



## AUGUST 20, 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**

|                      |                  |                    |                  |                 |
|----------------------|------------------|--------------------|------------------|-----------------|
| <b>Mr. Donaldson</b> | <b>Mr. Tonne</b> | <b>Mr. Cocuzza</b> | <b>Mr. Foley</b> | <b>Mr. Hoff</b> |
| ✓                    | Excused          | ✓                  | ✓                | ✓               |

**Meeting Minutes:**

Meeting Minutes July 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      |       | ✓        | ✓    |      |        |         |

**REDEVELOPMENT AGENCY**

**Presentation**

Beachway Avenue Realty – Block 184, Lot 1

*Fran Mullan, Borough Engineer, gave a brief overview of the plan presented to Borough Council.*

*Tom Critelli, Beachway Avenue Realty, Jason Fogler Mid-Atlantic Engineering and Tom Brennan, Architect spoke about the overall project.*

*The original plan was reduced from 96 to 64 units due to challenges with easements and density requirements.*



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*Mr. Fogler described the improvements. The buildings would be four stories over garage. Open Space would be reduced from 30% to 10%. There was a brief overview of the Right-of -Way and that the property would be above the floodplain.*

*Mr. Brennan reported that there would be 3 buildings, buildings 1 and 3 will house 20 units each and building 2 would house 24 units. Each unit would be configured as 2 bedrooms and 2-bathroom units.*

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      | ✓     |          | ✓    |      |        |         |

Collen Tucker  
71 Raritan Avenue

Asked if these units would be affordable units

Tom Critelli  
Beachway Avenue Realty

Replied that these building would be market rate 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      | ✓     |          | ✓    |      |        |         |



## AUGUST 20, 2025 MEETING MINUTES

### Resolutions:

**RESOLUTION # 25-094** REDEVELOPMENT AGENCY – Recommendation to the Zoning Official and Planning Board of Adjustment

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency was presented an application of Beachway Avenue Realty to be located at Block 184 – Lot 1 (Beachway) for consideration as the Redevelopment Agency for the Borough of Keansburg.

NOW, THEREFORE, BE IT RESOLVED that the application for the Project located at Block 184 – Lot 1 (Beachway) is hereby endorsed to the Borough Zoning Officer and Planning Board of Adjustment for their review.

Mr. Cusick asked for a roll call vote:

### Roll Call

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



# AUGUST 20, 2025 MEETING MINUTES

## ORDINANCES:

### Second 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

|                        | Minimum      | Maximum      |
|------------------------|--------------|--------------|
| 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.



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

**Roll Call**

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

***NO MEMBER OF THE PUBLIC SPOKE ON THIS ORDINANCE***

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 #1746:

**Roll Call**

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



## AUGUST 20, 2025 MEETING MINUTES

### 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 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.



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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 OPEN the Meeting to the Public:

### Roll Call

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

***NO MEMBER OF THE PUBLIC SPOKE ON THIS ORDINANCE***

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 #1747:

### Roll Call

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



## AUGUST 20, 2025 MEETING MINUTES

### 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

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.



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

**Roll Call**

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

***NO MEMBER OF THE PUBLIC SPOKE ON THIS ORDINANCE***

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 #1748:

**Roll Call**

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



## AUGUST 20, 2025 MEETING MINUTES

### 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

**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



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**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 hereby refers the Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations and submit same to 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 any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this ordinance shall be construed and enforced as if 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.



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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      | ✓     |          | ✓    |      |        |         |

Colleen Tucker  
71 Raritan Avenue

Current Grandview resident – asked about affordable units

Mayor Hoff

Responded that 131 units will remain affordable

Deputy Mayor Foley

Suggested speaking about relocation with the office at Grandview

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 #1749:

### Roll Call

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



## AUGUST 20, 2025 MEETING MINUTES

### First Reading:

#### **Ordinance #1750 – BOND – Roadways Improvements**

BOND ORDINANCE PROVIDING FOR FUNDING OF ROADWAY AND DRAINAGE IMPROVEMENTS TO PARK AVENUE, EAST CHURCH STREET AND MORAN PLACE

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general and Water/Sewer Utility improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$2,145,600, said sum being inclusive of all appropriations heretofore made therefor, including grant funds expected to be received from the New Jersey Department of Transportation (NJDOT) in the aggregate amount of \$398,811, and the sum of \$55,080 as down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$1,691,709, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of the 2025 Roadway Improvement Program, including, but not limited to, various improvements to Park Avenue East, Park Avenue West, Moran Place and East Church Street, including roadway resurfacing/reconstruction and sidewalk, curb and drainage installation/replacement, as well as water/sewer main and service line repairs as needed, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$1,691,709, as stated in Section 2 hereof.



