



OCTOBER 15, 2025 MEETING MINUTES

Ms. O'Brien 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.

Ms. O'Brien asked all to rise and recite:

Salute to the Flag

Ms. O'Brien took:

Roll Call

Mr. Donaldson	Mr. Tonne	Mr. Cocuzza	Mr. Foley	Mr. Hoff
✓	✓	✓	✓	Excused

Ms. O'Brien asked all to observe a Moment of Silence

In Memoriam:



**William
Jacques, Jr.**



**Karl
Strauch, Sr.**



**William
Cusick**





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REDEVELOPMENT AGENCY

PRESENTATION

310 Main Street – Star Bike

Daniel Scarabaggio gave a presentation to the Borough Council in their capacity as the Borough’s Redevelopment Agency, about his business to be located at 310 Main Street. The business, Star Bikes will feature bicycle sales and repair.

Mr. Scarabaggio gave description of the business and there was a discussion about planned services and retail. He also mentioned wanting to work with the Police Department and Recreation Committee to create events that highlight bike safety and basic maintenance.

Resolutions:

RESOLUTION # 25-109 Recommendation to the Zoning Official – 310 Main Street – Bike Shop

WHEREAS, Daniel Scarabaggio appeared before the Borough Council in their capacity as the Borough Redevelopment Agency for a business proposal to lease property at 310 Main Street and operate a Bicycle Shop; and

WHEREAS, the concept presented will be for sales and repair of bicycles with the possibility of offering bicycle safety classes; and

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 Danial Scarabaggio of Star Bikes, 310 Main Street, be referred to the Borough Zoning Officer and the Planning Board of Adjustment if applicable.

Ms. O’Brien asked for a roll call vote:

Roll Call

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



OCTOBER 15, 2025 MEETING MINUTES

Meeting Minutes:

Meeting Minutes September 17, 2025

Ms. O’Brien 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					✓	

Mr. Hoff joined the meeting at this time

ORDINANCES:

Second Reading:

NO ORDINANCES ARE SCHEDULED FOR PUBLIC HEARING AT THIS TIME

First Reading:

Ordinance #1751 – Zoning – Change of Use Provisions - AMENDED

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

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1751 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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



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Ordinance #1752 – BOND Capital Ordinance – Collins Field

BOND CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE TENNIS AND PICKLEBALL COURTS AT COLLINS FIELD AND APPROPRIATING \$167,000 THEREFOR, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Borough Council of the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”), has determined to provide for improvements to the tennis and pickleball courts at Collins Field, located in the Borough; and

WHEREAS, the Borough expects to receive grant funds from the New Jersey Department of Community Affairs (NJCA) Local Recreation Improvement Grant (LRIG) Program in the amount of \$92,000 for improvements to the Collins Field Tennis Courts; and

WHEREAS, the Borough expects to receive grant funds from the Monmouth County Municipal Open Space Grant (MCOSG) Program in the amount of \$75,000 for improvements to the Collins Field Pickleball Courts.

NOW, THEREFORE, BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized as general improvements to be undertaken in and by the Borough. For the improvements or purposes described in Section 2, there is hereby appropriated \$167,000, said sum being inclusive of the \$92,000 grant funds expected to be received from the NJCA LRIG Program and the \$75,000 grant funds expected to be received from the MCOSG Program.

Section 2. The improvements hereby authorized to be undertaken consist of various improvements to the tennis and pickleball courts at Collins Field, located in the Borough, 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.

Section 3. The 2025 capital budget of the Borough will conform to 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 4. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 2 hereof, shall be applied to direct payment of the cost of the improvements within the appropriation herein authorized.



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Section 5. The Borough Attorney and other Borough officials and representatives are hereby authorized to do all things necessary to accomplish the purposes of the appropriation made herein.

