



# JANUARY 28, 2026 MEETING MINUTES

Mr. Cusick read the following:

**ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND POSTED ON THE BULLETIN BOARD AND THE OFFICIAL WEBSITE OF THE BOROUGH OF KEANSBURG.**

Mr. Cusick asked all to rise and recite:

**Salute to the Flag**

Mr. Cusick took:

**Roll Call**

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

**PRESENTATION:**

## Neighborhood Revitalization Tax Credit - Gillian Edgar

Gillian Edgar, Affordable Housing Alliance, presented to Council the Neighborhood Revitalization Tax Credit program. This program allows Business Corporations to commit their business tax credits to specific State DCA sanctioned projects within a designated area.

Ms. Edgar would be conducting a series of meetings with the general public to gather information for the purpose of creating a general community-based plan for Keansburg that would take advantage of anticipated tax credits. Estimated timeline would be to create a plan for submission in June for a 2027 possible action.

At present, 90 communities are eligible to participate in this program. There are possibilities that \$800,000 in grants could be available per project.

**RESOLUTION # 26-010**                      Endorsement of Neighborhood Revitalization Tax Credit Program

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg are dedicated to the improvement of quality of life for its residents and advancement of its business community; and

**BE IT FURTHER RESOLVED** that have been informed of the benefits of the Neighborhood Revitalization Tax Credit Program, referred to as NRTC.



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**THEREFORE, BE IT FURTHER RESOLVED** that Mayor and Council of the Borough of Keansburg hereby endorse the efforts to include the Borough of Keansburg in the NRTC program.

**THEREFORE, BE IT FURTHER RESOLVED** that Mayor and Council of the Borough of Keansburg authorize the Borough Manager, the Borough Economic Development Coordinator and the Municipal Clerk to execute this program.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**Meeting Minutes:**

Meeting Minutes January 7, 2026

Mr. Cusick asked for a roll call vote to accept the minutes and to place same on file:

**Roll Call**

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



## JANUARY 28, 2026 MEETING MINUTES

### ORDINANCES:

#### Second 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

**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



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\$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 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



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**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

**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.



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**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 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.



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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.

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

**Roll Call**

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

**NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME**

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

**Roll Call**

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



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Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1763:

**Roll Call**

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

**First Reading:**

**Ordinance #1764 – Bond Ordinance – Bayview Avenue Drainage Improvements**

BOND ORDINANCE PROVIDING FOR DRAINAGE IMPROVEMENTS TO BAYVIEW AVENUE, APPROPRIATING \$450,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

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

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3 hereof, there is hereby appropriated the sum of \$450,000, said sum being inclusive of all appropriations heretofore made therefor, including \$450,000 grant funds expected to be received from the United States Department of Transportation (USDOT), and \$22,500 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$427,500, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.



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Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of drainage improvements to Bayview Avenue 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.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$427,500, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$450,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$450,000 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$22,500 down payment for said purposes.

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

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

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

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

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the



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Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$427,500 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$450,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

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

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

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

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

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



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Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1764 and set for public hearing on Wednesday, February 18, 2026 at 7pm.

### Roll Call

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

**Ordinance #1765 – Bond Ordinance – Tennis Court Reconstruct**

BOND ORDINANCE PROVIDING FOR THE RECONSTRUCTION OF TENNIS COURTS AT COLLINS FIELD PARK, APPROPRIATING \$350,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$258,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

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

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$350,000, said sum being inclusive of all appropriations heretofore made therefor, including grant funds expected to be received from the New Jersey Department of Community Affairs (NJDC) Local Recreation Improvement Grant (LRIG) Program in the amount of \$92,000. No down payment is required or appropriated herein in accordance with N.J.S.A. 40A:2-11c of the Local Bond Law.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of a down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$258,000, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of the reconstruction of tennis courts at Collins Field Park in the Borough, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and



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in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$258,000, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$350,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$350,000 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said grant funds expected to be received from the NJDCA LRIG Program in the amount of \$92,000.

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

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

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

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is fifteen (15) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds



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and notes provided in this bond ordinance by \$258,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$70,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

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

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

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

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

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



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Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1765 and set for public hearing on Wednesday, February 18, 2026 at 7pm.

