



NOVEMBER 12, 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 rise and recite:

Salute to the Flag

Ms. O’Brien took:

Roll Call

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

Meeting Minutes:

Meeting Minutes October 15, 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	✓		✓			

REDEVELOPMENT AGENCY

Presentation

Redevelopment Plan – Beachway Avenue – Ordinance #1762

Fran Mullan, Borough Engineer, spoke about the Redevelopment Plan for Beachway Avenue, Block 184, Lot 1 presented to Council. This included the design and criteria for the property. This plan was prepared by T & M Associates with feedback incorporated and accepted by the Developer. This is a standalone plot development and does not include the Municipal Parking Lot adjacent to the property. Mr. Mullan emphasized that this plan allows for the separate redevelopment consideration.



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Mayor Hoff, for the public's benefit, clarified the location of this redevelopment project. Stated this refers to the "old Collichio" property that in the past had been the indoor Skating Rink and the Belvedere Pool on Beachway nearest Laural Avenue.

William Northgrave, Borough Redevelopment Attorney, added that the idea to separate the properties allowed for the project to proceed.

ORDINANCES:

First Reading:

Ordinance #1762 – Beachway Avenue Redevelopment Plan 2025 – Block 184 Lot 1

ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY
AUTHORIZING ADOPTION OF THE BEACHWAY AVENUE II REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.*, as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-4(c), the municipal council of the Borough of Keansburg (the "**Borough Council**") is the designated "Redevelopment Entity," as such term is defined at *N.J.S.A.* 40A:12A-3, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the redevelopment areas within the Borough of Keansburg (the "**Borough**"); and

WHEREAS, to realize the development of the Property (defined herein below), the Borough determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to *N.J.S.A.* 40A:12A-4(c); and

WHEREAS, pursuant to Resolution #171-A, dated July 27, 2005, the Borough Council determined to designate the area within the Borough's boundaries as an area in need of rehabilitation pursuant to the Redevelopment Law; and

WHEREAS, pursuant to Ordinance No. 1403, adopted on February 22, 2006, and *N.J.S.A.* 40A:12A-4(a)(3) and -7 of the Redevelopment Law, the Borough adopted a Redevelopment Plan subject to a rehabilitation designation for the Beachway Avenue Waterfront Redevelopment Area (the "**Redevelopment Plan**") encompassing Lots 1, 2 and 3 in Block 184; and

WHEREAS, after review by the Borough Planning Board, on April 15, 2015, the Borough adopted Resolution #107 designating Block 184, Lot 1 (among other parcels) (the "**Property**") as an area in need of redevelopment pursuant to the Redevelopment Law; and



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WHEREAS, on June 21, 2017, the Borough adopted Ordinance #1600 amending the Redevelopment Plan to among other things recognize the designation of the Property as an area in need of redevelopment and to establish certain requirement for redevelopment of the Property pursuant to the Redevelopment Law; and

WHEREAS, on February 17, 2021, the Borough adopted Ordinance #1667 further amending the Redevelopment Plan (the “**Amended Plan**”); and

WHEREAS, the Redevelopment Area included within the Redevelopment Plan, as amended, currently includes the properties designated as Block 184, Lots 1, 3.02 and 3.03 on the tax maps of the Borough; and

WHEREAS, the Borough now desires to establish a standalone redevelopment plan for Lot 1, entitled the Beachway Avenue II Redevelopment Plan,” dated October __, 2025 (the “**New Redevelopment Plan**”); and

WHEREAS, through introduction of the within ordinance, the Borough hereby refers the New Redevelopment Plan to the Planning Board for its review and recommendations; and

WHEREAS, upon review of the Planning Board’s review and recommendation of the New Redevelopment Plan, the Borough Council hereby adopts the New Redevelopment Plan, as more fully set forth and attached hereto as Exhibit A, to ensure the success of redevelopment within the Redevelopment Area in conformity with the Borough’s redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:

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

Section 2. The New Redevelopment Plan, attached hereto as Exhibit A, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.

