



SEPTEMBER 17, 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 |
| ✓ | | ✓ | ✓ | ✓ |

Mr. Cusick asked all to observe a Moment of Silence

In Memoriam:



Former Fire Chief Richard Walters



Mayor Hoff recognized the passing of



Charlie Kirk





SEPTEMBER 17, 2025 MEETING MINUTES

Meeting Minutes:

Meeting Minutes August 20, 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 #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.



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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.

(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.



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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.

(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.



SEPTEMBER 17, 2025 MEETING MINUTES

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 OPEN the Meeting to the Public for Ordinance #1750

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Mr. Cusick asked for a roll call vote to Close the Meeting to the Public for Ordinance #1750

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 #1750:

Roll Call

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



SEPTEMBER 17, 2025 MEETING MINUTES

First Reading:

Ordinance #1751 – ZONING – Change of Use Provisions

AN ORDINANCE AMENDING CHAPTER XXII (DEVELOPMENT REGULATIONS), SECTION 2.4 (DEFINITIONS – CHANGE OF USE PROVISIONS IN THE B-1 GENERAL COMMERCIAL ZONE) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

SECTION 1:

WHEREAS, the Borough of Keansburg is a duly organized Municipal Corporation of the State of New Jersey; and

WHEREAS, the Borough has designated a B-1 General Commercial Zone within the Municipal boundary lines; and

WHEREAS, there are some vacancies within the Borough's B-1 Zone; and

WHEREAS, there is a need/desire to facilitate the ability of certain types of permitted commercial uses to establish and maintain a presence within the Borough's B-1 zone; and

WHEREAS, past experience has suggested that the current language of the prevailing Ordinance does not permit the Zoning Officer to administratively issue a Change of Use Approval/Certificate for most of the submitted requests; and

WHEREAS, the absence of such language in the existing Ordinance requires most Applicants to seek formal Change of Use Approval from the Keansburg Planning Board of Adjustment; and

WHEREAS, the said Keansburg Planning Board of Adjustment process typically requires the preparation and submission of Plans/Surveys, the submission of Applications/Escrow fees, the retention of Attorneys/Engineers/Architects/Planners, the issuance of a Public Notice/public mailing, and the appearance at a Keansburg Planning Board of Adjustment meeting/meetings; and

WHEREAS, while recognizing the importance of the Keansburg Planning Board of Adjustment review and Approval of more complex Applications, it is acknowledged that the said process can trigger timing and cost issues; and

WHEREAS, past experience also suggests that when presented with the need to obtain formal Change of Use Approval, many potential commercial/business Tenants simply forego the process and choose to reopen somewhere other than the Borough of Keansburg; and



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WHEREAS, the natural result of the above is the delay and/or otherwise outright prevention of certain commercial units being opened/occupied; and

WHEREAS, vacant commercial units within the Borough's B-1 Zone do not project economic vitality or growth; and

WHEREAS, vacant commercial units within the Borough's B-1 Zone, on a sustained basis, have a deleterious impact on the Borough itself, other existing business uses, and on commercial tax ratables in general; and

WHEREAS, continued commercial vacancies in the Borough's B-1 General Commercial Zone do not advance the overall interests of the Borough of Keansburg; and

WHEREAS, against such a backdrop, there has been a request that the Zoning Officer be able to administratively authorize Change of Use Approvals in certain non-intense situations, and when the same can be accomplished without compromising the public good; and

WHEREAS, authorizing the Zoning Officer to administratively issue certain types of Change of Use Approvals can significantly improve/facilitate the process and speed by which permitted commercial tenancies/uses can commence; and

WHEREAS, such an administrative Change of Use process will better promote the overall vitality of the commercial uses within the Borough's Business Zone; and

WHEREAS, such a modification in the Borough's Change of Use process will be beneficial for the Borough of Keansburg, and the residents thereof,

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Keansburg, as follows:

That Section 22-2 of the Development Regulations of the Borough of Keansburg shall be amended and modified as follows:

(Note: Deletions are noted in ~~strikeout~~ while additions are underlined).

Change in Use shall mean:

1. Any increase in the number of dwelling units in a structure which would result in three (3) or more total units;
2. Any change from a residential use to any non-residential use;
3. Notwithstanding anything contained in the within Ordinance or other Borough Ordinances to the contrary, any permitted use in the Borough's B-1 zone may be



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administratively changed to another permitted use (without the need for obtaining any formal Approval from the Keansburg Planning Board of Adjustment, provided all of the following are satisfied:

