



JULY 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 | ✓ | ✓ |

Mr. Cusick asked all to observe a Moment of Silence

In Memoriam:



Barbara Hoey

Frank Wood, Sr.





JULY 16, 2025 MEETING MINUTES

Meeting Minutes:

Meeting Minutes June 25, 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 #1745– Utility Rates 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 |



JULY 16, 2025 MEETING MINUTES

Resumption of Service after Shut-Off for Non-Payment

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 |

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 |



JULY 16, 2025 MEETING AGENDA 7:00 P.M.

| | | |
|--|--|--------------------|
| COMMERCIAL WATER & SEWER RATES ONE AND ONE-HALF TIMES THE WATER USAGE CHARGE | 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 |

| | | | |
|---|---|--|---|
| THEFT OF SERVICES/ UNMETERED USAGE | \$500 1ST OFFENSE | \$1000 2ND OFFENSE | CHARGES FILED 3RD OFFENSE |
|---|---|--|---|

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 OPEN the Meeting to the Public:



JULY 16, 2025 MEETING AGENDA
7:00 P.M.

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 | ✓ | | ✓ | | | |

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1745:

Roll Call

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



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

First Reading:

Ordinance #1746– Police Chiefs Salary

AN ORDINANCE AMENDING ORDINANCE #1677 ESTABLISHING THE ANNUAL SALARIES FOR THE CHIEF AND DEPUTY CHIEF OF THE POLICE DEPARTMENT OF THE BOROUGH OF KEANSBURG

Salaries and Wages

| | <u>Minimum</u> | <u>Maximum</u> |
|------------------------|----------------|----------------|
| Chief of Police | \$190,000.00 | \$275,000.00 |
| Deputy Chief of Police | \$175,000.00 | \$250,000.00 |

All Ordinances heretofore enacted by the Borough of Keansburg which are inconsistent with any part of this Ordinance are hereby repealed.

This Ordinance shall be effective upon its passage and publication according to law.

- 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.



JULY 16, 2025 MEETING AGENDA 7:00 P.M.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1746 and set for public hearing on Wednesday, August 20, 2025 at 7pm.

Roll Call

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

Ordinance #1747– MCIA 2025 – Capital Lease Program

ORDINANCE AUTHORIZING THE LEASING OF CERTAIN CAPITAL EQUIPMENT BY THE BOROUGH OF KEANSBURG, NEW JERSEY FROM THE MONMOUTH COUNTY IMPROVEMENT AUTHORITY AND THE EXECUTION OF A LEASE AND AGREEMENT RELATING THERETO

BE IT ORDAINED by the Borough Council, of the Borough of Keansburg, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. Pursuant to Section 78 of the County Improvement Authorities Law, N.J.S.A. 40:37A-44, et seq., the Borough of Keansburg (the “Municipality”) is hereby authorized to unconditionally and irrevocably lease certain items of capital equipment from The Monmouth County Improvement Authority (the “Authority”) pursuant to a Lease and Agreement, substantially in the form submitted to this meeting (the “Lease”), a copy of which is on file in the office of the Clerk to the Municipality. The Mayor is hereby authorized to execute the Lease on behalf of the Municipality in substantially such form as submitted to this meeting and with such changes as may be approved by the Mayor, which approval shall be conclusively evidenced by the execution thereof, and the Clerk to the Municipality is hereby authorized to affix and attest the seal of the Municipality.

Section 2. The following additional matters are hereby determined, declared, recited and stated:

- (a) In recognition of the fact that the lease payment of the Municipality under the Lease will be based, in part, on the amount of bonds issued by the Authority to finance the acquisition of the leased equipment and the interest thereon, the maximum amount of bonds which the Authority shall issue to finance the acquisition of the equipment to be leased to the Municipality shall not exceed \$407,000 and the interest rate on said bonds shall not exceed Six and Zero Hundredths percent (6.00%) per annum. The Municipality’s obligation under the Lease to make rental payments is a direct and general obligation of the



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

Municipality, payable, unless paid from some other source, from the levy of ad valorem taxes upon all the taxable property within the jurisdiction of the Municipality, without limitation as to rate or amount;

- (b) The items to be leased from the Authority shall be as set forth in Schedule A hereto; provided that the Mayor or any Authorized Municipal Representative (as defined in the Lease) may substitute or add items of equipment in accordance with the provisions of the Lease; and
- (c) The lease term applicable to a particular item of leased equipment shall not exceed the useful life of such item.