Section 3. Ordinance #1600 ad Ordinance #1667 are hereby amended to reflect that Block 184, Lots 1 is subject only to the New Redevelopment Plan and is removed from the Amended Plan. Accordingly, the Beachway Avenue Waterfront Redevelopment Plan shall remain intact only as it applies to Lots 3.02 and 3.03 on Block 184.

Section 4. A copy of this Ordinance and the New Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 5. This Ordinance shall take effect in accordance with all applicable laws.



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EXHIBIT A Redevelopment Plan

(A Copy of the Redevelopment Plan is available at the Municipal Clerk’s Office, 29 Church Street, Keansburg or on the Municipal Website – www. Keansburgnj.gov)

Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1762 and set for public hearing on Wednesday, December 17, 2025 at 7pm.

Roll Call

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

ORDINANCES:

Second 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



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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

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



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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 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



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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) The proposal does not trigger the need for any formal Site Plan review/Approval;
- i) The proposal does not trigger the need for any new Variance relief;
- j) The proposal does not exacerbate any previously granted Variance relief;
- k) The proposal does not violate the terms and conditions of any prior Resolution of the Keansburg Planning Board of Adjustment;
- l) A parking deficit increase of less than six (6) spaces; or a parking deficit of 50% or less of the minimum required number of spaces.
- m) The subject site (for the proposed Use) is in compliance with the Borough's prevailing property Maintenance Code requirements; and
- n) The Development site is not the subject of an active/pending Zoning/Code Enforcement complaint;
- o) 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;
- p) 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.



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q) Confirmation that the proposed use does not violate prevailing provisions of Federal or State law; and

r) 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 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.

Ms. O'Brien asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1751

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



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NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1751

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1751

Roll Call

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

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 (NJDCA) 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 (MCO SG) 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:



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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 NJDCA 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.

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 OPEN the Meeting to the Public for Ordinance #1752

	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



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Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1752

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1752

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.



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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.

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.



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Ms. O’Brien asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1753

	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

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1753

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1753

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
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.

Section 1:

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter X (Beaches, Parks and Recreation Areas), Section 10-1.4 (Prohibitions) be amended and supplemented as follows:



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DELETE: 10-1.4r.

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 on the dedicated Borough beaches.

ADD: 10-1.4r.

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 on / at the following:

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.

The prohibition shall include all Borough owned parking lots.

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.



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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 OPEN the Meeting to the Public for Ordinance #1754

	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

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1754

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1754

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

- 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 OPEN the Meeting to the Public for Ordinance #1755

	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

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1755

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1755

Roll Call

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



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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.

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.



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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.

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



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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 OPEN the Meeting to the Public for Ordinance #1756

	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

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1756

Roll Call

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



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Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1756

Roll Call

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

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.



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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 OPEN the Meeting to the Public for Ordinance #1757

	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

Ms. O'Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1757

Roll Call

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

Ms. O'Brien asked for a roll call vote to ADOPT Ordinance #1757

Roll Call

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



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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, 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 OPEN the Meeting to the Public for Ordinance #1758

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



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NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1758

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1758

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.



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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:

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.



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- Section 2: REPEALER. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.
- Section 3: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.
- Section 4: SEVERABILITY. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.
- Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.

Ms. O’Brien asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1759

	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

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1759

Roll Call

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

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1759

Roll Call

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



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First Reading:

Ordinance #1760 – Alcoholic Beverage Control – Identification Cards (Reintroduced)

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.

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:



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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.
 - 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.



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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: \$10.
 - b. Annual renewal fee: \$10.
 - c. Replacement Card Fee: \$10
 - 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.
- 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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Ms. O’Brien asked for a roll call vote to INTRODUCE Ordinance #1760 and set for public hearing on Wednesday, December 17, 2025 at 7pm.

