



DECEMBER 17, 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
✓	✓	✓	✓	✓

Meeting Minutes:

Meeting Minutes November 12, 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			✓			

ORDINANCES:

Second Reading:

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.



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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:

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



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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.
 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.



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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.

Ms. O’Brien asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1760

	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 #1760

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 #1760

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.

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 #1761

	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 #1761

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 #1761

Roll Call

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



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Communications:

- **Planning Board / Kevin Kennedy**

- *Master Plan Consistency Determination – Block 184 Lot 1*

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

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



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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.

Ms. O’Brien asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1762

	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 #1762

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 #1762

Roll Call

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

First Reading:

Ordinance #1763 – Amendment to Master Financial Agreement – Carr Beach Urban Renewal LLC

THIS ORDINANCE SECURES BONDS OR OTHER OBLIGATIONS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE “REDEVELOPMENT AREA BOND FINANCING LAW” AND THE LIEN HEREOF IN FAVOR OF THE OWNERS OF SUCH BONDS OR OTHER OBLIGATIONS IS A MUNICIPAL LIEN SUPERIOR TO ALL OTHER NON-MUNICIPAL LIENS HEREINAFTER RECORDED.

ORDINANCE APPROVING THE EXECUTION OF AN AMENDMENT TO MASTER FINANCIAL AGREEMENT WITH CARR BEACH URBAN RENEWAL, LLC AND THE “PHASE 1 ASSIGNEES” IDENTIFIED THEREIN, AND OTHER APPLICABLE DOCUMENTS RELATED TO THE AUTHORIZATION AND ISSUANCE BY THE BOROUGH OF KEANSBURG OF NOT TO EXCEED \$13,700,000 REDEVELOPMENT AREA BONDS (NON-RECOURSE TO THE FULL FAITH AND CREDIT OF THE BOROUGH) AND DETERMINING VARIOUS OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Borough of Keansburg (the “Borough”) and Carr Beach Urban Renewal, LLC (the “Entity”) have heretofore entered into that certain Master Financial Agreement dated October 29, 2021 (the “Financial Agreement”), as authorized by an Ordinance finally adopted by the Borough Council of the Borough (the “Governing Body”) on September 15, 2021 (the “2021 Ordinance”); and



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WHEREAS, in the Financial Agreement, the Entity, an affiliate of Sackman Enterprises of NJ, LLC, agreed, *inter alia*, to undertake and make good faith efforts to redevelop, in multiple phases, certain properties located within the Borough and identified therein (collectively, the “Property”) in order to revitalize the Borough’s waterfront, including the demolition and new construction 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, the Financial Agreement provided for, *inter alia*, a tax exemption from real estate taxes for the Project, and for payment from time to time of certain “Annual Service Charges” as defined therein, all pursuant to the provisions of the Long Term Tax Exemption Law, as amended and supplemented, (N.J.S.A. 40A:20-1 et seq.) (the “Long Term Tax Exemption Law”), the Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 et seq.(the “Bond Financing Law”); and

WHEREAS, in the Financial Agreement, the Borough further agreed, *inter alia*, to issue its taxable, non-recourse Redevelopment Area Bonds in an aggregate amount not to exceed \$15,000,000 (the “Redevelopment Area Bonds”) in order to assist in financing a portion of the costs of constructing the public improvements of the Project; and

WHEREAS, pursuant to the Financial Agreement, the Redevelopment Area Bonds are to be secured by a portion of the Annual Service Charges generated by the Project, net of the “Borough Share” and the “County Share” as defined therein; and

WHEREAS, pursuant to Section 8.4(B)(d) of the Financial Agreement, the Entity may, from time to time, transfer a Phase of the Project, or any portion of a Phase, to an urban renewal entity that is owned or controlled by the principals of the Entity, Sackman Enterprises, or one or more of the principals of Sackman Enterprises, any such transfer to constitute a “Qualified Transfer” as defined therein and any such other urban renewal entity to constitute a “Transferee Entity” as defined in Section 8.1(a) of the Financial Agreement; and