- a) The proposal involves a use which is permitted in the Borough's B-1 zone;
- b) The proposal does not involve any type of use which is specifically prohibited in the Borough's Zoning Code;
- c) The proposal does not involve a hospital, surgical center, or licensed in-patient or out-patient treatment facility, or a medication therapy site. General medical, dental, or professional offices shall not be deemed a "medical use" for purposes of this subsection;
- d) The proposal does not involve a use involving or otherwise related to cannabis, smoking, or vaping activity or related activities. Nothing herein shall be construed to authorize any cannabis – or smoke-related use otherwise prohibited by Federal or State law, or the Borough's Zoning Code;
- e) The proposal does not involve an expansion of a non-conforming use;
- f) There is no new exterior construction associated with the proposal. This provision shall not preclude minor exterior improvements such as signage, façade repairs, ADA compliance ramps, or similar work not otherwise requiring site plan review;
- g) There is no increase in the Gross Floor Area of the existing structure;
- h) There are, or will be, no more than two (2) permitted uses in the existing structure; except where multiple small tenant spaces are designed and the aggregate parking and use requirements remain in compliance with the Zoning Code;
- i) The proposal does not trigger the need for any formal Site Plan review/Approval;
- j) The proposal does not trigger the need for any new Variance relief;
- k) The proposal does not exacerbate any previously granted Variance relief;



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- l) The proposal does not violate the terms and conditions of any prior Resolution of the Keansburg Planning Board of Adjustment;
- m) The proposal does not create, or otherwise exacerbate, any parking deficiency at the site (based upon the maximum of two (2) uses in the existing structure). Parking sufficiency shall be determined in accordance with the Borough's prevailing parking standards for permitted uses, as set forth in the Zoning Code;
- n) The subject site (for the proposed Use) is in compliance with the Borough's prevailing property Maintenance Code requirements; and
- o) The Development site is not the subject of an active/pending Zoning/Code Enforcement complaint;
- p) Confirmation that there are no open permits associated with the host site. Confirmation of open permits shall be coordinated between the Construction Code Office and the Zoning Officer as part of the administrative review;
- q) Confirmation that real estate taxes on the subject property are current and up to date. The Tax Collector shall provide confirmation of tax status upon request of the Zoning Officer within five (5) business days.
- r) Confirmation that the proposed use does not violate prevailing provisions of Federal or State law; and
- s) Confirmation that the Applicant pay any necessary/applicable fee, as established by the Borough of Keansburg.

Administrative approvals under this section shall be ministerial in nature and limited to verification of compliance with the objective criteria herein. Nothing herein shall be construed to waive site plan or variance requirements otherwise mandated under the Municipal Land Use Law.

If any of the above-referenced factors/standards are not satisfied, then, in that event, the administrative Change of Use cannot be issued by the Zoning Officer. Rather, in such an event, the Applicant shall, if the Applicant desires to do so, be required to



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pursue formal Change of Use Approval (and any other requested relief) from the Keansburg Planning Board of Adjustment.

Any Applicant aggrieved by a determination of the Zoning Officer under this section may appeal such decision to the Keansburg Planning Board of Adjustment pursuant to N.J.S.A. 40:44D-72.

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 #1751 and set for public hearing on Wednesday, October 15, 2025 at 7pm.

Roll Call

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



SEPTEMBER 17, 2025 MEETING MINUTES

Resolutions:

RESOLUTION # 25-096 Payment of Bills (09/17/25)

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 # 25-097 Chapter 159 – Statewide Insurance Grant

**RESOLUTION PROVIDING FOR THE INSERTION
OF A SPECIAL ITEM OF REVENUE IN THE BUDGET
PURSUANT TO N.J.S.A. 40A:4-87 (CH. 159, P.L. 148) –
PUBLIC AND PRIVATE REVENUES OFFSET BY
APPROPRIATIONS**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue to the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of adoption of the budget; and

WHEREAS, the Director may also approve the insertion of any item of appropriation for equal amount; and

WHEREAS, the Borough has received an Insurance Fund Risk Control Grant award through the Statewide Insurance Fund “JIF” in the amount of \$10,825.00; and



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WHEREAS, the Statewide Insurance Fund Risk Control Grant does not require a local cash match

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg in the County of Monmouth, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of the following items in the 2025 Budget of the Borough of Keansburg:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written

Consent of the Director of the Division of Local Government Services:

County, State and Federal Revenues Off-set with Appropriations:

Statewide Insurance Fund Risk Control Grant\$10,825.00

General Appropriations:

(A) Operations – Excluded from CAPS

County, State and Federal Programs Off-set by Revenues:

Statewide Insurance Fund Risk Control Grant\$10,825.00

Local Match – Source:

None

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 | ✓ | | ✓ | | | |



SEPTEMBER 17, 2025 MEETING MINUTES

RESOLUTION # 25-098 2025 Halloween Curfew

Whereas, Halloween will be celebrated on Friday, October 31, 2025; and

Whereas, The Mayor and Council are concerned with the safety and well-being of our youth; and,

Whereas, it is in the best interests of the residents of the Borough of Keansburg that a curfew be imposed on October 30th and October 31st 2025; and,

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that a curfew of 7 pm be imposed within the Borough of Keansburg for all youth under the age of eighteen years on Thursday, October 30th, 2025 and;

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Keansburg that a curfew of 8 pm be imposed within the Borough of Keansburg for all youth under the age of eighteen years on Friday, October 31st, 2025 and,

BE IT FURTHER RESOLVED that Trick or Treating is allowed only between the hours of 12 pm (noon) through 8pm on Friday, October 31st.