Roll Call

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

Ordinance #1761 – Office of Vital Statistics Fee Schedule

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II (ADMINISTRATION), SECTION 11.4 SCHEDULE A (REGISTRAR OF VITAL STATISTIC) 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 A of Section 11.4 SCHEDULE A (VITAL STATISTIC FEES) of Chapter II (ADMINISTRATION) of the Revised General Ordinances be amended as follows:

Section 1:

**2-11.4 SCHEDULE A
VITAL STATISTIC FEES SCHEDULE**

DOCUMENT – SIGNED AND SEALED	FEE
BIRTH CERTIFICATE	ORIGINAL \$15.00
DEATH CERTIFICATE	ORIGINAL \$15.00
MARRIAGE CERTIFICATE	ORIGINAL \$15.00
AMENDED, EDITED OR CORRECTED VITAL STATISTIC DOCUMENT	ORIGINAL \$15.00

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.



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- 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 #1761 and set for public hearing on Wednesday, December 17, 2025 at 7pm.

Roll Call

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

**Ordinance #1762 – Beachway Avenue Redevelopment Plan 2025 – Block 184 Lot 1
WAS PRESENTED AND ACTED UPON EARLIER IN THE MEETING**



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Resolutions:

RESOLUTION # 25-110 Payment of Bills (11/12/25)

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 # 25-111 Authorize Participation in LESO Program 2026

RESOLUTION AUTHORIZING THE BOROUGH OF KEANSBURG POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE KEANSBURG POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEAs); and

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and County LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and



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WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the Governing Body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program; and

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the Keansburg Police Department is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating in December 31 of the current calendar year from January 1, 2026 to December 31, 2026; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Keansburg Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, excavation equipment, storage devices and containers, tools, medical and first aid equipment and supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars and any other supplies or equipment of non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the Keansburg Police Department without restriction.

BE IT FURTHER RESOLVED that the Keansburg Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available in the period of time for which this resolution authorizes, specifically automobiles (sedan/wagon), kinetic energy batons, body shields, breach system, drones, face shield (riot control), portable riot control gun, complete combat/assault/tactical wheeled vehicles, security vehicle, personal protective shield, self-protection shield, thermal sight, tractor truck, armored truck, cargo truck, carryall truck, command reconnaissance truck, dump truck, maintenance truck, panel truck, take truck, tank truck, utility truck, van truck, wrecker truck, and off road utility vehicles. The Keansburg Police Department is also authorized to obtain handguns, rifles, shotguns, and stun-guns.

BE IT FURTHER RESOLVED that the Keansburg Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property.

BE IT FURTHER RESOLVED that the Keansburg Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request.



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BE IT FURTHER RESOLVED that this resolution shall take effect immediately and valid to authorize requests to acquire "DEMIL A" property and "DEMIL B thro property that may be made available through the 1033 Program during the period which this resolution authorizes; with Program participation and all property authorization terminating on December 31st of the current calendar year from January 1, 2026 to December 31, 2026.

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 # 25-112 Authorize Window Contracts 2025

Pursuant to N.J.S.A. 19:44A-20.4 et seq. (New Jersey Local Unit Pay-To-Play Laws), the Borough must award by resolution all goods and services contracts with a dollar amount between \$17,500 and \$52,999. These contracts are not bid, but vendors are still responsible to provide political contribution and company disclosure information in order to do business with the Borough.

WHEREAS, pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq., when the cost of goods and/or services that fall between \$17,500 and the bid threshold of \$53,000 in the aggregate, an approval by resolution must be in place prior to contract; and

WHEREAS, the Borough of Keansburg retained the services of

- | | |
|---|---|
| <ul style="list-style-type: none"> -Advance Micro Dist. Channels -Derstine Company - Eastern Ro -Excavating Materials/Equip Inc - Fire and Safety Service LTD - Global Cleaning USA, LLC -Janitor Supply Corp -Mazza Recycling Corp | <ul style="list-style-type: none"> -MC Master- Carr - Pace Analytical Services Inc - Peter P Faccas and Sons -Rio Supply Inc - Roadrunner Paving Company Inc - Say Plumbing LLC -Shore Auto Supply - Vaider Network Solutions LLC |
|---|---|
- ; and