WHEREAS, pursuant to an Amendment and Assumption Agreement of a Portion of Master Financial Agreement (19 Carr – Phase 1) dated November 1, 2021 (the “Phase 1 Assignment”), the Entity has heretofore assigned to 19 Carr Urban Renewal LLC and East West Keansburg Urban Renewal LLC (collectively, the “Phase 1 Assignees”) all or the Entity’s right, title and interest in the Financial Agreement solely with respect of Phase 1 as described in the Financial Agreement, and all of the Entity’s rights and obligations thereunder with respect to said Phase 1, and the Phase 1 Assignees thereby assumed all of the Entity’s rights and obligations with respect to said Phase 1 under the Financial Agreement; and

WHEREAS, the Borough, the Entity and the Phase 1 Assignees have determined to amend certain provisions of the Financial Agreement in order to more accurately reflect their understanding and agreement, including, *inter alia*, (i) to update the list and unit counts of the projected phases of the Project and the specific block and lot designations of the properties associated with each such phase, (ii) to increase from 737 to 783 the projected total number of residential units to be



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constructed, (iii) to reduce from \$15,000,000 to \$13,700,000 the maximum aggregate amount of non-recourse Redevelopment Area Bonds to be issued by the Borough, (iv) to permit such bonds to be issued on a tax-exempt and/or taxable basis, (v) to provide that the proceeds of such bonds (net of capitalized interest and issuance expenses) may be used to pay or reimburse costs of the Project, including but not limited to public improvements relating thereto, and (vi) to update the financial projections for each projected phase of the Project; and

WHEREAS, apart from deleting certain tax lots upon which the Project will no longer be constructed, the proposed amendments to the Financial Agreement do not alter the terms of the tax exemption or the basis upon which the total amount of Annual Service Charges will be determined; and

WHEREAS, the proposed amendments to the Financial Agreement have been incorporated into a proposed Amendment to Master Financial Agreement (the "Amendment"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, said proposed Amendment has been submitted by the Entity to the Mayor, and is on file in the office of the Municipal Clerk, and, to the extent required by law, shall be deemed to constitute an addendum to the Entity's original application for tax exemption that was submitted to, and evaluated by, the Borough prior to adoption of the 2021 Ordinance and the execution of the Financial Agreement; and

WHEREAS, the Mayor has submitted the proposed Amendment to the Governing Body with his written recommendation of approval (the "Mayor's Recommendation"), a copy of which recommendation is on file with the Municipal Clerk; and

WHEREAS, the Borough reaffirms the following findings that were made in the 2021 Ordinance with respect to the Project:

- i. The Project will provide additional commercial and residential rental units in the Borough;
- ii. The Project will provide an estimated 300-500 temporary construction jobs and an estimated 200 permanent jobs;
- iii. Tax exemption of the Project permits (a) better use of the Property, (b) the availability of and improvements to commercial and residential rental units in the Borough, and (c) revitalizes the waterfront; and
- iv. The Project would not have been constructed without a tax exemption for the Project; and



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WHEREAS, the Borough further wishes to approve the execution and delivery, if necessary or useful, of a Pledge and Assignment Agreement with the City's bond trustee, if any (the "Pledge Agreement"), which Pledge Agreement will provide for, inter alia, the pledge and assignment of the pledged portion of the Annual Service Charge to the City's bond trustee, if any, as security for the payment of debt service on the Redevelopment Area Bonds; and

WHEREAS, the terms of any bond resolution or trust indenture to be entered into by the Borough in connection with the issuance of the Redevelopment Area Bonds will provide terms and provisions relating to the disbursement of proceeds of the Redevelopment Area Bonds to the Entity or its agent.

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

1. The Amendment, in substantially the form attached hereto as Exhibit A, is approved. The Mayor and the Municipal Manager of the Borough (each, an "Authorized Officer") are each hereby authorized to execute, on the Borough's behalf, the Amendment in substantially such form, with such changes as the Authorized Officers shall determine, in consultation with the Borough's Redevelopment Counsel, such determination to be conclusively evidenced by their execution of the Financial Agreement. The Municipal Clerk is hereby authorized and directed to attest to the execution of the Amendment by the Authorized Officers of the Borough as determined hereunder and to affix the corporate seal of the Borough to the Amendment.