Section 6. This ordinance shall take effect as provided by law.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1752 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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

Ordinance #1753 – Amendment to Chapter 10-1.6 – Beach Fires, Prohibited

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER X (BEACHES, PARKS AND RECREATION AREAS), SECTION 10-1.6 (FIRES; PROHIBITED) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter X (Beaches, Parks and Recreation Areas), Section 10-1.6 (Fires Prohibited) be amended and supplemented as follows:

DELETE: 10-1.6.

No fires will be permitted on the dedicated beachfront.

ADD: 10-1.6.

No fires will be permitted on the dedicated beachfront.

The prohibition shall include the dedicated Borough beaches. This shall include the area north of the sand dune, the sand dune and areas south of the sand dune to the street curb and areas bordering private residential areas.



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This prohibition shall include Barbecuing; Grilling; Cooking. It shall be unlawful for any person or persons to engage in open-flame cooking, barbecuing, grilling or use of any heat-generating devices, including electronic devices that generate heat.

The prohibition shall include all Borough owned parking lots.

The prohibition shall include all Borough owned recreation areas.

SPECIAL EVENT PROVISION:

The Borough retains the rights and privileges to waive this provision for Borough sponsored celebrations and activities.

The Borough retains the rights and privileges to waive this provision for concerts and festivals that have met the requirements for special event permits.

- 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 and approval by the Department of Transportation.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1753 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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

Ordinance #1754 – Amendment to Chapter 10-1.4r – Beach Prohibitions

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER X (BEACHES, PARKS AND RECREATION AREAS), SECTION 10-1.4 (PROHIBITIONS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

ADD:

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that the Revised General Ordinance of the Borough of Keansburg Chapter XIII (Fire Prevention and Protection), Section 13-2 (Fire Protection Systems - Permits) and be amended and supplemented as follows:

Purpose -13-2.1

The purpose of this ordinance is to safeguard life and property by ensuring that all work involving fire protection systems within the Borough of Keansburg is performed in compliance with applicable state codes, under permit, and subject to inspection and approval by the appropriate enforcing agencies.

Definitions 13-2.2

- A. Fire Protection System shall mean any sprinkler system, standpipe system, fire pump, fire alarm system, fire detection system, fire suppression system, fire department connection (FDC), special hazard suppression system (e.g., kitchen hood, CO₂, FM-200, clean agent), or any component thereof.
- B. Work shall mean the installation, alteration, replacement, relocation, repair, or removal of any fire protection system or component.

13-2.3 Permit Requirement

A. No person, contractor, property owner, or entity shall install, alter, replace, relocate, repair, or remove any fire protection system or component within the Borough of Keansburg without first obtaining the required permits from the Borough Construction Office under the Fire Protection Subcode and/or other applicable subcodes of the New Jersey Uniform Construction Code.



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B. This requirement includes, but is not limited to:

1. Installation or relocation of a fire department connection (FDC).
2. Modifications to sprinkler piping, heads, valves, risers, or related appurtenances.
3. Installation or modification of fire alarm or detection devices.
4. Installation or modification of fire suppression systems (kitchen hood, CO₂, clean agent, etc.).
5. Installation or modification of standpipes, fire pumps, or water supply connections.

C. Exemption: Ordinary maintenance activities, as defined by the New Jersey Uniform Construction Code, which do not affect system performance or operation, shall not require a permit.

13-2.4 Enforcement

The Borough Construction Official, the Borough Fire Subcode Official, and the Borough Fire Official shall be the enforcing authorities of this ordinance. They shall have the authority to review applications, issue permits, perform inspections, and enforce compliance with the New Jersey Uniform Fire Code and Uniform Construction Code.

13.2-5 Penalties

Any person, firm, or corporation violating any provision of this ordinance shall be subject to penalties as set forth in the New Jersey Uniform Fire Code (N.J.A.C. 5:70-2.12) and Uniform Construction Code (N.J.A.C. 5:23-2.31), including fines, orders to cease work, and/or orders to restore systems to proper working condition.

- 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.