WHEREAS, a request for quotes for the required work to be performed was requested from several contractors; and

WHEREAS, the above-mentioned vendors completed and submitted a Business Entity Disclosure Certification which certifies the business entity has not made any reportable contributions to a political or



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candidate committee in the Borough of Keansburg in the previous one year, and that the contract will prohibit the above said vendors from making any reportable contributions through the term of the contract.

NOW THEREFORE, BE IT RESOLVED that the Council of the Borough of Keansburg authorized the **Purchasing Agent** on behalf of the Borough to issue and execute a Purchase Order for the foregoing to the above vendors with funds certified available by the Chief financial Officer; and

BE IT FURTHER RESOLVED that the CFO has been authorized to arrange to pay for the foregoing in accordance with the terms of the purchase order.

BE IT FURTHER that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

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 # 25-113 Appointment of Affordable Housing Liaison

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

Mackenzie Bittle
as Borough Affordable Housing Liaison

BE IT FURTHER RESOLVED that the Borough Council that a certified copy of this Resolution be forwarded to the Borough Manager, the Municipal Engineer and appropriate State Officials.

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 # 25-114 Appointment of Special Officers 2026

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Keansburg that it does hereby appoint for 2026,

**Joseph Lamb
Guillermo Rivera
Andrew Valle**

As Special Law Enforcement Police Officers Class II; and,

**William Agar
Thomas Enright
David Gogan
Frank Sautner
Kevin White**

As Special Law Enforcement Police Officers Class III; and,

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

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 # 25-115 Authorize Professional Services Agreement – 2025 Roadway Improvements

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

2025 Roadway Improvement Program

East and West Park Avenue – Moran Place – East Church Street

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



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with T and M Associates
in the proposal amount of \$349,500.00

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.

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 # 25-116 Authorize Change Order – Time Extension – Beaconlight Road Improvement

RESOLUTION AUTHORIZING A CHANGE ORDER FOR AN EXTENSION OF CONTRACT TIME

WHEREAS, Jads Construction Co. of South River, NJ has requested an extension of contract time for the Beaconlight Avenue Roadway Improvement Project which was awarded by the Borough of Keansburg; and

WHEREAS, during the construction, varied delays due to severe weather and rain, difficult trench dewatering, unknown/unforeseen utility conflicts, and field adjustments/redesign associated with the



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Beaconlight Avenue Roadway Improvements have caused the construction to extend beyond the completion date of November 4, 2025, thereby requiring an extension of time for the completion of the project; and

WHEREAS, Jads Construction Co. of South River, NJ submitted a proposed change order requesting an extension of time beyond the original contract completion date of November 4, 2025 to a new completion date of May 1, 2026. The requested extension of time will not result in any changes to the original scope of work nor contract amount of \$673,305.34; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would extend the contract completion date to May 1, 2026; 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 Beaconlight Avenue Roadway Improvement Project, which was awarded to Jads Construction Co. of South River, NJ for an extension of the contract completion date to May 1, 2026 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			✓			



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RESOLUTION # 25-117 Authorizing Execution of Risk Management Consultant Agreement 2025

WHEREAS, The Borough of Keansburg (hereinafter “Local Unit”) has joined the Statewide Insurance Fund (hereinafter “Fund”), a joint insurance fund as defined in N.J.S.A. 40A:10-36 *et seq.*; and

WHEREAS, the Bylaws require participating members to appoint a Risk Management Consultant, as those positions are defined in the Bylaws, if requested to do so by the “Fund”; and

WHEREAS, the Local Unit has complied with relevant law with regard to the appointment of a Risk management Consultant; and

WHEREAS, the “Fund” has requested its members to appoint individuals or entities to that position; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of “Local Unit”, in the County of Monmouth and State of New Jersey, as follows:

1. The Borough of Keansburg (Local Unit) hereby appoints Brown and Brown Metro its Risk Management Consultant.
2. The Borough Manager and Municipal Clerk (authorized representative of the public entity) and Risk Management Consultant are hereby authorized to execute the Risk Management Consultant’s Agreement for the year 2026 in the form attached hereto.