2. Pursuant to the provisions of the Redevelopment Bond Law, specifically N.J.S.A. 40A:12A-67(c) and, if applicable, N.J.S.A. 40A:12A-69, the Borough hereby assigns, as security for the Redevelopment Area bonds, all of the Borough's right, title and interest in and to the pledged portion of the Annual Service Charges. The Authorized Officers, or either of them, are each hereby further authorized to execute and deliver, on behalf of the Borough, such instruments as they may deem, in consultation with the Borough's Redevelopment Counsel, to be necessary or appropriate for the purpose of effectuating such assignment. The Municipal Clerk is hereby authorized and directed to attest to the execution of any such instruments by the Authorized Officer(s) of the Borough as determined hereunder and to affix the corporate seal of the City thereto.

3. Executed copies of the Amendment and the Pledge Agreement shall be certified by the Municipal Clerk and filed with the Office of the Municipal Clerk. The Office of the Municipal Clerk shall also forthwith file certified copies of this ordinance and the Amendment (together with the 2021 Ordinance and the Financial Agreement) with the Director of the Division of Local Government Services pursuant to N.J.S.A. 40A:20-12.

4. Upon the execution of the Amendment as contemplated herein, the Authorized Officers and the Municipal Clerk are each hereby severally authorized and directed to file and record this ordinance and the Amendment (together with the 2021 Ordinance and the Financial Agreement) with the Monmouth County Clerk such that the aforementioned documents shall be reflected upon



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the land records of the County of Monmouth as a lien upon and a covenant running with each and every parcel of land constituting the Property. Pursuant to and in accordance with the provisions of the Redevelopment Bond Law, specifically N.J.S.A. 40A:12A-68(c), and notwithstanding any other law to the contrary, upon recordation of the aforementioned documents, the lien thereof shall be perfected for all purposes in accordance with law and the lien shall thereafter be superior to all non-municipal liens thereafter recorded or otherwise arising, without any additional notice, recording, filing, continuation filing or action, until payment of all of the Redevelopment Area Bonds.

5. The Authorized Officers of the Borough are hereby further severally authorized and directed to (i) execute and deliver, and the Municipal Clerk is hereby further authorized and directed to attest to such execution and to affix the corporate seal of the Borough to, any document, instrument or certificate deemed necessary, desirable or convenient by the Authorized Officers or the Municipal Clerk, as applicable, in their respective sole discretion, after consulting with the Borough’s Redevelopment Counsel, to be executed in connection with the execution and delivery of the Financial Agreement, the Amendment and the Pledge Agreement and the consummation of the transactions contemplated thereby, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and (ii) perform such other actions as the Authorized Officers deem necessary, desirable or convenient in relation to the execution and delivery thereof.

6. This ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

Ms. O’Brien asked for a roll call vote to **INTRODUCE Ordinance #1763** and set for public hearing on **Wednesday, January 28, 2026 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 # 25-124 Payment of Bills (12/17/25)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

BE IT FURTHER RESOLVED that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law.

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 # 25-125 Chapter 159 – Local Government Efficiency Grant 2025

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

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

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

WHEREAS, the Borough has received a Local Government Efficiency award through the State of NJ in the amount of \$250,000.00; and

WHEREAS, the Local Government Efficiency Grant does not require a local cash match



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

Miscellaneous Revenues:

- Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:
- County, State and Federal Revenues Off-set with Appropriations:
- Local Government Efficiency\$250,000.00

General Appropriations:

- (A) Operations – Excluded from CAPS
- County, State and Federal Programs Off-set by Revenues:
- Local Government Efficiency\$250,000.00

Local Match – Source:

None

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 # 25-126 Appointment of Public Agency Compliance Officer 2026

APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER 2026

WHEREAS, in accordance with N.J.A.C. 17:27-3.5 a Public Agency must annually designate an officer to serve as its Public Agency Compliance Officer; and

WHEREAS, the Public Agency Compliance Officer is responsible for assuring that no public contract may be awarded nor any monies paid until the contractor has agreed to contract performance which complies with the approved Affirmative Action Plan; and