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Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law and approval by the Department of Transportation.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1754 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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



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Ordinance #1755 – Amendment to Chapter XIII (Fire Prevention and Protection) – Fire Protection Systems Permits

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XIII (FIRE PREVENTION AND PROTECTION), SECTION 13-2 (FIRE PROTECTION SYSTEMS – PERMITS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

ADD:

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that the Revised General Ordinance of the Borough of Keansburg Chapter XIII (Fire Prevention and Protection), Section 13-2 (Fire Protection Systems - Permits) and be amended and supplemented as follows:

Purpose -13-2.1

The purpose of this ordinance is to safeguard life and property by ensuring that all work involving fire protection systems within the Borough of Keansburg is performed in compliance with applicable state codes, under permit, and subject to inspection and approval by the appropriate enforcing agencies.

Definitions 13-2.2

- C. Fire Protection System shall mean any sprinkler system, standpipe system, fire pump, fire alarm system, fire detection system, fire suppression system, fire department connection (FDC), special hazard suppression system (e.g., kitchen hood, CO₂, FM-200, clean agent), or any component thereof.
- D. Work shall mean the installation, alteration, replacement, relocation, repair, or removal of any fire protection system or component.

13-2.3 Permit Requirement

A. No person, contractor, property owner, or entity shall install, alter, replace, relocate, repair, or remove any fire protection system or component within the Borough of Keansburg without first obtaining the required permits from the Borough Construction Office under the Fire Protection Subcode and/or other applicable subcodes of the New Jersey Uniform Construction Code.

B. This requirement includes, but is not limited to:

- 6. Installation or relocation of a fire department connection (FDC).
- 7. Modifications to sprinkler piping, heads, valves, risers, or related appurtenances.



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8. Installation or modification of fire alarm or detection devices.
9. Installation or modification of fire suppression systems (kitchen hood, CO₂, clean agent, etc.).
10. Installation or modification of standpipes, fire pumps, or water supply connections.

C. Exemption: Ordinary maintenance activities, as defined by the New Jersey Uniform Construction Code, which do not affect system performance or operation, shall not require a permit.

13-2.4 Enforcement

The Borough Construction Official, the Borough Fire Subcode Official, and the Borough Fire Official shall be the enforcing authorities of this ordinance. They shall have the authority to review applications, issue permits, perform inspections, and enforce compliance with the New Jersey Uniform Fire Code and Uniform Construction Code.

13.2-5 Penalties

Any person, firm, or corporation violating any provision of this ordinance shall be subject to penalties as set forth in the New Jersey Uniform Fire Code (N.J.A.C. 5:70-2.12) and Uniform Construction Code (N.J.A.C. 5:23-2.31), including fines, orders to cease work, and/or orders to restore systems to proper working condition.

- 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 and approval by the Department of Transportation.



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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1755 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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

Ordinance #1756– Fires Zones

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XIII (FIRE PREVENTION AND PROTECTION), SECTION 13-3 (FIRE ZONES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

ADD:

Section 1:

13.3 FIRE ZONES

13.3-1 DEFINITIONS.

The following definitions shall govern this article:

13.3-1A FIRE ZONES

A paved area adjacent to a building to which the public is invited which does not typically accommodate the flow of vehicular traffic and which has been designated as a fire zone in accordance with the provisions of this article and is intended to provide unobstructed and immediate access to any such building by fire-fighting equipment and personnel.

13.3-1B FIRE LANE

A paved area designated in accordance with the provisions of this article which does typically bear vehicular traffic as part of the traffic circulation system on the premises where a building to which the public is invited has been located, but which is intended to provide an immediate and unobstructed route for fire-fighting equipment and personnel on site.

13.3-2 DESIGNATION OF ZONES.



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The Fire Official shall designate fire zones and fire lanes pursuant to this article under the provisions of the current New Jersey Uniform Fire Code (N.J.A.C. 5:70).

13.3-3 INGRESS/EGRESS.

The fire zones/fire lanes shall be established to ensure fire equipment and other emergency vehicles unobstructed means of ingress and egress to such properties and the buildings, persons, vehicles, fire hydrants and standpipes thereon in case of fire or other emergency.