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 # 25-118 Appointment of Insurance Fund Commissioners (O’Hare/Cusick)

RESOLUTION APPOINTING FUND COMMISSIONER **2026 Fund year**

WHEREAS, The_Borough of Keansburg (hereinafter “Local Unit”) is a member of the Statewide Insurance Fund (hereinafter “Fund”), a joint insurance fund as defined in N.J.S.A. 40A:10-36 et seq.; and

WHEREAS, the Fund’s Bylaws require participating members to appoint a Fund Commissioner;

- NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Keansburg (Local Unit) that Raymond O’Hare (entity’s elected official or employee) is hereby appointed as the Fund Commissioner for the Local Unit for the **Fund Year 2026**; and

BE IT FURTHER RESOLVED that Thomas P. Cusick_(second elected official or employee) is hereby appointed as the Alternate Fund Commissioner for the Local Unit for the **Fund Year 2026**; and

BE IT FURTHER RESOLVED that the Local Unit’s Fund Commissioner is authorized and directed to execute all such documents as required by the Fund.

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 # 25-119 Transfer of Funds 2025
PROVIDING FOR THE TRANSFER OF SURPLUS FUNDS

WHEREAS, N.J.S. 40:4-58 provides for the transfer of surplus funds from one account to the other during the last two months of the calendar year:

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Keansburg that transfers be made in the Boroughs' 2025 budget appropriations in accordance with the following schedule:

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

<u>A/C #</u>	<u>FROM</u>	<u>TO</u>
22-195-100 UCC-S&W	\$20,000.00	
22-196-100 Code-S&W		\$20,000.00
23-220-200 Group Insurance-OE	6,000.00	
23-220-100 Group Insurance-S&W		6,000.00
25-240-100 Police-S&W	5,000.00	
25-244-100 Crossing Guards-S&W		5,000.00
20-155-200 Legal-OE	10,000.00	
43-490-100 Court-S&W	<u> </u>	<u>10,000.00</u>
 _Totals	 <u>\$41,000.00</u>	 <u>\$41,000.00</u>

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 # 25-120 Reimburse Expenditures for Project Costs from the Proceeds of Debt Obligations

RESOLUTION OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY DECLARING ITS OFFICIAL INTENT TO REIMBURSE EXPENDITURES FOR PROJECT COSTS FROM THE PROCEEDS OF DEBT OBLIGATIONS OF THE BOROUGH

WHEREAS, pursuant to Resolution No. 21-090 adopted on July 21, 2021, the Borough of Keansburg, in the County of Monmouth, New Jersey (the "Borough") and Sackman Enterprises of NJ, LLC (the "Redeveloper") entered into that certain Redevelopment Agreement dated July 19, 2023 (the "Beachway Avenue Redevelopment Agreement") relating to the redevelopment by the Redeveloper and/or its affiliates of certain properties located within the portion of the Borough designated as Block 184, Lots 1, 3.02, 3.03, and a portion of Lot 3.01 on the tax map of the Borough, in accordance with that certain "Beachway Avenue Waterfront Redevelopment Plan" approved by Ordinance No. 1403 adopted by the Borough Council on February 22, 2006, as the same may be amended and supplemented; and

WHEREAS, pursuant to Resolution No. 21-091 adopted on July 21, 2021, the Borough and the Redeveloper entered into that certain Redevelopment Agreement dated September 22, 2021 (the "Block 11 Redevelopment Agreement") relating to the redevelopment by the Redeveloper and/or its affiliates of certain properties located within the portion of the Borough designated as Block 11, Lots 4 through 7 on the tax map of the Borough, in accordance with that certain "Redevelopment Plan for Block 11, Lots 4 through 7" approved by Ordinance No. 1659 adopted by the Borough Council on August 19, 2020, as the same may be amended and supplemented from time to time; and