Section 3. This ordinance shall take effect twenty (20) days after the first publication thereof after final adoption as provided by law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1747 and set for public hearing on Wednesday, August 20, 2025 at 7pm.

Roll Call

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

Ordinance #1748– Construction Schedule Fees – Schedule A-Sheds Amendment

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY), ARTICLE I (Building and Housing), SECTION 3 (SCHEDULE OF FEES) SCHEDULE A – BUILDING SUBCODE FEES 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 1.3 (SCHEDULE OF FEES) of Chapter 11 (STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY), SCHEDULE A – Building Subcode Fees be amended and supplemented as follows:

Section 1: Section 11-1.3 Schedule of Fees – Schedule A – Building Subcode Fees



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DELETE:

Schedule A – Building Subcode Fees:

- Storage Shed (Less than 100 sf) \$25.00
- Storage Shed (100 sf or greater) \$75.00

SHALL READ:

Schedule A – Building Subcode Fees:

- Storage Shed (Less than 200 square feet) \$25.00
- Storage Shed (200 square feet or greater) \$75.00

- 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 #1748 and set for public hearing on **Wednesday, August 20, 2025 at 7pm.**

Roll Call

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



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

Resolutions:

RESOLUTION # 25-077 Payment of Bills (07/16/25)

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 | | ✓ | ✓ | | | |



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7:00 P.M.

RESOLUTION # 25-078

Appointments to the Recreation Committee

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

Voting Members

Eileen Enright

Ginger Rogan

Tina Manoes

Raymond Preston

Michele Hoff

Brooke Clayton

Allison Kane

Melissa Shaw

Jeanette Haughian

Charlene Ford

As Members of the Keansburg Recreation Committee, for a term to run from August 1, 2025 to July 31, 2026

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 | | ✓ | ✓ | | | |



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

RESOLUTION # 25-079 Authorize CO-OP Purchase – Borough Garage

AUTHORIZING THE UP PURCHASE OF A TIRE CHANGER AND WHEEL BALANCER FOR THE GARAGE DEPT

WHEREAS, the Borough of Keansburg, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS. the Borough of Keansburg has the need to purchase a tire changer and wheel balancer for the garage department utilizing the Sourcewell Cooperative Purchasing Program, from Shore Auto Supply (NAPA) using Sourcewell contract # 100124-GPC in the amount of \$18,177.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg authorizes the purchase of a tire changer and wheel balancer for garage dept, from Shore Auto Supply (NAPA), using contract # 100124-GPC137 First Ave Atlantic Highlands in the amount of \$18,177.00

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 # 25-080A Resolution Accepting the Municipal Audit for CY2024

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the



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7:00 P.M.

State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Committee of the Borough of Keansburg, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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 | | ✓ | ✓ | | | |



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

RESOLUTION # 25-080B Resolution Accepting the Municipal Audit for CY2024 Correction Plan

Whereas, the Audit for the year ending December 31, 2025 has been previously received and reviewed by the Members of the Borough Council; and,

Whereas, the Recommendation of the CY2024 Audit does not require that a corrective action plan be undertaken at this time.

Now, Therefore Be It Resolved that the Mayor and Members of the Borough Council hereby adopt the Corrective Action Plan, as submitted, by the Borough Manager as attached to this Resolution, as a matter of record.

Be It Further Resolved that a certified copy of this Resolution and the attached plan be forwarded to the State of New Jersey

CY 2025 CORRECTIVE ACTION PLAN

| Recommendation | Explanation and Corrective Action | Implementation |
|--|-----------------------------------|----------------|
| There are no Recommendations or Corrective Action needed by 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 # 25-081 Authorize Execution of Bergen County CO-OP Membership 7.2025

This Agreement made and entered into this 16th day of July, 2025, by and between the, **COUNTY OF BERGEN** and Borough of Keansburg, who desire to participate in the # CK04, NJ Cooperative Purchasing Alliance.

WITNESSETH

WHEREAS, *N.J.S.A. 40A:11-11(5)*, specifically authorizes two or more contracting units to establish a Cooperative Pricing System for the provision and performance of goods and services and enter into a Cooperative Pricing Agreement for its administration; and



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7:00 P.M.