13.3-4 STRIPING AND LETTERING.

Fire lanes shall be striped and lettered in yellow on a paved surface which lettering shall remain legible. Lettering shall read "No Stopping, No Standing, Fire Lane." Metal signs shall be provided, erected and maintained at the discretion of the Bureau of Fire Prevention by the owner, owners or operators of premises upon which a fire lane is established. Fire zones shall be striped in yellow on a paved surface. Lettering on such paved surface shall be required as per signage.

13.3-5 SIGNS.

Metal "No Stopping, No Standing, Fire Lane" signs shall be provided, erected and maintained at the discretion of the Bureau of Fire Prevention by the owner, owners or operators of premises upon which a fire zone is established.

13.3-6 SPECIFICATIONS.

The number, location, length and width of fire zones shall be determined by the Bureau of Fire Prevention. Such determination and approval shall be based upon the size, type and location of the buildings, the use to which the property is put, the number of motor vehicles operated and parked upon the property, the number of persons using and occupying the premises, the existing means of ingress and egress, the total area of the property and all other factors relevant to ensuring speedy and safe ingress and egress of fire-fighting equipment.

13.3-7 PROHIBITED ACTS.

No person shall at any time stop or stand a motor vehicle in, or otherwise obstruct in any way, any fire zone or fire lane established in accordance with the terms of this article.

13.3-8 JURISDICTION.

The Fire Official, the Fire Subcode Official and the Police Department of the Borough of Keansburg shall have concurrent jurisdiction to enforce the provisions of this article.

13.3-9 PAINTING FIRE ZONES.



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Fire zones shall be striped in reflective yellow paint on a paved surface in accordance with the requirements of the Bureau of Fire Prevention.

13.3-10 VIOLATIONS AND PENALTIES.

Any person, persons, firm, partnership or corporation who shall violate any of the provisions of this article shall, upon conviction by a court of competent jurisdiction, be punished by a fine of not to exceed \$500 or by imprisonment in the county jail for a period not to exceed 90 days, or both, and each violation of any of the provisions of this article and each day the same is violated shall be deemed and taken to be separate offenses.

- 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 and approval by the Department of Transportation.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1756 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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



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Ordinance #1757 – Fire Zone – Schedule

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XIII (FIRE PREVENTION AND PROTECTION), SECTION 13A-1 SCHEDULE I (FIRE ZONES – DESIGNATED ZONES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

ADD:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Schedule XIII of Section 13A-1 SCHEDULE I (FIRE ZONES – DESIGNATED ZONES) of Chapter XIII (FIRE PREVENTION AND PROTECTION) of the Revised General Ordinances be amended as follows:

Section 1:

13A.-1 SCHEDULE I

FIRE ZONES – DESIGNATED ZONES

ADDRESS

250 – 252 BEACHWAY

BLOCK 15, LOT 1

LOCATION

EAST SIDE OF RARTIAN AVENUE BETWEEN BEACHWAY AND SEABREEZE WAY

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 and approval by the Department of Transportation.



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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1757 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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

Ordinance #1758 – Amend Handicap Parking

AN ORDINANCE AMENDING CHAPTER VII (TRAFFIC), SECTION 20 (HANDICAPPED PARKING), SCHEDULE XX OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Schedule XX of Section 20 (Handicapped Parking) of Chapter VII (Traffic) of the Revised General Ordinances be amended as follows:

ADD:

<i>Address</i>	<i>Distance from Intersection Intersection (feet)</i>	<i>Location</i>
14 Waterview Place	14’ feet	14 Waterview Place Block 23, Lot 12

This Handicap Parking Space is designated specifically for the current disabled occupants at 14 Waterview Place, Keansburg, New Jersey. Block 23, Lot 12 for the duration of their occupancy at this location and continuance to qualify for disability status.

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,



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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.