WHEREAS, pursuant to Resolution No. 21-097 adopted on August 18, 2021, the Borough and the Redeveloper entered into that certain Redevelopment Agreement dated October 29, 2021 (the "Carr Avenue Corridor Redevelopment Agreement") relating to the redevelopment by the Redeveloper and/or its affiliates of certain properties located within the portion of the Borough designated as Block 10, Lots 1, 3, 4, 5, 6, 7, 8 and 9; Block 11, Lots 3, 8 and 9; Block 12, Lots 3, 4, 5, 6, 7, 8, 9 and 10; Block 13, Lots 1, 2.02, 3, 4, 5.01, 7 and 8; Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8 and 9; and Block 52, Lots 3, 4, 5, 6, 7, 8, 9 and 10 on the tax map of the Borough, in accordance with that certain "Carr Avenue Corridor Redevelopment Plan" approved by Ordinance No. 1679 adopted by the Borough Council on July 21, 2021, as the same may be amended and supplemented from time to time; and

WHEREAS, pursuant to Ordinance No. 1682 finally adopted on September 15, 2021, the Borough and an affiliate of the Redeveloper, Carr Beach Urban Renewal, LLC (the "Entity"), entered into that certain Master Financial Agreement dated October 29, 2021 (as the same may be amended and supplemented from time to time, the "Financial Agreement"), providing for a tax exemption and



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payment in lieu of taxes with respect to the projects contemplated by the Beachway Avenue Redevelopment Agreement, the Block 11 Redevelopment Agreement and the Carr Avenue Corridor Redevelopment Agreement (collectively, and as the same may be amended and supplemented from time to time, the “Redevelopment Agreements”); and

WHEREAS, the Redevelopment Agreements and the Financial Agreement each contemplate the issuance by the Borough, from time to time, of certain non-recourse redevelopment area bonds to finance certain costs in connection with the redevelopment projects authorized by the Redevelopment Agreements, including but not limited to the costs of certain public improvements and other infrastructure improvements, all as described generally in **Exhibit A** attached hereto (collectively, the “Project Costs”); and

WHEREAS, the Borough intends to finance the Project Costs with the aforementioned redevelopment area bonds and/or other debt obligations of the Borough (collectively, the “Debt Obligations”), but may pay for certain of the Project Costs prior to the issuance of the Debt Obligations with funds of the Borough, the Redeveloper or the Entity that are not borrowed funds; and

WHEREAS, the Borough reasonably anticipates that obligations, the interest on which is excluded from gross income under Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), will be issued by the Borough to finance the Project Costs; and

WHEREAS, the Borough desires to preserve its right to treat an allocation of proceeds of the Debt Obligations to the reimbursement of Project Costs paid prior to the issuance of the Debt Obligations as an expenditure for such Project Costs to be reimbursed for purposes of Sections 103 and 141 through 150, inclusive, of the Code.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Keansburg, in the County of Monmouth, New Jersey, as follows:

Section 1. The Borough reasonably expects to reimburse its expenditure (and/or the expenditure by the Redeveloper and/or the Entity) of Project Costs paid prior to the issuance of the Debt Obligations with proceeds of the Debt Obligations.

Section 2. This resolution is intended to be and hereby is a declaration of the Borough’s official intent to reimburse the expenditure of Project Costs paid prior to the issuance of the Debt Obligations with the proceeds of a borrowing to be incurred by the Commission, in accordance with Treasury Regulations §1.150-2.



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Section 3. The maximum principal amount of the Debt Obligations expected to be issued to finance the Project is \$13,700,000.

Section 4. The Project Costs to be reimbursed with the proceeds of the Debt Obligations will be “capital expenditures” in accordance with the meaning of Section 150 of the Code.