**Roll Call**

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

**Ordinance #1766 – Bond Ordinance – Supplementing Ordinance #1705 2023 Road Improvements**

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 1705 ADOPTED ON APRIL 24, 2023, PROVIDING FOR WATER MAIN REPLACEMENTS, DRAINAGE SYSTEM UPGRADES, AND ROAD RECONSTRUCTION, IN ORDER TO INCREASE THE APPROPRIATION THEREFOR BY \$500,000 FOR A TOTAL APPROPRIATION OF \$3,397,500, AND TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$475,000 FOR A TOTAL DEBT AUTHORIZATION OF \$2,768,100, AUTHORIZED IN AND BY THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”) finally adopted Bond Ordinance No. 1705 on April 24, 2023 (the “Prior Ordinance”) providing for water main replacements, drainage system upgrades, and the reconstruction of various roads throughout the Borough, including, but not limited to, Forest Avenue, Evergreen Place, Willis Avenue, Park Avenue, Collins Street, Beachway Avenue, Lincoln Court, Wilson Avenue, Frances Place, Locust Street, Lincoln Court, Holly Street, Garden Street, Wood Avenue and Railroad Avenue, together with all purposes necessary, incidental or appurtenant thereto; and

WHEREAS, the Borough has determined that the costs associated with said improvements are higher than anticipated and has determined to supplement the appropriation and bonds and notes authorized therefor.

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



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Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general and water/sewer improvements to be undertaken in and by the Borough and were previously authorized by the Borough by the Prior Ordinance. For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$500,000 in addition to the \$2,897,500 appropriated by the Prior Ordinance, said sums being inclusive of all appropriations heretofore made therefor, including \$87,500 from the Recreation Omni Lease Trust, \$200,000 from the Borough's Water/Sewer Operating Budget, and grant funds in the amount of \$191,900 expected to be received from the New Jersey Department of Transportation (NJDOT) and previously appropriated by the Prior Ordinance, and including the sum of \$150,000 as down payment required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. \$125,000 of such down payment was previously appropriated by the Prior Ordinance, and an additional down payment of \$25,000 is authorized hereby and is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes, \$475,000 negotiable bonds are hereby authorized to be issued in addition to the \$2,293,100 previously authorized by the Prior Ordinance for a total principal amount not to exceed \$2,768,100 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purpose for which the bonds are to be issued consist of water main replacements, drainage system upgrades, and the reconstruction of various roads throughout the Borough, including, but not limited to, Forest Avenue, Evergreen Place, Willis Avenue, Park Avenue, Collins Street, Beachway Avenue, Lincoln Court, Wilson Avenue, Frances Place, Locust Street, Lincoln Court, Holly Street, Garden Street, Wood Avenue and Railroad Avenue, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$2,768,100, including the \$475,000 authorized herein as stated in Section 2 hereof.



## JANUARY 28, 2026 MEETING MINUTES

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$3,397,500, which is equal to the amount of the \$500,000 supplemental appropriation herein made therefor and the \$2,897,500 appropriation made by the Prior Ordinance.

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

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

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

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

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Municipal Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the



## JANUARY 28, 2026 MEETING MINUTES

Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$475,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

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

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto. This ordinance shall constitute a declaration of official intent for the purposes and within the meaning of Section 1.150-2(e) of the United States Treasury Regulations.

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

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

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



## JANUARY 28, 2026 MEETING MINUTES

Section 9. All Ordinances or parts of ordinances in conflict or inconsistent with any of the terms of this ordinance are hereby repealed to the extent that they are in such conflict or are inconsistent. In the event that any section, part or provision of this ordinance shall be held to be unconstitutional or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part hereof other than the part so held unconstitutional or invalid.

Section 10. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1766 and set for public hearing on Wednesday, February 18, 2026 at 7pm.