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1758 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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

Ordinance #1759 – Surveillance Systems – ABC Requirements

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VI (ALCOHOLIC BEVERAGE CONTROL), SECTION 4 (REGULATIONS OF LICENSES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VI (Alcoholic Beverage Control), Section 4 (Regulation of Licenses) of the Revised General Ordinances be amended and supplemented to include the following:

Section 1:
DELETE: In Entirety

6-4.12: All establishments holding a liquor license within the Borough of Keansburg shall have a video recording system on the premises. Liquor license holders shall permit the Keansburg Police Department to make periodic inspections of said recording equipment to ensure the equipment is operational and in good working order. Tapes from the recording system shall be made available to the Police Department at the request of the Chief of Police.

Failure to maintain said equipment in proper working order shall be cause for disciplinary action to be taken against the liquor license by the governing body. All liquor license renewals and transfers shall be subject to this provision.

ADD:



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6-4.12:

All establishments holding a liquor license within the Borough of Keansburg shall have a video recording system on the premises. Liquor license holders shall permit the Keansburg Police Department to make periodic inspections of said recording equipment to ensure the equipment is operational and in good working order. Tapes from the recording system shall be made available to the Police Department at the request of the Chief of Police.

- A. Any holder of an Alcoholic Beverage Control license ("Licensee"), which permits the sale of alcoholic beverages within the Borough, shall install and maintain a video recording system covering the interior and exterior of the licensed premises, including but not limited to all entrances and exits of the establishment, as well as the front perimeter of the same extending to the curb-line and parking lot if within the licensee's care and control.
- B. Surveillance of the entranceway and surrounding outdoor areas shall be recorded twenty-four (24) hours per day, seven (7) days per week. Any cameras located inside the facility shall be required to record only during business hours.
- C. Video footage from said camera systems shall be retained for at least a period of 60 days.
- D. The recordings contained therein shall be made available to sworn officers of the Keansburg Police Department pursuant to any investigation being conducted regarding activity at or in the immediate area of the establishment in accordance with state law upon notice to the establishment.
- E. Licensees must comply with paragraphs A and B above within 90 days of the adoption of this section, or any longer period as may be provided by resolution of the Mayor and Council, however, any licensee that maintains security cameras on the date of the adoption of this section that captures any of the areas described in paragraphs a and b, shall be required to retain video footage from said camera for a period of 60 days, as of the effective date of this section.
- F. Failure to maintain said equipment in proper working order shall be cause for disciplinary action to be taken against the liquor license by the Governing Body.
- G. All liquor license renewals and transfers shall be subject to this provision.

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.



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- 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.

Ms. O’Brien asked for a roll call vote to **INTRODUCE** Ordinance #1759 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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

Ordinance #1760 – Alcoholic Beverage Control – Identification Cards

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VI (ALCOHOLIC BEVERAGE CONTROL), SECTION 4.11 (REGISTRATION WITH POLICE DEPARTMENT AND PERSONAL IDENTIFICATION CARD REQUIRED) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VI (Alcoholic Beverage Control), Section 4.11 (Registration with Police Department and Personal Identification Card Required) of the Revised General Ordinances be amended and supplemented to include the following:

DELETE: 6-4.11 In its Entirety

ADD:

Section 1

6-4.11 ENFORCEMENT; EMPLOYEE REGULATIONS; IDENTIFICATION CARD; FEES.

A. By Police.

The Chief of Police and members of the Police Department of the Borough of Keansburg shall enforce the provisions of this Chapter.

B. By Licensees.



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Every licensee shall be responsible for conducting, operating, and using the licensed premises in compliance with all applicable statutes, laws, ordinances, and regulations. Every licensee shall immediately report to the Police any act occurring on or about the licensed premises which constitutes a violation of any applicable statute, law, ordinance, or regulation.