Section 5. No reimbursement allocation will employ an “abusive arbitrage device” under Treasury Regulations §1.148-10 to avoid the arbitrage restrictions or to avoid the restrictions under Sections 142 through 147, inclusive, of the Code. The proceeds of the Debt Obligations, if any, used to reimburse the Borough, the Redeveloper and/or the Entity for Project Costs, or funds corresponding to such amounts, will not be used in a manner that results in the creation of “replacement proceeds”, including “sinking funds”, “pledged funds” or funds subject to a “negative pledge” (as such terms are defined in Treasury Regulations §1.148-1), of the Debt Obligations or another issue of debt obligations of the Authority, other than amounts deposited into a “bona fide debt service fund” (as defined in Treasury Regulations §1.148-1).

Section 6. All reimbursement allocations will occur not later than 18 months after the later of (i) the date the expenditure from a source other than the Debt Obligations is paid, or (ii) the date the Project is “placed in service” (within the meaning of Treasury Regulations §1.150-2) or abandoned, but in no event more than 3 years after the expenditure is paid.

Section 7. This resolution shall take effect immediately.

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 # 25-121 Authorize Application to State Local Finance Board (RAB Bonds)

RESOLUTION OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:12A-29(a) AND 40A:12A-67(g)

WHEREAS, the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”) has heretofore entered into a Financial Agreement dated as of October __, 2021 (the “Financial Agreement”) with Carr Beach Urban Renewal, LLC (the “Entity”) under the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “Tax Exemption Law”), and the Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 et seq. (the “Redevelopment Bond Law”), in support of a redevelopment project to be undertaken by the Entity consisting generally of the acquisition of certain real property located within various designated “areas in need of redevelopment” within the Borough, the demolition of various structures thereon, and the construction, in multiple phases, of approximately 737 multi-family residential units, approximately 69,000 square feet of retail space, parking, and various public improvements (collectively, the “Project”); and

WHEREAS, in order to assist in financing a portion of the costs of public improvements in connection with the Project, the Borough has agreed to issue its non-recourse redevelopment bonds in an aggregate principal amount not to exceed \$13,700,000, together with bond anticipation notes from time to time in anticipation thereof (collectively, the “RAB Bonds”), pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) and the Redevelopment Bond Law, the debt service for the repayment of which RAB Bonds will be derived from the pledge and assignment by the Borough to the trustee of the RAB Bonds of the Annual Service Charge, net of the County Share and Borough Share, as such terms are defined in the Financial Agreement; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-29(a), bonds and notes issued by a “redevelopment entity” (including the Borough) pursuant to the Redevelopment Law may be sold at private sale upon application to and prior approval of the Local Finance Board; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-67(g), a financial instrument, whether issued by a municipality or an authority (such as the RAB Bonds), that is secured in whole or in part by payments in lieu of taxes as provided in the Redevelopment Bond Law, shall be subject to the review and approval of the Local Finance Board; and



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WHEREAS, to obtain such approvals, the Borough is willing to make application to the Local Finance Board for approval of the issuance of the proposed RAB Bonds (the “Application”), a copy of which is will be placed on file with the Municipal Clerk; and

WHEREAS, on the basis of the representations made by the Entity in the Financial Agreement and the application therefor, the Municipal Council of the Borough believes that:

- (a) it is in the public interest to accomplish such purposes;
- (b) said purposes or improvements are for the health, welfare, convenience or betterment of the inhabitants of the Borough;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant; and
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Borough and will not create an undue financial burden to be placed upon the Borough;

NOW THEREFORE, BE IT RESOLVED by the Municipal Council of the Borough of Keansburg, in the County of Monmouth, New Jersey, as follows:

Section 1. The Application is hereby approved, and the Mayor, the Deputy Mayor, the Borough Manager, the Chief Financial Officer, and the Borough’s Bond Counsel, Redevelopment Counsel, Engineer and Financial Advisor, along with other representatives of the Borough, are hereby authorized to prepare such Application, to file such Application with the Local Finance Board and to represent the Borough in matters pertaining thereto.