### Roll Call

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



## JANUARY 28, 2026 MEETING MINUTES

### **Ordinance #1767 – Extra Duty Pay Police – Amending Ord 1710**

AN ORDINANCE AMENDING ORDINANCE # 1710 ENTITLED “AN ORDINANCE REVISING ORDINANCE #1291 ENTITLED “AN ORDINANCE REGARDING EXTRA DUTY ASSIGNMENTS FOR POLICE TRAFFIC SAFETY AND/OR SECURITY”

#### **Section 1**

Be it ordained by the Mayor and Council of the Borough of Keansburg that Ordinance #1710 be revised as follows:

The rates for such service shall be as follows:

\$110.00 per hour for wages

\$25.00 per hour for administrative costs

#### **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 shall be deemed valid and effective.

#### **Section 5 Effective Date**

This Ordinance shall take effect upon its passage and publication according to law.



## JANUARY 28, 2026 MEETING MINUTES

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1767 and set for public hearing on Wednesday, February 18, 2026 at 7pm.

### Roll Call

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

### Ordinance #1768 – Volunteer Fire Department (Membership Age)

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II (ADMINISTRATION), SECTION 21.1 (VOLUNTEER FIRE DEPARTMENT; REQUIREMENTS FOR MEMBERSHIP) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

#### Section 1:

**BE IT RESOLVED BY** Mayor and Council of the Borough of Keansburg that Section 21.1, (Volunteer Fire Department; Requirements for Membership) be amended and supplemented to read as follows:

DELETE IN ENTIRETY:

This section provides for the recognition of the three (3) companies: Keansburg Fire Company #1, New Point Comfort Fire Company #1 and the Emergency Medical Services Unit, which shall consist of one (1) Chief and one (1) Assistant Chief and as many firemen of the age of eighteen (18) years **and not more than forty-five (45) years of age at the time of their election to active membership who are citizens and residents of the Borough.** Prospective members shall have resided within the Borough of Keansburg for a minimum of thirty (30) days. The number of persons holding active membership shall be governed by the rules as set forth by the New Jersey State Firemen’s Association. In addition there will be an Emergency Medical Services Unit, the members shall be firemen as noted above. This amendment will provide for a one (1) time waiver of age, medical requirements for any EMT or driver currently serving with the Keansburg Fire Aid Squad. These members shall be a part of the Department. (Ord. #940, AI, §1; Ord. #768, §1; Ord. #1247; Ord. #1305, §1); and,

ADD:

This section provides for the recognition of the three (3) companies: Keansburg Fire Company #1, New Point Comfort Fire Company #1 and



## JANUARY 28, 2026 MEETING MINUTES

the Emergency Medical Services Unit, which shall consist of one (1) Chief and one (1) Assistant Chief and

- a) as many FIREMEN of the age of eighteen (18) years **and not more than forty-five (45) years of age at the time of their election to active membership who are citizens and residents of the Borough.**
  
- b) **As many FIRST AID/FIRST RESPONDERS** of the age of eighteen (18) years **and not more than fifty-five (55) years of age at the time of their election to active membership who are citizens and residents of the Borough.**
  
- c) **As many FIRE POLICE** of the age of eighteen (18) years **and not more than fifty-five (55) years of age at the time of their election to active membership who are citizens and residents of the Borough.**

Prospective members shall have resided within the Borough of Keansburg for a minimum of thirty (30) days. The number of persons holding active membership shall be governed by the rules as set forth by the New Jersey State Firemen’s Association. In addition, there will be an Emergency Medical Services Unit, the members shall be firemen as noted above. This amendment will provide for a one (1) time waiver of age, medical requirements for any EMT or driver currently serving with the Keansburg Fire Aid Squad. These members shall be a part of the Department. (Ord. #940, AI, §1; Ord. #768, §1; Ord. #1247; Ord. #1305, §1); and,

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1768 and set for public hearing on Wednesday, February 18, 2026 at 7pm.