C. Registration of Employees.

In addition to the requirements of N.J.A.C. 13:2-23.13(a)(3), regarding the maintaining of an employee list, every licensee shall register all employees with the Police Department within 24 hours after the commencement of any such employee's employment, and shall notify all employees of their obligation to obtain an Employee Identification Card as required herein. To register an employee, the licensee shall provide the following information and/or documentation to the Police Department, and in addition to the requirements of N.J.A.C. 13:2-23.13(a)(3) the same shall be maintained with the licensee's employee list:

1. Full name.
2. Home address.
3. Home telephone number.
4. Social security number.
5. Date of birth.
6. The employee's job title.

D. Employee Identification Cards.

1. It shall be the duty and responsibility of all licensees to ensure that all employees obtain and possess an Employee Identification Card issued by the Police Department while on duty. An owner or licensee shall be required to register and obtain an identification card.
2. Every employee required to obtain an Employee Identification Card shall provide the Police Department with the information and/or documentation required herein within five calendar days after their employment commences. Every employee required to obtain an Employee Identification Card shall complete or furnish the following:
 - a. Complete an application for an Employee Identification Card, which application shall contain such information as the usual specifics of personal identification, date and place of birth, telephone, address, and such other information as deemed necessary and appropriate by the Chief of Police to aid and assist in the proper enforcement of law
 - b. A set of fingerprints is to be taken by the New Jersey State Police authorized vendor (IdentoGO by Morpho Trust, USA). A renewal applicant will complete an online 212A form. The fingerprint records shall be submitted to the Federal Bureau of Investigation and the State of New Jersey Division of State Police Bureau of Identification for a thorough and complete criminal history check. An applicant shall pay a fee in accordance with a fee schedule set by the New Jersey State Police.
 - c. A photograph is to be taken by the Keansburg Police Department and affixed to the Employee Identification Card.



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- d. No Employee Identification Card shall be issued to any person convicted of a crime of moral turpitude.
 - e. No licensee shall employ any person convicted of a crime of moral turpitude.
 - f. If at any time within the licensed year a holder of an Employee Identification Card is found guilty of a crime of moral turpitude, the card shall be immediately suspended.
 - g. No person shall be issued a renewal of their identification card if they have been convicted of a crime of moral turpitude.
3. Every employee required to obtain an Employee Identification Card shall possess the card while working on the licensed establishment location.
 4. Employee Identification Cards shall be valid for one year from date of issuance. Employee Identification Cards which have not been expired for a period of 30 days or more may be renewed by submitting the information required in Subsection 6-4.11(D) and the appropriate Police Department form and fee(s). The renewal of an Employee Identification Card that has been expired for a period of 30 days or more shall be deemed an initial application and shall pay the initial registration fee in addition to any other requirements for an initial Employee Identification Card as set forth in Subsection 6-4.11(D).
 5. The fees for the issuance of or renewal thereof are as follows:
 - a. Initial registration and Employee Identification Card fee: \$25.
 - b. Annual renewal fee: \$15.
 - c. Replacement Card Fee: \$15
 - d. All fees required pursuant to the section shall be paid by exact cash, or by certified check or money order payable to the Borough of Keansburg.

E. Enforcement and Fines

Any person violating any of the provisions of this section shall, upon conviction thereof, forfeit and pay a fine of not more than \$100 or be imprisoned in the County Jail for not more than 90 days, and the officer before whom any such person or corporation may be brought, may impose such punishment by fine or imprisonment in the County Jail that he may see fit, not exceeding the maximum herein fixed.

F. Revocation

If any person required to register with the Police Department of the Borough of Keansburg and requiring a personal identification card as provided herein, shall fail to so register and have the card in addition to the penalty herein, the license from the Borough of Keansburg under which such person shall operate, shall be subject to revocation.

- 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.



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- 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.

Ms. O’Brien asked for a roll call vote to **INTRODUCE** Ordinance #1760 and set for public hearing on Wednesday, November 12, 2025 at 7pm.

Roll Call

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



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Resolutions:

RESOLUTION # 25-103 Payment of Bills (10/15/25)

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.

Ms. O’Brien 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 # 25-104 Authorize Execution of Monmouth County MCSPCA Contract 2026

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the Borough Manager and Municipal Clerk to execute the Monmouth County MCSPCA Contract/Agreement for CY2026 for the stated amount of \$42,900.00.