Section 2. The Municipal Clerk is hereby directed to prepare and file a copy of this Resolution and the Financial Agreement with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record their respective findings, recommendations and/or approvals as provided by the applicable New Jersey Statutes.

Section 4. This Resolution shall take effect immediately.



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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 # 25-122 Authorize Execution of Personnel Contract – V. Rogan – 2026-2028

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg do authorize the Mayor, the Deputy Borough Manager and the Municipal Clerk to execute the Personnel Contract as presented to Mayor and Council between the Borough of Keansburg and Virginia Rogan; and

BE IT FURTHER RESOLVED that a certified copy be placed on file with the Finance Department and the Borough Clerk’s Office

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 # 25-123 Payment of Bills (11/12/25) 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			✓			

Communications:

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

Discussion:

Mr. Ussmann, Water and Sewer Department

No Report at this time

Mr. Della Pietro, Street and Roads Department

Leaf pickup continuing, Holiday Decorations will be installed this week



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Mr. Moore, Economic Development

Keansburg Market Fresh - Floor finished refrigerators being installed -> opening as quickly as possible

7-11 Plaza - new store front (Phase - Spring Start)

Nail Salon Application for space previously occupied by another nail salon

Bagel Shop, Bike Shop, Bayshore Barks, Log & Hatched Media, yogurt shop -leasing office at Cove all works in progress

BOA - Changing to Hazlet Area Business Owners Association

Mr. Mullan, Borough Engineer

Discussed highlights from the Engineers Report

Beaconlight Improvements timeline extended – paving expecting in Spring

Contractor is doing the concrete work

There was a brief discussion about drainage. Mayor Hoff asked about the outfall cap being replaced. Mr. Mullan will get more information.

Mr. Mullan reported on the Osmosis Membrane replacement. Award of bid expected for December meeting.

Reported that the DOT has approved the grant extension for the Park Avenue Project. Working to close out existing grants.

Mayor Hoff asked about work to be done on Moran Place. Mr. Mullan they are working on the design, anticipating a March bid notice and possible award in April.

Mayor Hoff asked Mr. Mullan to be sure to address the possible blind spot on Moran Place

Mayor Hoff also asked about Bayview Avenue. Mr. Mullan stated he is in contact with DOT and will supply more information in next several weeks.

Borough Manager Raymond O'Hare gave a report about the Borough's parks. Explained funding received from cell towers within the Borough used for the parks. Described the walking



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path being installed at Donohue Park, using these funds and how the work will be completed by Department of Public Works Staff.

Mayor Hoff announced the Firetruck Parade and Tree Lighting taking place on Saturday, December 6th. Vendor Fair starts at 4pm, Parade to start at 5pm and Tree Lighting at 7pm

Department Reports:

Open to the Public:

Ms. O’Brien asked for a roll call vote to OPEN the Meeting to the Public

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

Maria Romo
54 Kennedy Way

Spoke with Council about the Garden Club

Announced their next meeting will take place at Anthony’s Pizza, Church Street on November 25th at 7pm and a Pot Luck Dinner at Grin Brewery, Church Street on November 29th

Councilman Tonne spoke about the park renovation plan. Councilman Tonne and Mr. Mullan will discuss Friendship Park space for the Garden Club.

David Lopes
36 Moran Place

Thanked Council for the upcoming road work to be done on Moran Place.

Asked about timelines.

Leslie Steigelman
111 Seabreeze Way

Asked if beach access will be lost with the redevelopment plan discussed earlier.

Deputy Mayor Foley assured Ms. Steigelman that there is a requirement that there is public access to the beach.



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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	✓		✓			

Adjournment

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			✓			



NOVEMBER 12, 2025 MEETING MINUTES



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 **November 12, 2025**

Attest:

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