WHEREAS, the County of Bergen is conducting a voluntary Cooperative Pricing System known as the New Jersey Cooperative Purchasing Alliance with other contracting units; and

WHEREAS, this Cooperative Pricing System is to effect substantial economies in the provision and performance of goods and services; and

WHEREAS, all parties hereto have approved the within Agreement by Resolution in accordance with the aforesaid statute; and

WHEREAS, it is the desire of all parties to enter into such Agreement for said purposes;

NOW, THEREFORE, IN CONSIDERATION OF the promises and of the covenants, terms and conditions hereinafter set forth, it is mutually agreed as follows:

1. The goods or services to be priced cooperatively may include all goods and services which may be bid under the laws and stipulations of the State of New Jersey and such other items as two or more participating contracting units in the system agree can be purchased on a cooperative basis.
2. The items and classes of items which may be designated by the participating contracting units hereto may be purchased cooperatively for the period commencing with the execution of this Agreement and continuing until terminated as hereinafter provided.
3. The Lead Agency, on behalf of all participating contracting units, shall upon approval of the registration of the System and annually thereafter ON THE ANNIVERSARY OF THE REGISTRATION OF THE SYSTEM publish a legal ad in such format as required by *N.J.A.C. 5:34-7.9(a)* in its official newspaper normally used for such purposes by it to include such information as:
 - (A) The name of Lead Agency soliciting competitive bids or informal quotations.
 - (B) The address and telephone number of Lead Agency.
 - (C) The names of the participating contracting units.
 - (D) The State Identification Code assigned to the Cooperative Pricing System.
 - (E) The expiration date of the Cooperative Pricing System.



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4. Each of the participating contracting units shall designate, in writing, to the Lead Agency, the items to be purchased and indicate therein the approximate quantities desired [IF NOT AN OPEN ENDED CONTRACT], the location for delivery and other requirements, to permit the preparation of specifications as provided by law.
5. The specifications shall be prepared and approved by the Lead Agency and no changes shall be made thereafter except as permitted by law. Nothing herein shall be deemed to prevent changes in specifications for subsequent purchases.
6. A single advertisement for bids or the solicitation of informal quotations for the goods or services to be purchased shall be prepared by the Lead Agency on behalf of all of the participating contracting units desiring to purchase any item.
7. The Lead Agency when advertising for bids or soliciting informal quotations shall receive bids or quotations on behalf of all participating contracting units. Following the receipt of bids, the Lead Agency shall review said bids and on behalf of all participating contracting units, either reject all or certain of the bids or make one award to the lowest responsible bidder or bidders for each separate item. This award shall result in the Lead Agency entering into a Master Contract with the successful bidder(s) providing for two categories of purchases:
 - (A) The quantities ordered for the Lead Agency's own needs, and
 - (B) The estimated aggregate quantities to be ordered by other participating contracting units by separate contracts, subject to the specifications and prices set forth in the Lead Agency's Master Contract.
8. The Lead Agency shall enter into a formal written contract(s) directly with the successful bidder(s) only after it has certified the funds available for its own needs.
9. Each participating contracting unit shall also certify the funds available only for its own needs ordered; enter into a formal written contract, when required by law, directly with the successful bidder(s); issue purchase orders in its own name directly to successful vendor(s) against said contract; accept its own deliveries; be invoiced by and receive statements from the successful vendor(s); make payment directly to the successful vendor(s) and be responsible for any tax liability.
10. No participating contracting unit in the Cooperative Pricing System shall be responsible for payment for any items ordered or for performance generally, by any other participating contracting unit. Each participating contracting unit shall accordingly be liable only for its own



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performance and for items ordered and received by it and none assumes any additional responsibility or liability.

11. The provisions of Paragraphs 7, 8, 9, and 10 above shall be quoted or referred to and sufficiently described in all specifications so that each bidder shall be on notice as to the respective responsibilities and liabilities of the participating contracting units.
12. No participating contracting unit in the Cooperative Pricing System shall issue a purchase order or contract for a price which exceeds any other price available to it from any other such system in which it is authorized to participate or from bids or quotations which it has itself received.
13. The Lead Agency reserves the right to exclude from consideration any good or service if, in its opinion, the pooling of purchasing requirements or needs of the participating contracting units is either not beneficial or not workable.
14. The Lead Agency shall appropriate sufficient funds to enable it to perform the administrative responsibilities assumed pursuant to this Agreement.
15. This Agreement shall become effective on the date adopted on the resolution subject to the review and approval of the Director of the Division of Local Government Services and shall continue in effect for a period not to exceed five (5) years from said date unless any party to this Agreement shall give written notice of its intention to terminate its participation.
16. The County of Bergen shall on behalf of all local units participating in the cooperative pricing system renew the system every 5 years in perpetuity; unless all parties give written notice that there is no longer a desire or a need for participation in the system.
17. All records and documents maintained or utilized pursuant to terms of this Agreement shall be identified by the System Identifier assigned by the Director, Division of Local Government Services, and such other numbers as are assigned by the Lead Agency for purposes of identifying each contract and item awarded.
18. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and executed by their authorized corporate officers and their respective seals to be hereto affixed the day and year above written.