Ms. O’Brien 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 # 25-105 Authorize Change Order – Decrease – Collins Field Pickleball Court

RESOLUTION AUTHORIZING A CHANGE ORDER DECREASING THE CONTRACT PRICE

WHEREAS, Fiore Paving Company of Oceanport, NJ the contractor for the Collins Field Pickleball Court Improvement project which was awarded by the Borough of Keansburg; and

WHEREAS, during the construction unanticipated conditions were not identified and thereby did not require changes in the scope of the work which had been contemplated by the relevant bid specifications; and

WHEREAS, Fiore Paving Company submitted a proposed change order of the necessary changes in the scope of the project along with corresponding cost decreases, that has resulted in a total proposed net cost decrease of \$7,945.72, thereby reducing the original contract amount of \$117,563.80 to a final contract amount of \$109,618.08; and

WHEREAS, the Municipal Engineer recommends Council approval of the final change order which would decrease the original contract price by \$ 7,945.72; and

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

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

1. The change order for the Collins Field Pickleball Court Improvement project, which was awarded to Fiore Paving Company of Oceanport, NJ for a decrease of Seven Thousand Nine Hundred Forty-Five dollars and Seventy-Two Cents (\$7,945.72) is hereby approved,
2. A certified copy of this resolution shall be forwarded to the Chief Financial Officer.

Ms. O’Brien 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 # 25-106 Best Practices 2025



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WHEREAS, the State of New Jersey, Division of Local Government Services is requiring all Municipalities to file a best practice inventory worksheet; and

WHEREAS, the Borough of Keansburg has complied with that request.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Keansburg submit the completed best practice inventory worksheet to the DLGS by the required October 24, 2025 due date and that the Chief Finance Officer and Municipal Clerk prepare the necessary certifications.

Ms. O’Brien 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 # 25-107 Notice to Bidders – RO Membrane Filter Replacement

RESOLUTION: Authorize Notice to Bidders – RO Membrane Filter Replacement Procurement

WHEREAS, The Mayor and Council of the Borough of Keansburg has determined that it is in the best interest of the Borough of Keansburg to solicit bids for the RO Membrane Filter Replacement Procurement project; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, that the Borough, its agents, officials and professionals are hereby authorized to advertise a Notice to Bidders for the above listed improvements project an equipment.

BE IT FURTHER RESOLVED that the Mayor, Borough Manager and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.



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Ms. O’Brien 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 # 25-108 Payment of Bills (10/15/25) 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.

Ms. O’Brien 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 # 25-109

Recommendation to the Zoning Official – 310 Main Street – Bike Shop

RESOLUTION #25-109 WAS VOTED ON EARLIER IN MEETING**Communications:**

Ms. O'Brien announced the following Council Meeting Schedule

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

Discussion:**Department Reports:**

Steve Ussmann, Water and Sewer Department reported on an emergency repair at Lakwood and Beaconlight.

James Della Pietro, Streets and Roads Department stated there was no report at this time.

Mr. Cliff Moore's Report included:

- *Attended the County Tourism Press Conference on the 7th at the Molly Pitcher Inn for the County Tourism Press Conference. County Tourism bought in \$33 Million dollars to county businesses. This figure is up \$3M or 10% over last year.*
- *In 2026, the County will launch "A Slice of Monmouth" – highlight Pizza Restaurants throughout the County.*
- *Reported that Lola's European cafe - 19 Carr will be pulling permits next week - Sackman to do press release on announcing this venture. Lola's currently operates a restaurant in Red Bank under the same name.*
- *Keansburg Market Fresh, 199 Main Street, expect open Mid November*
- *Yogurt and Leasing Office at RPM – still in approval process*
- *Bayshore Barks – Change of Owner. Plans to be submitted for interior renovations.*



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- *Video Marketing Company “Log & Hatchet Production Services” to be located at 61 Main Street - Application and plans to be submitted in the next 2 weeks*
- *Hazlet Business Owners Association (HBOA) is expanding into Keansburg and other Bayshore towns.*

Francis Mullan, Borough Engineer, stated the Engineers Report has forwarded to Council and he reported on some highlight issues, including:

Beaconlight project proceeding. There were some utility conflicts but road work items are progressing

The completion of the Pickleball Court.