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(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$2,145,600, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$2,145,600 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$398,811 grant funds expected to be received from the NJDOT (\$235,719 for said improvements to Park Avenue East and \$163,092 for said improvements to Park Avenue West), and the sum of \$55,080 as down payment for said purposes.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general and Water/Sewer Utility improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is twenty (20) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,691,709 and the obligations authorized herein will be within all debt limitations prescribed by that Law.



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(d) An aggregate amount not exceeding \$400,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1750 and set for public hearing on Wednesday, September 17, 2025 at 7pm.

### Roll Call

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



## AUGUST 20, 2025 MEETING MINUTES

**Resolutions:**

**RESOLUTION # 25-086**                      Payment of Bills (08/20/25)

**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      |       | ✓        | ✓    |      |        |         |

**RESOLUTION # 25-087**                      Authorize Purchase of Scott Air Packs – Fire Department

**AUTHORIZING THE PURCHASE OF SCOTT SCOTT PACKS & CYLINDERS FOR FIRE 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 of Scott Scott packs & Cylinders for the Fire department utilizing the State Contract Cooperative Purchasing Program, from NJ Fire Equipment Co. using state contract # 24-FLEET-61850 in the amount of \$90,555.36; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Keansburg authorizes the purchase of Scott Scott packs & Cylinders for Fire Dept. from NJ Fire Equipment Co, using contract # 24-FLEET-61850,  
119-131 RT 22 East, Green Brook, NJ 08812 in the amount of \$90,555.36



## AUGUST 20, 2025 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 25-088**                      Residency Requirement Waiver (W. Brink)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that it does hereby waive the residency requirement for employment with the Borough of Keansburg for the following individuals:

**William Brink**  
**Code Enforcement 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      |       | ✓        | ✓    |      |        |         |



## AUGUST 20, 2025 MEETING MINUTES

**RESOLUTION # 25-089**

Refund of Escrow – 88 Shore Blvd

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

|                   |  |
|-------------------|--|
| <b>Amount:</b>    | \$23.03  |
| <b>Reason:</b>    | Refund of Escrow                                 |
| <b>Reference:</b> | Refund of Escrow for:<br>77 Shore Blvd - \$23.03 |

|  |                             |
|--|-----------------------------|
| <b>Payable to:</b> Leanne Clarke<br>88 Shore Blvd<br>Keansburg, NJ 07734 | REF:<br><br>T-20-00-100-690 |
|--|-----------------------------|

**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      |       | ✓        | ✓    |      |        |         |



## AUGUST 20, 2025 MEETING MINUTES

**RESOLUTION # 25-090**

Refund of Escrow – 23 Park Avenue

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

|                   |   |
|-------------------|---|
| <b>Amount:</b>    | \$950.00                                |
| <b>Reason:</b>    | Refund of Escrow                        |
| <b>Reference:</b> | Refund of Escrow for:<br>23 Park Avenue |

|  |                             |
|--|-----------------------------|
| <b>Payable to:</b> Jason Corley<br>23 Park Avenue<br>Keansburg, NJ 07734 | REF:<br><br>T-20-00-100-722 |
|--|-----------------------------|

**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      |       | ✓        | ✓    |      |        |         |



## AUGUST 20, 2025 MEETING MINUTES

**RESOLUTION # 25-091**

Transfer of Funds – Water/Sewer Customer Account Transaction

**Whereas**, the property owner, Mariya Braginsky, 6 Deercrest Drive, Holmdel, NJ 07733 of the herein named Water and Sewer Department accounts has requested that surplus funds from one account be transferred to another address within the Borough; and

**Whereas**, the funds will be transferred from 26 Pineview Avenue to 98 Beachway, Unit #5. Both properties owned by Mariya Braginsky.

**Whereas**, the Water and Sewer Department has verified these funds;

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

|                   | From: Water / Sewer Account<br>#642 | To: Water / Sewer Account<br>#6093 |
|-------------------|-------------------------------------|------------------------------------|
| <b>Amount:</b>    | \$141.32                            | \$141.32                           |
| <b>Reference:</b> | 26 Pineview Avenue                  | 98 Beachway<br>Unit #5             |

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is hereby directed to issue transfer 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      |       | ✓        | ✓    |      |        |         |



## AUGUST 20, 2025 MEETING MINUTES

RESOLUTION # 25-092

Change Order – Timeline Extension – NJDOT Park Avenue East Roadway

### RESOLUTION APPROVING THE SUBMISSION OF AN AWARD EXTENSION REQUEST FOR “LA-2024-MA-00363 KEANSBURG BOROUGH - PARK AVENUE EAST ROADWAY IMPROVEMENTS 13