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

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 # 25-082 Authorize Increase to Borough’s Bid Threshold 2025

RESOLUTION INCREASING THE BID THRESHOLD FOR CONTRACTS SUBJECT TO PUBLIC BIDDING UNDER THE LOCAL PUBLIC CONTRACTS LAW

WHEREAS, N.J.S.A. 40A:11-3(a) provides that if a purchasing agent has been appointed, the governing body of the contracting unit may establish that the bid threshold may be up to “the threshold amount adjusted by the Governor pursuant to subsection c. of this section.”; and

WHEREAS, N.J.S.A. 40A:11-3(c) provides that “The Governor, in consultation with the Department of the Treasury, shall, no later than March 1 of every fifth year ... adjust the threshold amount, in direct proportion to the rise or fall of the index rate ... and shall round the adjustment to the nearest \$1,000. The Governor shall, no later than June 1 of every fifth year, notify each governing body of the adjustment. The adjustment shall become effective on July 1 of the year in which it is made.”; and

WHEREAS, pursuant to N.J.S.A. 40A:11-3(c), the State Treasurer announced that, effective July 1, 2025, the adjusted bid threshold amount under the Local Public Contracts Law for a governing body which has appointed a qualified purchasing agent is \$53,000.00; and

WHEREAS, the governing body of the Borough of Keansburg desires to increase its bid threshold in accordance with the State’s adjusted bid threshold and grant the authorization to negotiate and award such contracts below the bid threshold.

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the Borough of Keansburg hereby increases the bid threshold for the award of public contracts by the Borough to \$53,000.00.

BE IT FURTHER RESOLVED that this Resolution shall be effective retroactively to July 1, 2025.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Municipal Clerk to be a true copy, be forwarded to the Borough Purchasing Agent.

Mr. Cusick asked for a roll call vote:



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

Roll Call

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

RESOLUTION # 25-083 Authorize NJ State CO-OP Purchase – Police Equipment

RESOLUTION INCREASING THE BID THRESHOLD FOR CONTRACTS SUBJECT TO PUBLIC BIDDING UNDER THE LOCAL PUBLIC CONTRACTS LAW

WHEREAS, N.J.S.A. 40A:11-3(a) provides that if a purchasing agent has been appointed, the governing body of the contracting unit may establish that the bid threshold may be up to “the threshold amount adjusted by the Governor pursuant to subsection c. of this section.”; and

WHEREAS, N.J.S.A. 40A:11-3(c) provides that “The Governor, in consultation with the Department of the Treasury, shall, no later than March 1 of every fifth year ... adjust the threshold amount, in direct proportion to the rise or fall of the index rate ... and shall round the adjustment to the nearest \$1,000. The Governor shall, no later than June 1 of every fifth year, notify each governing body of the adjustment. The adjustment shall become effective on July 1 of the year in which it is made.”; and

WHEREAS, pursuant to N.J.S.A. 40A:11-3(c), the State Treasurer announced that, effective July 1, 2025, the adjusted bid threshold amount under the Local Public Contracts Law for a governing body which has appointed a qualified purchasing agent is \$53,000.00; and

WHEREAS, the governing body of the Borough of Keansburg desires to increase its bid threshold in accordance with the State’s adjusted bid threshold and grant the authorization to negotiate and award such contracts below the bid threshold.

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the Borough of Keansburg hereby increases the bid threshold for the award of public contracts by the Borough to \$53,000.00.

BE IT FURTHER RESOLVED that this Resolution shall be effective retroactively to July 1, 2025.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Municipal Clerk to be a true copy, be forwarded to the Borough Purchasing Agent.