Preparation to publicly bid for Reverse Osmosis Membrane Replace Filters.

There was a brief discussion about the filters. The Borough goes to bid for the filters and the replacements are performed by the Water and Sewer Department Personnel.

Chief Burton’s Police Department Memorandum has been submitted to Council.

Councilman Tonne thanked the Borough Manager and DPW for the removal of the chain link fencing at Donohue Park. Stated that the new Post and Rail fencing replacement looks great.

Francis Mullan added that a new redevelopment plan for Block 184, Lots 1 and 2, was in process and presented to Council at the November 12, 2025 meeting. He stated that the new plan was been completed using funds from escrow deposits.

Mayor Hoff praised the newly formed Keansburg Gardening Club for the fantastic job done at Friendship Park recently.

Reported that Keansburg Day was a huge success due to the efforts of the Recreation Committee and the Department of Public Works.

Announced that the Recreation Committee will be hosting a Movie in the Park night at Friendship Park. The movie playing will be “Hocus Pocus”, taking place at 7pm.

Announced that Halloween Curfews will be October 30th – 7p.m. and October 31st will be 8p.m.

The Annual Christmas Tree Lighting will take place on Saturday, December 6th at Friendship Park. This year’s celebration will include a Fire Truck Parade.

Announced that the Parade Committee was holding a Football Frenzy fundraiser for the Parade Committees.



OCTOBER 15, 2025 MEETING MINUTES

Open to the Public:

Ms. O’Brien 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			✓			

Dave Lopez
36 Moran Place

Spoke about driving conditions at the intersection of Vogel Street and Moran Place.

Councilman Tonne asked if bushes were the issue.

Mr. Lopez asked if a traffic mirror could be installed.

Mr. Mullan stated that there will work done on Moran Place with the new road improvement project, he will look to see if an improvement can be made during the design process.

Michelle Carol
123 Belaire Drive
Aberdeen

Works at Keansburg Post Office and spoke about traffic difficulties due to cars parked on Leola and Main Street near Dollar General. Asked that a yellow line be painted and enforced on Leola Avenue

Also stated that drivers are using the Post Office driveway for K-Turns. As this is considered Federal Property and is causing issues for Postal Workers when leaving or entering the driveway, hoping Council can address the issues.

Also inquired about the proposed condos by the Amusement Park at to be located at the parking lot.



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Charles Morro
12 Charles Avenue

Spoke to Council about an issue with parking at the Marina. Several trailers, for rowboats and landscaping companies, are parking at the Marina and not moving. Trailers are full of landscaping supplies, tools and equipment. Parking in the area is already tight.

Mayor Hoff asked the Police Department to look into the matter.

Christine Cunningham
30 Howard Avenue

Spoke about plans to plant winter cabbage at the Town Clock Town in Friendship Park

Will be submitting plans for 22 10' by 3' garden beds at Friendship Park

Announced that the Garden Club was now officially a 501C3 non-profit organization, opening up more grant opportunities for the Club.

Announced their meetings are held on the last Tuesday of each Monday, with the October 28th meeting being held at Anthony's Pizza, Church Street.

Ms. O'Brien 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			✓			

Borough Manager, Raymond O'Hare gave a statement about recent circumstances regarding the now closed Beach Gallery. He addressed the miscommunications circulating on social media. He reminded all that he has an open-door policy.

Mayor Hoff also spoke about concerns regarding social media communications. He expressed that concerns about the Mayor's Office and the duties of Council be directed through proper channels at Borough Hall.

Adjournment



OCTOBER 15, 2025 MEETING MINUTES

Ms. O’Brien 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 **October 15, 2025**

Attest:

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