**WHEREAS**, the Borough received a Municipal Local Aid grant from the New Jersey Department of Transportation (NJDOT) on November 1, 2023 for the above stated project; and,

**WHEREAS**, the Borough has proceeded with project planning and continued to encounter flooding within a four (4) block area associated with the Beacon Light Avenue Pump Station and within the grant limits at the intersection of Park Avenue and Cottage Place. As such, the Borough has encountered unforeseen circumstances associated with ongoing drainage issues requiring adjustments to the project scope to include drainage improvements which require the location and potential acquisition of right of way and potential easements through private properties which has impacted the timeline of the design and award of this project: and,

**WHEREAS**, the Borough is now seeking a six (6) month extension of time from the NJDOT to award the above stated project.

**NOW, THEREFORE, BE IT RESOLVED** the Keansburg Borough Council approves and supports the request for a six (6) month award extension for the above stated project.

**BE IT FURTHER RESOLVED** that the Borough Engineer or Borough Clerk, or those authorized on their behalf, are authorized to submit a formal request for a six (6) month award extension for the above referenced project to the New Jersey Department of Transportation.

**BE IT FURTHER RESOLVED** that the Borough Clerk is hereby authorized to sign the six (6) month award extension request on behalf of the Borough of Keansburg, their signature constitutes acceptance of the terms and conditions 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      |       | ✓        | ✓    |      |        |         |



## AUGUST 20, 2025 MEETING MINUTES

**RESOLUTION # 25-093**

Payment of Bills (08/20/25) 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

*Glenda Benitez-Perez*      EMS  
*Symphony Bosques*      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      |       | ✓        | ✓    |      |        |         |

- **Keansburg Fire Department**
  - Keansburg Fire Commissioners – Membership



## AUGUST 20, 2025 MEETING MINUTES

- **Clean Ocean Action**
  - Opposition to NESE Pipeline Project

### Resolutions:

**RESOLUTION # 25-095** Payment of Bills (08/20/25)

### **Resolution Opposing Williams Transco's Northeast Supply Enhancement Project (NESE)**

**WHEREAS**, Williams is proposing the Northeast Supply Enhancement Project (NESE) to build a 23.4-mile methane natural gas pipeline through Raritan Bay and Lower New York Bay, from Old Bridge, New Jersey to Rockaway, New York; and construct a new Compressor Station for the Connection to the Transco Pipeline by Williams on the Proposed Route 27 Location owned by Trap Rock in Franklin Township, Somerset"; and

**WHEREAS**, on May 15, 2019, the New York State Department of Environmental Conservation denied Transco's application for a Clean Water Act Section 401 Water Quality Certification citing "significant water quality impacts from the resuspension of sediments and other contaminants, including mercury and copper"; and

**WHEREAS**, on June 5, 2019, the New Jersey Department of Environmental Protection denied a second set of permits for failing to meet surface water quality requirements, disturbing wetlands, endangering species and without a compelling public need; and

**WHEREAS**, in April of 2020, the Synapse Economic Energy Report<sup>1</sup> found there is no demonstrable supply-and-demand-gap that could justify NESE or any other large-scale gas infrastructure projects; and

**WHEREAS**, in April of 2020, the Institute for Energy Economics and Financial Analysis report<sup>2</sup> found that there is no public need for the NESE pipeline and that the National Grid utility's contract for the pipeline would have required ratepayers in Long Island, Brooklyn, Staten Island and most of Queens to pay \$193 million a year for 15 years; and

**WHEREAS**, in April of 2020, National Grid identified in its "Long-term Capacity Report" an alternative for natural gas services, including a clean energy, no-infrastructure alternative, that did not require construction of a new pipeline; and

**WHEREAS**, on April 20, 2020, the New York State Department of Environmental Conservation denied



## AUGUST 20, 2025 MEETING MINUTES

another of Transco's application for a Clean Water Act Section 401 Water Quality Certification "with prejudice"; and

**WHEREAS**, on May 15, 2020, the New Jersey Department of Environmental Protection denied Williams the Wetland and 401 Water Quality permits for 23 miles of submarine pipeline off the Raritan Bay cutting under Sayreville and Old Bridge and requiring a new compressor station in Franklin; and

**WHEREAS**, in May of 2024, the Transcontinental Gas Pipeline Company LLC (Transco), a subsidiary of Williams, notified the Federal Energy Regulatory Authority it would not seek an extension to build the NESE project abandoning it altogether by letting the expiration of a previously granted extension by FERC on May 3, 2024 occur; and

