached herewith shall be adopted.

IV. Certifying and Approval Officer for all Borough expenses shall be the Borough’s Executive Director.

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					✓	



JUNE 18, 2025 MEETING MINUTES

RESOLUTION # 25-068 2025-2026 Plenary Renewals

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term of July 1, 2025 through June 30, 2026:

RESOLUTION #	LICENSE NUMBER	LICENSEE
25-068 B	1321-32-020-005	KEELENS BAR INC
25-068 C	1321-32-032-011	JERSEY SHORE BAR & GRILL INC - Pavilion
25-068 D	1321-33-007-012	Carr Liquor License LLC
25-068 E	1321-33-008-004	KIB ENTERPRISES INC-Marina Inn
25-068 F	1321-33-012-008	Ashcreeet LLC-Sinsations
25-068 G	1321-33-013-008	20 Main Street Keansburg LLC
25-068 H	1321-33-014-006	KB 2 Beachway LLC
25-068 I	1321-33-015-007	HEIDELBERG BAR & GRILL INC
25-068 J	1321-33-018-005	RUSSELL J LENGYEL LLC-Applejacks
25-068 K	1321-33-025-011	KEANSBURG LIQUOR INC – Nappy’s
25-068 L	1321-33-029-009	JERSEY SHORE BAR & GRILL INC-Miami Club
25-068 M	1321-33-031-010	RDS Bar & Restaurant LLC
25-068 N	1321-44-004-005	KBC Liquor LLC

BE IT FURTHER RESOLVED that the MUNICIPAL CLERK may issue the **2025-2026 LICENSE** for the above listed licensees.

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					✓	



JUNE 18, 2025 MEETING MINUTES

RESOLUTION # 25-069 Authorize Interlocal Agreements – Keansburg Board of Education 2025-2026

Whereas, the Mayor and Council of the Borough of Keansburg approve of an Interlocal Agreements between the Borough and the Keansburg School District; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that authorize the Borough Manager, Chief Financial Officer, and the Municipal Clerk to execute the Interlocal Service Agreements for:

<u>Agreement Title</u>	<u>Effective Dates</u>
Special Law Enforcement Officers – Class III	September 1, 2025-June 30, 2026
Borough Tennis Courts	July 1, 2025 – June 30, 2026
Services, Resources and Commodities	July 1, 2025 – June 30, 2026

In the agreements dated June 15, 2025 and June 20,2025, and;

BE IT FURTHER RESOLVED that a copy of the resolution be forwarded to the Chief Financial Officer and the appropriate State officials.

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					✓	



JUNE 18, 2025 MEETING MINUTES

RESOLUTION # 25-070 Authorize Execution of DOT Grant Application – Lawrence Avenue Roadway Improvements

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Lawrence Avenue Roadway Improvements project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Keansburg formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2026 Lawrence Avenue Roadway Improvements project - 00381 to the New Jersey Department of Transportation on behalf of the Borough of Keansburg.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Keansburg and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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					✓	



JUNE 18, 2025 MEETING MINUTES

RESOLUTION # 25-071 Payment of Bills (06.21.25) 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					✓	

Communications:

- **Keansburg Fire Department**
New Members

Ella Sutton EMS
John Spinelli EMS

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

Roll Call

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



JUNE 18, 2025 MEETING MINUTES

Discussion:

Department Reports:

Steve Ussmann, Water Plant Superintendent, stated that the quarterly bills will be mailed out the last week in June. There will be a link on the bills to access the Consumer Confidence reports. Reports are no longer required to be mailed.

James DellaPietro, DPW Superintendent, reported that his department has been preparing the beach for the upcoming season. They have also been working on drainage system repairs.

Francis Mullan, P.E., Borough Engineer, reported that the pickleball court pavement has been installed and that striping shall be completed in July. There will be a pre-construction meeting for the Beaconlight Drainage Outfall project on June 26. Construction should begin in mid-July. The Affordable Housing Plan shall be presented to the Planning Board next week and the Borough Council should be able to review and approve said plan at their next meeting. As mentioned during the adoption of resolutions, the Borough will submit an application for improvements to Lawrence Avenue.

Beachway Realty has submitted an updated preliminary site plan. They also are submitting an amendment to their CAFRA permit application.

Councilman Cocuzza inquired in to the time frame. Mr. Mullan stated that it should take approximately a year.

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					✓	

Upon a motion by Mr. Tonne, seconded by Mr. Cocuzza, the meeting was open to the Public. All in favor.



JUNE 18, 2025 MEETING MINUTES

Christopher J. Hoff, 2 Broander Place, read a letter from his sister, Maryann, commending and thanking Patrolman Robert Lambe for his assistance on a recent call. Maryann and her family are most grateful.

David Allen, 184 Forest Avenue, asked the Council and administration to consider amending local ordinances and regulations to steam line the process for opening new businesses.

Raymond O’Hare, Borough Manager, stated there will be an in-house meeting with department representatives regarding this issue.

Mr. Allen also asked with all the redevelopment in the Borough that we may consider addressing the jughandles on the highway. Possible left-turn lanes may accommodate the increased traffic flow.

The State would have to be consulted on this issue.

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					✓	

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



JUNE 18, 2025 MEETING MINUTES

Mr. Cusick asked for a roll call vote to 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 **June 18, 2025**

Attest:

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