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

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 # 25-084 Authorize Change Order – Increase – Beachway West Road Improvement

RESOLUTION AUTHORIZING A CHANGE ORDER INCREASING THE CONTRACT PRICE

WHEREAS, Discover Construction, LLC of Dayton, NJ for the Beachway Avenue West Roadway Improvement Program project which was awarded by the Borough of Keansburg; and

WHEREAS, during construction, unanticipated conditions associated with the installation of the twenty-four (24”) inch drainage pipe along Laurel Avenue and conditions associated with the replacement of concrete sidewalk, the reconstruction of areas of the asphalt pavement and the milling and paving of the Beachway Avenue roadway were identified, thereby requiring changes in the original scope of the work which had been contemplated by the relevant bid specifications; and

WHEREAS, Discover Construction, LLC submitted a proposed change order of the necessary changes in the scope of the project along with corresponding cost increases, has resulted in a total proposed net cost increase of \$71,537.10 (**19.8%**), thereby increasing the original contract amount of \$361,300.94 to a final contract amount of \$432,838.04; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would increase the original contract price by \$71,537.10; 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 the Beachway Avenue West Roadway Improvement Program project, which was awarded to Discover Construction, LLC of Dayton, NJ for an increase of Seventy-One Thousand, Five Hundred Thirty-Seven dollars and Ten Cents (\$71,537.10) is hereby approved,



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

2. A certified copy of this resolution shall be forwarded to the 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 | | ✓ | ✓ | | | |

RESOLUTION # 25-085 Payment of Bills (07/16/25) 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 | | ✓ | ✓ | | | |



JULY 16, 2025 MEETING AGENDA 7:00 P.M.

Communications:

- **Keansburg Fire Department**
New Members

*Ethan Dreyer
Antoni Gallegos
Tara Wroble*

*EMS
New Point Comfort Fire Company
New Point Comfort Fire Company*

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 | | | ✓ | | | |

Presentation:

Grandview Apartments – Redevelopment Presentation

Block 15, Lot 2
Block 53. Lot 1

The Affordable Housing Alliance (AHA), represented by Chris Pugliese, Randi Moore, Sam Hennessey (Alpert Group) and Steve Shopp (Ribbon Design, Architect) gave a presentation for rehabilitation/redevelopment of the Grandview Apartments, Block 15, Lot 2 and Block 53. Lot 1.

Mr. Pugliese gave a brief overview of the history of Grandview Apartments in the community and the goals to reconstruct 131 units at the site.

Mr. Shopp discussed the proposed affordable construction. Mentioned that parking for resident vehicles would be on the ground floor of the project. This configuration would manage the anticipated parking needs, address flood issues and off-street parking.

Mr. Francis Mullan, Borough Engineer spoke at the parking requirements of 1.35 parking spaces in the redevelopment area per dwelling unit.

Mr. Mullan continued explaining the overall (whole project) with marketable units as presented would require parking for 240 units.



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

Caroline Z. Reiter, Borough Planner, expressed that the Beachway lot would be single units. Mr. Mullan stated there is a possibility for condo flats or townhouse.

Borough Attorney, John Bennett asked what amenities would be available.

Mr. Shopp explained that amenities would be limited due the funding restrictions, but that the market rate portion of the project would be open to all amenities.

He also noted that there is 10% of the available space allotted to Open Space and Block 53 contains green space.

Mr. Bennett inquired about Retail, is it allowed with the plan

Mr. Shopp stated that the Carr Avenue portion of the property may include retail.

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 | | | ✓ | | | |

*Christine Cunningham
30 Howard Avenue*

Asked about flood mitigation with the parking.

She is a member of the Keansburg Garden Club and promotes use of native plants

*Christopher Hoff
2 Broander Place*

Concerned with parking at the site. Asked if there has been a water study performed. Asked about adding housing units.



JULY 16, 2025 MEETING AGENDA 7:00 P.M.

*Mr. Mullan
Borough Engineer*

Pointed out the following information about the project:

131 affordable units

94 market rate only units

Up to 15 townhouses/condos at Beachway Avenue for sale units

A maximum of 240 units

Construction of market unites not subject to affordable (20% set aside) for new units

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 | | | ✓ | | | |



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

ORDINANCES:

First Reading:

Ordinance #1749 – Grandview Redevelopment Plan

AN ORDINANCE TO ADOPT A REDEVELOPMENT PLAN FOR THE GRANDVIEW APARTMENTS PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

WHEREAS, on September 21, 2022, the Borough Council (the “**Borough Council**”) of the Borough of Keansburg, in the County of Monmouth, New Jersey (the “**Borough**”), adopted Resolution No. 22-100, authorizing and directing the Borough Planning Board (the “**Planning Board**”) to examine whether all or a portion of certain properties located in the Borough within the Grandview Apartment Complex, which parcels consist of Block 15, Lot 2, and Block 53, Lot 1, as currently designated on the tax maps of the Borough (collectively, the “**Study Area**”), meet the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Study Area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board caused Caroline Reiter, P.P./A.I.C.P. of T&M Associates, (the “**Planning Consultant**”) to conduct a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report in accordance with the Redevelopment Law (together, the “**Report**”); and