**WHEREAS**, on May 29, 2025, Williams Transco petitioned FERC for "Expedited Reissuance of Certification Authority Northeast Supply Enhancement Project"; and

**WHEREAS**, Williams Transco has made no changes to the project and failed to update cost estimates; and

**WHEREAS**, Williams Transco is proposing to construct a 32,000 hp compressor station to accelerate flow through its existing pipeline, constructed in the 1950s, from Pennsylvania through many towns in New Jersey including Old Bridge, Sayreville, and Franklin Township in Middlesex and Somerset counties, to reach its destination in Queens, New York; and

**WHEREAS**, Williams Transco will be by clearing 15 acres of forest and needing to construct a new right-of-way access to the site, as well as the proposed compressor station is comprising six buildings on a six-acre site; and

**WHEREAS**, the construction and operation of the proposed compressor station will release toxins to the air, ground water and nearby streams, as well as noise above and beyond accepted regulatory levels, all of which will impact the quality of life of local residents, children attending schools, businesses, places of worship, farmers and their farms which produce crops for local and regional consumption, and area and migratory wildlife for many years; and

**WHEREAS**, the compressor would be subject to regular 'blowdowns' releasing methane and methyl mercaptan into the surrounding atmosphere, as well as constant high temperature exhaust containing carbon monoxide and formaldehyde (oxides of nitrogen were stated to be controlled by injecting urea, but products were not specified); and

**WHEREAS**, the compressor station may be staffed by two employees or fewer, during business hours only, otherwise depending on automated monitoring; Williams Transco has faced numerous safety violations, including fines and civil penalties from the Pipeline



## AUGUST 20, 2025 MEETING MINUTES

and Hazardous Materials Safety Administration (PHMSA). These violations often involve failures to follow safety procedures, adequately maintain pipelines, and properly inspect for corrosion. Incidents like explosions, fires, and releases of methane have resulted in injuries, property damage, and environmental contamination; and

**WHEREAS**, Williams compressor stations have had a number of fires and explosions in recent years (Susquehanna Co. PA [Lathrop compressor], March 29, 2012 and July 10, 2014; Bradford Co., PA, March 14, 2012; Tyler Co., WV, April 14, 2013, Brooklyn, PA, May 14, 2013, Branchburg, NJ, May 30, 2013; Windsor, NY, January 2014), leading residents to expect such an event at the proposed compressor station, from which fire could spread through the forest to residences along and across Route 27; and

**WHEREAS**, firefighting in this area is the responsibility of volunteer fire companies, and water pressure in the nearest water line is too weak to support firefighting; and

**WHEREAS**, the compressor station would be near active mining in the Trap Rock Quarry, which carries out explosive blasting to break loose rock, and Williams was not able to present evidence that the compressors would be stable to shocks created by the blasting; and

**WHEREAS**, the purpose of the proposed project is to transport 400 million cubic feet of methane natural gas, extracted through the environmentally destructive process of hydraulic fracturing, from the Marcellus Shale to New York markedly contributing to climate change, as well as expose the residents of the state to climate emergency situations such as extreme weather events, droughts, fires, flooding; and,

**WHEREAS**, the project will in no way serve the interests of the State of New Jersey, or its residents, and will only supply methane natural gas to Brooklyn, Queens and Long Island New York; and,

**WHEREAS**, the proposed pipeline part of the NESE project will have severe negative impacts to the Raritan and Lower New York Bays, such as disturbing roughly 14,165 acres of the seabed of the Raritan Bay, discharging 690,000 gallons of drilling fluid and chemicals into the bay, re-suspending over 1,090,000 tons of toxic muck contaminated by PCBs, dioxin, lead, mercury, and arsenic, and destroying over 1,000 acres of benthic habitat that houses marine fish, shellfish, and larva; and,

**WHEREAS**, the project poses serious concerns related to environmental harm to marine and coastal ecosystems, as well as negative impacts to the safety, health and wellbeing of Bayshore coastal communities, resulting in well-documented public opposition; and,

**WHEREAS**, the proposed pipeline will endanger marine life and fisheries through decreased water quality from re-suspended toxins, sieving of over 3.5 million gallons of



## AUGUST 20, 2025 MEETING MINUTES

seawater destroying any living thing that is caught in the process, and creating loud sounds and powerful vibrations that accompany pipeline development which will impact migration patterns, communication systems and other important biological processes; and,

**WHEREAS**, the proposed pipeline will have significant upstream environmental impacts that will directly harm the Raritan Bay, such as negatively affecting 41 acres of wetlands, including approximately 20 acres of forested wetland; and,