**Roll Call**

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



## JANUARY 28, 2026 MEETING MINUTES

### Resolutions:

**RESOLUTION # 26-005**                      Payment of Bills (01/28/26)

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

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

Mr. Cusick asked for a roll call vote:

### Roll Call

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



## JANUARY 28, 2026 MEETING MINUTES

**RESOLUTION # 26-006**

Refunds of Escrow Fees – 34 Briarwood Avenue

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

<b>Amount:</b>	\$163.00
<b>Reason:</b>	Refund of Escrow
<b>Reference:</b>	Refund of Escrow – 34 Briarwood T-20-00-100-738

<b>Payable to:</b>	Alethia Graham – Francis 34 Briarwood Avenue Keansburg, NJ 07734
--------------------	--

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is hereby directed to issue payment as stated above

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



## JANUARY 28, 2026 MEETING MINUTES

### **RESOLUTION # 26-007** Authorize Execution of MCIA 2026 Pooled Notes

**WHEREAS**, the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”) has heretofore adopted, from time to time, various bond ordinances (the “Bond Ordinances”) authorizing various capital improvements, and the issuance and sale, from time to time, of its bonds and bond anticipation notes in order to finance such capital improvements; and

**WHEREAS**, the Bond Ordinances authorize the Chief Financial Officer to sell any bond anticipation notes thereunder at public or private sale, as determined by the Chief Financial Officer; and

**WHEREAS**, the Borough has applied to The Monmouth County Improvement Authority (the “MCIA”) to participate in its pooled governmental note financing program (the “Program”); and

**WHEREAS**, under the Program, the MCIA will issue and sell its pooled notes (the “MCIA Notes”), which MCIA Notes will be secured by (i) payments by various governmental entities located in Monmouth County (including the Borough) under various notes issued by such entities to the MCIA and (ii) the unconditional guaranty of the County of Monmouth (the “County”); and

**WHEREAS**, on January 14, 2026, the New Jersey Local Finance Board held a hearing and issued positive findings in respect of the issuance of the MCIA Notes by the MCIA; and

**WHEREAS**, the Borough wishes to participate in the Program, and to issue and sell all or a portion of its bond anticipation notes to the MCIA; and

**WHEREAS**, the Borough will receive a proposal for the purchase of such bond anticipation notes from the MCIA, which purchase will be effected through a note purchase agreement to be entered into between the Borough and the MCIA; and

**WHEREAS**, the Borough acknowledges that the MCIA intends to execute a contract of purchase with an underwriter pertaining to the sale of the MCIA Notes, the proceeds of which shall be used by the MCIA, inter alia, to purchase the such bond anticipation notes of the Borough; and

**WHEREAS**, the Borough now wishes to authorize the issuance and sale of its bond anticipation notes, and the issuance and sale of all or a portion thereof to the MCIA;

**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 Chief Financial Officer is hereby authorized to cause all or a portion of its bond anticipation notes (the “Program Notes”) to be issued and sold to the MCIA in accordance with the Program.



## JANUARY 28, 2026 MEETING MINUTES

SECTION 2. The terms and conditions of the sale of the Program Notes to the MCIA shall be set forth in a Note Purchase Agreement to be dated on or about the date of pricing of the MCIA Notes, between the MCIA and the Borough. The execution and delivery by the Mayor, the Business Administrator or the Chief Financial Officer of the Borough (each, an “Authorized Officer”) of the Note Purchase Agreement, in such form as shall be approved by such officer, is hereby authorized, such approval to be conclusively evidenced by such officer’s execution thereof.

SECTION 3. The Borough hereby authorizes the use of certain information concerning the Program Notes and the Borough in the Preliminary Official Statement and final Official Statement of the MCIA, to be used in connection with the marketing and sale of the MCIA Notes.

SECTION 4. The execution and delivery by an Authorized Officer of a Continuing Disclosure Agreement, if any, to be dated as of the date of closing of the MCIA Notes, between the Borough and the trustee for the MCIA Notes, in such form as shall be approved by such officer, is hereby authorized, such approval to be conclusively evidenced by such officer’s execution thereof.

SECTION 5. A portion of the proceeds of sale of the Program Notes to the MCIA may be retained by the MCIA as payment for the Borough’s allocable share of issuance expenses and expenses related to the County Guaranty. Any Authorized Officer is hereby authorized and directed to pay all of the costs associated with the sale and issuance of the Program Notes.