WHEREAS, it is deemed necessary that the Public Agency (the Borough of Keansburg) shall designate an officer or employee to serve as Public Agency Compliance Officer (P.A.C.O.), whose name title, business address, telephone number and fax number shall be forwarded to the State Affirmative Action Office by January 10, of every year; and



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WHEREAS, the P.A.C.O. is the liaison official for matters concerning P.L. 1975, c. 127 (N.J.A.C. 17:27) and should have the authority to make the appropriate correction(s) to the Borough of Keansburg's contracting procedures if required; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Keansburg hereby appoint Thomas P. Cusick, RMC, as Public Agency Compliance Officer in the Borough of Keansburg for the year 2026 and that the Clerk is hereby directed to file a copy of this resolution with the Department of the Treasury, Affirmative Action Office, CN-206, Trenton, New Jersey 08625-0206

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 # 25-127 Authorize Co-Op Purchase – Police Vehicles

AUTHORIZING PURCHASE OF 2 PD VEHICLES FOR THE POLICE DEPARTMENT

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

WHEREAS, the Borough of Keansburg has the need to purchase 2 Chevy Traverses for the Police Department utilizing both the NJ State Contract 209-FLEET-01387 (T2007) in the amount \$79,498.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Keansburg authorizes the purchase of 2 Chevy Traverses, from Hertrich Fleet Services using contract #209-FLEET-01387 (T2007) 1427 Bay Road Milford DE 19963 in the amount of \$79,498.00

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 # 25-128 Authorize Co-Op Purchase – Police Equipment - Tasers

AUTHORIZING THE PURCHASE OF NEW TASERS FOR THE POLICE DEPARTMENT

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

WHEREAS. the Borough of Keansburg has the need to purchase new Tasers for the police department utilizing the State Contract Cooperative Purchasing Program, from Axon Enterprise Inc using state contract # T0106/FLEET-007381 in the amount of \$73,382.90 and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg authorizes the purchase of new Tasers for the police department, from Axon Enterprise Inc, using state contract # T0106/FLEET-007381, 17800 N 85TH ST Scottsdale, AZ 85255in the amount of \$73,382.90

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 # 25-129 Authorize Co-Op Purchase – Police Equipment – Body Worn Cameras

AUTHORIZING THE PURCHASE OF BODY WORN CAMERA FOR THE POLICE DEPARTMENT

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

WHEREAS. the Borough of Keansburg has the need to purchase body worn camera for the police department utilizing the State Contract Cooperative Purchasing Program, from Motorola Solutions Inc using state contract # 36876 WATCHGUARD-NJSTART 23-FLEET-33791 in the amount of \$84,960.00and



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NOW, THEREFORE, BE IT RESOLVED, that the Borough of Keansburg authorizes the purchase of Radios for the police department, from Motorola Solutions Inc, using state contract # 36876 WATCHGUARD-NJSTART 23-FLEET-33791, 153 Cooper Rd West Berlin, NJ 08091 in the amount of \$84,960.00

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	✓		✓			

RESOLUTION # 25-130 Award of Bid – R.O. Membrane Element

WHEREAS, the Borough of Keansburg advertised and received two (2) bids for the Reverse Osmosis Membrane Element on Tuesday, December 9, 2025; and

WHEREAS, two (2) bids were received and opened in public by the Municipal Clerk; and

WHEREAS, the following bids were received:

Company Name	Base Bid
Eastern RO	\$101,640.00
Water Supply, Inc.	\$114,365.74

WHEREAS, the Borough Attorney has reviewed the bids and has determined that Jads Construction is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Reverse Osmosis Membrane Element to Eastern RO in the total amount of \$101,640.00.; and

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer



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BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with the Bid Awardee after the review by the Borough Attorney and Chief Financial Officer’s certification.

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 # 25-131/132 2025 Amusement Games (RRB)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2024 Amusement Game License be granted to:

RRB Inc

Name	Resolution #	Amusement Game License #
Bev & Wally’s	#25-131	MG26-001
The Game Room	#25-132	MG26-002

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

BE IT FURTHER RESOLVED that the Borough Clerk be and he is hereby authorized and directed to issue and execute the said license.