**WHEREAS**, the proposed pipeline will adversely impact industries important to the New Jersey Bayshore communities, disturb commercial and recreational fishing and shell fishing activities, and potentially damage the tourism industry; and,

**WHEREAS**, the proposed construction of the compressor station and pipeline will increase dependency on fossil fuels, reverse the state's renewable energy agenda, and contribute to climate change through increased emissions of methane and carbon dioxide; and,

**WHEREAS**, the companies Williams and associate Transcontinental Gas Pipeline Company (Transco) demonstrate a history of mismanaged facilities that resulted in explosions and fires, and do not show results of pipeline tests to governing bodies in any municipalities through which the existing pipeline runs.

**NOW, THEREFORE, BE IT RESOLVED**, that on this date, August 20, 2025, Mayor and Council of the Borough of Keansburg, County of Monmouth, hereby opposes the construction and installation of a 23.4 mile methane natural gas pipeline through Raritan Bay and Lower New York Bay, from Old Bridge, New Jersey to Rockaway, New York; and construct a new Compressor Station for the Connection to the Transco Pipeline by Williams on the Proposed Route 27 Location owned by Trap Rock in Franklin Township, Somerset

**Be It Further Resolved**, that the Mayor and Council of the Borough of Keansburg\_urges the company Williams to eliminate any further consideration for a pipeline.

**Be It Further Resolved**, that the Mayor and Council of the Borough of Keansburg\_urges the New Jersey Department of Environmental Protection to deny any permit application for the project and any other pipeline, and urges its representatives of the New Jersey Legislature, United States Congress and United States Senate, as well as the Governor of New Jersey to oppose this pipeline application.

**Be It Further Resolved**, that this resolution be certified and forwarded to New Jersey Governor Philip D. Murphy, Matthew Resnick of the New Jersey Department of Environmental Protection Division of Land Use Regulation, State Senator Declan O'Scanlon, State Assemblywoman Vicky Flynn and State Assemblyman Gerard Scharfenberger



## AUGUST 20, 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      |       |          |      |      |        | ✓       |

**Discussion:**

**Department Reports:**

*Cliff Moore*  
 Economic  
 Development Coordinator

*Reported that:*

*The Peruvian Café is open. There will be a ribbon cutting for both the café and the new Pickle Ball Court. Date to be determined.*

*7-11 Plaza working with Code and Construction Office for Permits for Parking lot (Drainage pitch)*

*Setting up an inspection for Refrigerator Storage*

*Jam Rock Closing - Chicken Franchise Not happening*

*Karaoke Studio / Bagel – Ordinance to be considered under new Land Use Ordinance when enacted*

*Cove on the Bay - exotic motor world Ice Cream / Frozen Yogurt / Coffee Shop with leasing offices to be presented to Planning Board at next meeting*

*Day Care looking to open in Keansburg*

*Paint / Play - 47 Carr Ave – new business*

*Video Marketing Company - Log & Hatchet Production Services - 61 Main Street- to present to the Planning Board*

*Dumpster Permits were pulled for Supermarket – demolition to start this week*

*Bayzara - Sept 6-7<sup>th</sup>*



## AUGUST 20, 2025 MEETING MINUTES

*Francis Mullan,  
Borough Engineer*

*Reported that the Pickleball Court is just about done.  
Beaconlight drainage materials delivered.*

*Center and Bayview hole at street*

*Councilman Cocuzza*

*Announced that the Historical Society is looking for  
new members/volunteers*

*Mayor Hoff*

*Announced information on*

- *the Friday Night Concert Series*
- *Floatopia will take place on August 30<sup>th</sup>*
- *Bayzara, an all day music festival, will take place on September 6<sup>th</sup> and 7<sup>th</sup>*

**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      | ✓     |          | ✓    |      |        |         |

*Marena Romo  
54 Kennedy Way*

Thanked Mayor and Council for their support of the Garden Club

Updated on Community Garden, spring planting plans.

Stated the club is now an official non-profit.

Next meeting will take place August 26<sup>th</sup> at the Beach Gallery



## AUGUST 20, 2025 MEETING MINUTES

*Madison, a representative from Clean Ocean Action*

Thanked the Mayor and Council for the resolution opposing the NESE Pipeline.

Stated how the pipeline affects the entire Bayshore Community.

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:**

*Redevelopment – Litigation Matters*

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

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      |       |          | ✓    |      |        |         |



## AUGUST 20, 2025 MEETING MINUTES

### 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 **August 20, 2025**

**Attest:**

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