WHEREAS, on February 6, 2023, and March 13, 2023, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Study Area qualified as an area in need of redevelopment and recommended that the Township Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

WHEREAS, on March 15, 2023, by Resolution No. 23-031 and in accordance with the provisions of the Redevelopment Law, the Borough Council of the Borough designated the Study Area as a non-condemnation area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, a redevelopment plan for the Redevelopment Area, entitled “Redevelopment Plan, Block 15, Lot 2, and Block 53, Lot 1”, dated July 2025 (the “**Redevelopment Plan**”) has been prepared; and

WHEREAS, the Borough Council desires to have the Planning Board review and comment upon the Redevelopment Plan, pursuant to the Redevelopment Law; and

WHEREAS, subject to receipt of the Planning Board’s recommendations concerning the Redevelopment Plan, the Borough Council believes that the adoption of the Redevelopment Plan is in the best interests of the Borough and the redevelopment of the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, in the County of Monmouth, New Jersey, as follows (not less than a majority of all members thereof affirmatively concurring):

Section 1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.

Section 2. Pursuant to N.J.S.A. 40A:12A-7(e), upon passage of this ordinance on first reading, the Borough Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan, on file with the Borough Clerk, is incorporated herein by reference and, contingent upon the receipt of the Planning Board’s recommendations, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.

Section 4. The zoning ordinances and maps of the Borough are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

Section 5. The Borough Council shall serve as “redevelopment entity” for purposes of implementing the Redevelopment Plan and exercising the powers granted to a redevelopment entity under the Redevelopment Law.

Section 6. In case any one or more of the provisions of this ordinance or the Redevelopment Plan shall, for such illegal or invalid provision had not been contained herein.

Section 7. Pursuant to N.J.A.C. 19:31C-3.25(b)(6), this ordinance shall take effect upon 20 days after final passage and publication as prescribed by applicable.



JULY 16, 2025 MEETING AGENDA

7:00 P.M.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1749 and set for public hearing on Wednesday, August 20, 2025 at 7pm.

Roll Call

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

Discussion:

Department Reports:

*James Della Pietro
Superintendent – DPW*

Reported on brush remail and post storm debris / branch removal

Mayor Hoff

Spoke about receiving great compliments about the Department of Public Works and the Youth Program

*Cliff Moore
Economic Development
Coordinator*

Reported that the Peruvian Café is open on Main Street

7-11 Plaza will be repaving the parking lot

Cove on the Bay will be leasing the 2nd floor and ½ of ground floor car lease office on second floor and a café on the ground floor

36-42 Church Street sold – New Owner proposing façade and building improvements

*Francis Mullan
Borough Engineer*

Reported about the NJDOT grant application for Lawrence Avenue notification of award anticipated for November.

Reported on the pre-construction meeting for the Beaconlight project.



JULY 16, 2025 MEETING AGENDA 7:00 P.M.

Mayor Hoff

Asked about the Pickleball Courts.

Mr. Mullan replied that heavy rain and bad weather have delayed the project. The area needs a few days to dry out. Hopeful to start work next week.

Mr. Mullan was not sure of timeline for resurfacing the Tennis Courts when asked.

Councilman Donaldson

Spoke about a fatal accident that occurred in front of this home. Complimented the Borough’s Fire Department, EMS, Police Department and Department of Public Works for their great work.

Mayor Hoff

Thanked the Police Department for handling a recent situation with a disabled resident.

Marriage License – thanks to AnnMarie Best and Staff for efforts to assist a former resident.

Reminded all about the Borough’s Friday Night Concert Series

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 | | | ✓ | | | |

*Christine Cunningham
30 Howard Avenue and*

*Marena Romo
54 Kennedy Way*

Spoke about the new Keansburg Garden Club.

*Club will be meeting once a month –
Collaborating with the Borough.*

*Meeting at Anthony’s Pizza last Tuesday of the
month.*



JULY 16, 2025 MEETING AGENDA 7:00 P.M.

*Sally Pocco
132 Creek Road*

Inquired about public bathrooms. Stated there is no soap in the dispensers

James Della Pietro stated the DPW will look into the soap supply.

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 | | | ✓ | | | |

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 | | | ✓ | | | |



JULY 16, 2025 MEETING AGENDA
7:00 P.M.



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 16, 2025**

Attest:

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