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 # 25-133

Transfer of Funds

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	\$15,000.00	
20-120-200 Clerk-OE		\$ 5,000.00
22-196-100 Code Enforcement-S&W		6,000.00
26-293-100 Municipal Garage-S&W		2,000.00
25-244-100 Crossing Guards-S&W		2,000.00
26-292-299 Building Demolition	20,000.00	
26-291-100 Streets & Roads-S&W		20,000.00
Totals	<u>\$35,000.00</u>	<u>\$35,000.00</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 # 25-134 Payment of Bills (12/17/25) 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	✓		✓			

RESOLUTION # 25-135 License Renewal for Sober Living Facilities 2026

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following five (5) Cooperative Sober Living Residences licenses are hereby **APPROVED** for a term of one (1) year expiring on December 31, 2026:

- 1321-0024 93/95 Beacon Boulevard
- 1321-0025 5 Campview Avenue
- 1321-0027 117 Port Monmouth Road
- 1321-0028 38 Main Street
- 1321-0029 44 Chestnut Street

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Fire Official and Construction Official.



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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	✓		✓			

RESOLUTIONS #25-136, #25-137, #25-138 AND #25-139 ARE LISTED AFTER THE REDEVELOPMENT AGENCY’S PRESENTATION LATER IN THE MEETING

Communications:

The Clerk announced the following meetings:

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

REDEVELOPMENT AGENCY

Presentation

- 20 Main Street – Residential Construction
 - T & M Communication – Review of 20 Main Street Proposal

There was a presentation by Attorney Dante Alferi and Architect Ryan Keelen for proposed building at 20 Main Street. The proposed 6 (six) 2-bedroom units would replace the existing structure.

Property would include ground level parking with 3 parking spaces per unit.

Fran Mullan, Borough Engineer explained some concerns to be considered by the Planning Board.



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Resolutions:

RESOLUTION # 25-136 REDEVELOPMENT AGENCY – 20 Main Street

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency was presented an application of property located at 20 Main Street for consideration as the Redevelopment Agency for the Borough of Keansburg.

NOW, THEREFORE, BE IT RESOLVED that the application for the Project located at 20 Main Street is hereby endorsed to the Borough Zoning Officer and Planning Board of Adjustment for their review.

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	✓		✓			

- Resa Treatment Center – move from 199 Main Street to 204 Main Street

There was a presentation by Michael Palmeri, owner and operator of Resa Treatment Center at 199 Main Street. Attorney Dante Alferi representing Mr. Palmeri assisting with the outline of the move from 199 Main Street to the Wellness Center located at 204 Main Street. Mr. Palmeri explained the circumstances for the move to 204 Main Street.

Mr. Palmeri explained the operations and logistics for the Treatment Center.

Mr. Mullan voiced concerns about operations, lack of parking, lack of sidewalk space and competition with other storefronts for existing parking.

Mayor Hoff voiced concerns over stipulations that had not been met at existing location, 199 Main Street.



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Resolutions:

RESOLUTION # 25-137 REDEVELOPMENT AGENCY – 204 Main Street

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency was presented an application by Resa Treatment Center for operations currently located at 199 Main Street with the intention to move operations to 204 Main Street.

NOW, THEREFORE, BE IT RESOLVED that the application for the Project presented by Resa Treatment Center for property to be located at 204 Main Street is hereby **NOT ENDORSED** by the Borough of Keansburg Redevelopment Agency as presented.

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	✓		✓			

- Case Karate – 63-65 Highway 36

Howard Case made a presentation for Case Karate to be located at 63-65 Highway 36. Mr. Case stated he has 35 years of Karate experience and has been teaching Karate for 20 years. Currently teaching at a dance studio in Port Monmouth.

Resolutions:

RESOLUTION # 25-138 REDEVELOPMENT AGENCY – 63-65 Highway 36

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency was presented an application of property located at 63-65 Highway 36 by Howard Case for consideration as the Redevelopment Agency for the Borough of Keansburg.



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NOW, THEREFORE, BE IT RESOLVED that the application for the Project presented by Case Karate for property located at 63-65 Highway 36 is hereby endorsed to the Borough Zoning Officer for their review.