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

Mr. Cusick asked for a roll call vote:

Roll Call

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



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RESOLUTION # 25-099 Professional Services Agreement – T and M Associates – Reverse Osmosis Membrane Replacement

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, state of New Jersey that:

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

Reverse Osmosis Membrane Replacement

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates

in the proposal amount of \$7,900.00

2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.

3. The services to be performed are necessary for the orderly function of the Project.

4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.

5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed proposal shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

Mr. Cusick asked for a roll call vote:

Roll Call

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



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RESOLUTION # 25-100 Authorize Adoption of the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026

A RESOLUTION OF THE BOROUGH OF KEANSBURG

ADOPTING THE MONMOUTH COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2026

WHEREAS the Mayor and Council of the Borough of Keansburg recognize the threat that natural hazards pose to people and property within The Borough of Keansburg; and

WHEREAS the County of Monmouth has prepared a multi-hazard mitigation plan, hereby known as Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026, in accordance with federal and state laws, including the [Robert T. Stafford Disaster Relief and Emergency Assistance Act](#), as amended; the [National Flood Insurance Act of 1968](#), as amended; and the [National Dam Safety Program Act](#), as amended; and New Jersey P.L. 2023, CHAPTER 313 approved January 16, 2024.

WHEREAS the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026, identifies current and future natural hazard risks, and assesses the vulnerability of facilities, infrastructure, and populations, and defines mitigation goals and actions to reduce or eliminate long term risk to people and property in Borough of Keansburg from the impacts of future natural hazards and disasters; and

WHEREAS adoption by the Mayor and Council of the Borough of Keansburg demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026.

NOW THEREFORE, BE IT RESOLVED BY THE Borough of Keansburg, NJ THAT, the Mayor and Council of the Borough of Keansburg adopt the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026. While content related to The Borough of Keansburg may require revisions to meet the plan approval requirements, changes occurring after adoption will not require The Borough of Keansburg to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

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 | ✓ | | ✓ | | | |



SEPTEMBER 17, 2025 MEETING MINUTES

REDEVELOPMENT AGENCY

Presentation

- Dennis Cooper – Utilization of retail space at Cove on the Bay

Dennis Cooper appeared before the Borough Council in their capacity as the Borough Redevelopment Agency. Mr. Cooper is entering into a ten-year lease with Cove on the Bay located at 250-252 Beachway. He is leasing the full second floor commercial space as a one commercial space on the ground floor. His business is an automobile brokerage facility. His company has access to a vast auto inventory as well as banks and financial institutions. The customer would be assisted in making a car purchase based on their needs and preferences. Vehicles would then be delivered to the customer's home.

Mr. Cooper is licensed in the State of New York and he is looking forward to moving this business model to New Jersey. There is an existing business on Hylan Boulevard in Staten Island.

In addition to the automobile brokerage firm there will also be a coffee/ice cream shop.

Mayor Hoff asked if Mr. Cooper is pursuing his license here in New Jersey. He stated that he is, but as a part of the license he must secure a site. The approximate hours of the business are 10 a.m. to 10 p.m. Management at the Cove will provide two parking spaces for his business.

With no further questions a motion was made by Mr. Cocuzza, seconded by Mr. Hoff, to approve the following resolution:

Resolutions:

RESOLUTION # 25-101 Recommendation to the Zoning Officer – Cooper/Cove Café/Ice Cream

WHEREAS, Dennis Cooper appeared before the Borough Council in their capacity as the Borough Redevelopment Agency for a business proposal to lease the second-floor commercial space as well as one commercial space on the ground floor of the Cove on the Bay complex at 250-252 Beachway; and

WHEREAS, the concept presented will be for automobile brokerage office space and a café (coffee/ice cream); and



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WHEREAS, the Redevelopment Agency had no objections to the proposal nor are there any specific recommendations on this matter.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council acting as the Borough Redevelopment Agency that the proposal of Dennis Cooper, 250-252 Beachway, be referred to the Borough Zoning Officer and the Planning Board of Adjustment if applicable.