SECTION 6. The Authorized Officers and any other officer of the Borough, and the staff and consultants of the Borough, are hereby authorized and directed to take all actions and execute any other agreement which may be necessary or convenient to effectuate the terms of this resolution in connection with the issuance, sale and delivery of the Program Notes, which includes the review and delivery of a preliminary official statement and official statement on behalf of the Borough, and the execution of the Note Purchase Agreement, the Continuing Disclosure Agreement, if any, and any other agreement to be executed in connection with the issuance of the Program Notes or the MCIA Notes.

SECTION 7. This resolution shall take effect immediately.

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



## JANUARY 28, 2026 MEETING MINUTES

**RESOLUTION # 26-008**

Mosquito Commission Division Aerial Agreement 2026

RESOLUTION AUTHORIZING  
THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL  
MOSQUITO CONTROL OPERATIONS WITHIN

**Borough of Keansburg**

**WHEREAS**, the Monmouth County Board of Chosen Freeholders, pursuant to N.I.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county; and

**WHEREAS**, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the county of Monmouth; and

**WHEREAS**, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

**WHEREAS**, the **Borough of Keansburg** is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

**NOW, THEREFORE**, be it resolved as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:

- a) the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NIDEP) agencies, and
- b) such operations will be performed in compliance with applicable Federal and State regulations, and
- c) the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.



## JANUARY 28, 2026 MEETING MINUTES

Mr. Cusick asked for a roll call vote:

**Roll Call**

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

**RESOLUTION # 26-009**                      Payment of Bills (01/28/26) No. 2

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

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

Mr. Cusick asked for a roll call vote:

**Roll Call**

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



# JANUARY 28, 2026 MEETING MINUTES

**RESOLUTION # 26-010**                      Endorsement of Neighborhood Revitalization Tax Credit Program

## RESOLUTION VOTED ON EARLIER IN THE MEETING

**Communications:**

**Discussion:**

**Department Reports:**

*Steve Ussmann  
Water & Sewer Department*

*Reported 3 emergency water main repairs. Noted that in the past two weeks, 20 households had called in frozen and broken pipes.*

*Mayor Hoff for  
James Della Pietro  
Street and Roads Department*

*DPW reported the use of 60 tones of salt during the recent snow storm.*

*Requesting that Residents move their cars to Beachway to allow clearing snow off the streets.*

*Chris Hoff  
Code Enforcement*

*Reported that school routes being focused on to remove snow in the business areas.*

*Cliff Moore  
Economic Development*

*Bagel / Deli Shop – inspections scheduled, should be opening mid-February*

*Log & Hatchet -approved adjustment board / looking to close on the building in March.*

*Nutrition Kitchen - approved adjustment board / should have architect plans in about 2/3 weeks for permits / awaiting mortgage approval*

*Cooper motors - yogurt shop approved proceeding with plan submittal*

*Comic Book Store - awaiting survey*

*Monmouth 250- June 25th Gala: Each town is asked to purchase at least one table of 10 (\$150pp)*



## JANUARY 28, 2026 MEETING MINUTES

*Attended Keansburg SBA last week - still organizing.  
Gillian Edgar will be attending*

*Next Thursday - Feb 5th 9 AM / will be attending the State  
of the County - Clubhouse Colts Neck*

*Francis Mullan  
Borough Engineer*

*Reported that work on Beaconlight to restart in March and  
expected to finish in May.*

*Design for new roadway project expected in April and  
starting in May.*

*Expecting to award the Tennis Court construction project in  
June.*

*Beachway condos to appear before the Planning Board  
March 9, 2026.*

*Councilman Cocuzza*

*Thanked to Fire Department for clearing the fire hydrants.*

*Mayor Hoff*

*Announced the Parade Committee Gift Auction will take  
place on Friday, February 6<sup>th</sup>.*

*Thanked all departments for their work on the storm.*

**Open to the Public:**

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

**Roll Call**

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

**NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME**



## JANUARY 28, 2026 MEETING MINUTES

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

### Roll Call

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

### Adjournment

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

### Roll Call

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



I, Jo-Ann O'Brien, Municipal Clerk of the  
Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the  
foregoing is a true copy of meeting minutes of a regularly scheduled public meeting  
held on **January 28, 2026**

**Attest:**

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