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	✓		✓			

- Half Moon – Business Expansion at 2 Beachway

Emiliano Graci, owner and operator of Half Moon, 2 Beachway gave a presentation for a expansion of the current business to include the parking area in regular operations for the restaurant. There is a existing bar area and entertainment state. The expansion would include ground level bathrooms and a new dog park area.

The expansion would consist of trailer style bathrooms and kitchen.

Council Tonne asked about safety and parking concerns.

Mayor Hoff voiced concerns about the unattended dogs in the proposed dog area.

There was a discussion about noise complaints and hours of operation for outdoor performances.

Resolutions:

RESOLUTION # 25-139 REDEVELOPMENT AGENCY – 2 Beachway

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency was presented an application of property located at 2 Beachway for consideration as the Redevelopment Agency for the Borough of Keansburg.



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NOW, THEREFORE, BE IT RESOLVED that the application for the Project presented by KB2 Keansburg for property located at 2 Beachway is hereby endorsed to the Borough Zoning Officer and Planning Board of Adjustment for their review.

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	✓		✓			

Discussion:

Department Reports:

Joseph Accardi
Water and Sewer Department

Reported no emergencies this month

Joseph Steimel
Streets and Roads Department

No report at this time.

Police Chief Burton

Report filed with Council, no additional report at this time.

Cliff Moore
Economic Development

Comic Book Store – looking to open at 58 Church St - Pat Keelen, owner. By appointment only.

Nutrition Kitchen schedule to go before planning board in January - Grin Brewing / Grab 'n go and classes. Commercial kitchen for rent.

Bagel store Main Street and Shore Blvd - awaiting inspections – looking at mid-January Opening

Spanish Food Restaurant looking to occupy space formerly used by Jam Rock

Bike Shop open - ribbon cutting in January

Supermarket - Shelving up working on connecting freezers and refrigerators with equipment manufacturers.



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*Francis Mullan
Borough Engineer*

*Referred to the Engineer Report given on December 12th
and updated on December 16th.*

*There was a successful bidder for the Reverse Osmosis
Membrane replacement*

Master Plan reexamination is in progress.

Beaconlight improvements paused for the Winter

2025 Road Improvements Project is in the design phase.

*Councilman Cocuzza inquired about a road dip at Bayview
and Center Avenue*

Mr. Mullan said he would look into it.

*Mr. Steimel was asked if a plate could be put into place at
that intersection. He stated he will look into the placement.*

Councilman Donaldson

Wished all a Merry Christmas and Happy New Year

Deputy Mayor Foley

Wished all a Merry Christmas and Happy New Year

Councilman Tonne

Wished all a Merry Christmas and Happy New Year

Councilman Cocuzza

*Asked about safety regulations for e-bikes, including
helmets.*

Mayor Hoff

*Stated that the Tree Lighting event was a great success.
Thanked DPW for an amazing job helping in organizing the
event.*

*Thanked everyone involved The Mayor stated he believes it
was the largest attendance for the annual event.*

*Announced that the Jersey Shore Work Camp will be
returning this Summer. Students from around the Country
participate in helping Community Residents with minor
repair work.*

*Invited all to be spectators for the Keansburg High School
Wrestling Team match. Stated that Wrestling Team,*



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Basketball Team and Bowling Team were all doing very well this year.

Wished all Happy and Safe Holidays.

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	✓		✓			

Eileen Enright
24 Lawrence

Gave Council a picture of a 200 lb. Pig and spoke about conditions about the upkeep of the animal.

Code Enforcement Officer Chris Hoff stated that a summons had been issued and the case was set to be heard in 2 weeks’ time.

Mrs. Enright also spoke to Council about street lights that are out, 5 along Main Street alone.

Chief Burton will be handling the matter.

Ms. Enright also inquired about the building siding clean up at the old Sheehan’s Liquor Store. Mr. Hoff, Code Enforcement stated that summons have been issued and that the owner of the building is working with Code Enforcement Officer Brink.

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	✓		✓			



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Executive Session:

Ms. O’Brien asked for a roll call vote to CONVENE an Executive Session:

Roll Call

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

EXECUTIVE SESSION CONVENED

Ms. O’Brien asked for a roll call vote to RECONVENE to Regular Meeting:

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	✓		✓			



DECEMBER 17, 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 **December 17, 2025**

Attest:

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