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:

- **UPCOMING MEETINGS:**
 - *October 15, 2025*
 - *November 12, 2025 – Second Wednesday*
 - *December 17, 2025*
 - *January 7, 2026 – First Wednesday*
 - *January 28, 2026 – Fourth Wednesday*

- **Keansburg Fire Department**
New Members

| | |
|---------------------------|------------|
| <i>Camryn Stolpe</i> | <i>EMS</i> |
| <i>Milka Moncayo Vera</i> | <i>EMS</i> |

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 | | | ✓ | | | |



SEPTEMBER 17, 2025 MEETING MINUTES

Discussion:

Department Reports:

Steve Ussmann, Water Plant Superintendent, reported that the fourth quarter water bills will be mailed at the end of next week. Our contract with New Jersey American Water Company for additional water supply will begin on October 1. Just a reminder that NJ American supplies surface water (reservoir) as opposed to our well water. Customers may notice a change in flavor to some extent.

James Della Pietro, DPW Superintendent, reported that the fencing has been removed at Collins Field and Donohue Park. Some of the playground equipment at Donohue Park is damaged and in need of replacement. Mr. O'Hare, Borough Manager, stated that he will pursue replacement of the equipment with funds from the Recreation Trust account.

Cliff Moore, Economic Community Development Coordinator, reported on the following:

- 7-11 Plaza is working with Code and Construction for a permit to resurface the parking lot. Considering new Refrigerator Storage / Restaurant tenants.
- Ordinance #1751, Change of Use Ordinance will help facilitate new Karaoke Studio and Bagel Shop
- Cove on the Bay - exotic motor world Ice Cream / Frozen Yogurt / Coffee Shop with leasing offices
- Bayshore Barks – now has new owner
- Video Marketing Company -Log & Hatchet Production Services - 61 Main Street
- Personal Trainer Studio at the First United Church Space - 21 Church Street
- Grocery Store Update – Looking to open end of October
- Peruvian Cafe / Pickle Ball Court Ribbon Cutting 27th
- Monmouth 250 Committee has presented Keansburg with a Plague



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- The County Committee will be hosting a Gala. The Committee is requesting that all Monmouth County Municipalities participate and to buy a table for the event on June 25th, to be held at Bellworks.
- The Committee will be supplying
 - 2 flags
 - Logos for events next year to help promote

Francis W. Mullan, P.E., CME, of T&M Associates, Borough Engineer, reported that the pickleball court at Collins Field is complete. The Beaconlight Drainage project is underway. Contractor has been dewatering the trenches to place the new drainage line in which has been a time-consuming task

Raymond O’Hare, Borough Manager, thanked Mr. Mullan and Mr. Della Pietro for the removal of the old scoreboard at Collins Field.

Mayor George Hoff thanked the members of the Police Department, Fire Department and Emergency Management Services for their response to a structure fire at 48 Seeley Avenue where several individuals, including children, were trapped in the home. Lives were saved that day and our Community is most thankful. Possible Community Awards presentation in November to honor their actions.

The Mayor also thanked Mr. Mullan, T&M staff, Mr. Della Pietro and the DPW staff for their work at the new Pickleball court. The Kauffmann Memorial Walk will be held this upcoming Saturday (9/20/2025).

The Borough’s annual Keansburg Day Celebration will be on Saturday, October 4, 2025.

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 | ✓ | | ✓ | | | |



SEPTEMBER 17, 2025 MEETING MINUTES

Christian Fernandez, 24 North Shore Street, commended the Department of Public Works and the Police Department beach patrols for their work this summer season. He is hoping that the Borough consider expanding their beach maintenance schedule into the Fall as well as early Spring.

Mr. O’Hare, Borough Manager, said he would look in to the matter with the Department of Public Works.

Theresa Malarczyk, 29 Lincoln Avenue and Evelyn Reyes, 23 Ramsey Avenue, expressed concern with the abandoned home located at 30 Lincoln Avenue. Home is in serious disrepair; shingles are blowing off house during storms and there is a rodent problem.

Mr. O’Hare will be conferring with Code Enforcement Officials in the morning about this situation.

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:

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 | | ✓ | ✓ | | | |



SEPTEMBER 17, 2025 MEETING MINUTES

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 | ✓ | | ✓ | | | |

Resolutions:

RESOLUTION # 25-102 Recommendation to the Zoning Officer – Cooper/Cove Café/Ice Cream

WHEREAS, the Mayor and Council of the Borough of Keansburg does hereby consent to a new Redevelopment Plan for Beachway, specifically Block 184, Lots 1-2; and

WHEREAS, the Borough Council desires to have a stand-alone Redevelopment Plan for Block 184, Lot 1 which also encompasses Lot 2.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that the Borough Engineer, T&M Associates, is hereby directed to prepare a Redevelopment Plan for Block 184, Lot 1 for consideration by the governing body.

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 | | | ✓ | | | |



SEPTEMBER 17, 2025 MEETING MINUTES



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 **September 17, 2025**

Attest:

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