



APRIL 15, 2026 MEETING MINUTES

Mr. Cusick read:

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

Mr. Cusick asked all to rise and recite:

Salute to the Flag

Mr. Cusick took:

Roll Call

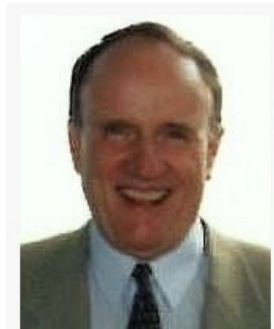
| | | | | |
|----------------------|------------------|--------------------|------------------|-----------------|
| Mr. Donaldson | Mr. Tonne | Mr. Cocuzza | Mr. Foley | Mr. Hoff |
| | | | | |

Mr. Cusick asked a Moment of Silence in memory of:

In Memoriam:



**Claire
Shaw**



**John "Jack"
Armstrong**



**Roy
Mergner**



APRIL 15, 2026 MEETING MINUTES

Mayor and Council gave a proclamation in celebration of:

Birthday Proclamation:



***Patsy J. Acconzo, Jr.
100 Years young***

Meeting Minutes:

Meeting Minutes March 18, 2026 – Award Ceremony

Meeting Minutes March 18, 2026 – Regular Meeting

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 | | | ✓ | | | |



APRIL 15, 2026 MEETING MINUTES

Public Hearing: Plenary License Transfers

20 Main Street: Person to Person/Place to Place (Pocket)

Person to Person / Place to Place Transfer:

20 Main Street Keansburg to 1 Carr Avenue Liquor License LLC

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 | ✓ | | ✓ | | | |

RESOLUTION # 26-048 Plenary Person to Person, Place to Place Transfer (1 Carr Avenue)

RESOLUTION #26-048 listed under RESOLUTIONS in number order further in the minutes

ORDINANCES:

Second Reading:

Ordinance #1771 – Amending Parking Fees – Raritan Lot

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTION 8-3.3 OF CHAPTER VIII, “PARKING METER ZONES AND PARKING LOTS”, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTION 8-3.3 OF CHAPTER VIII, “PARKING METER ZONES AND PARKING LOTS”, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

SECTION 1. BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VIII, Section 3.3 “Raritan Avenue Parking Lot-Charge for Parking”, of the Revised General Ordinances is hereby amended and revised as follows:

DELETE IN ITS ENTIRETY

§ 8-3.3. Charge for Parking.

The following fee schedule shall be in effect at the Raritan Avenue Parking Lot:

a.

\$100 per year: all commercial establishments and attached residential units. Commercial and residential units at 250 through 252 Beachway are specifically excluded from this fee.

b.

\$200 per year: all commercial and residential units located at 250 through 252 Beachway, now known as "Cove on the Bay."

ADD

§ 8-3.3. Charge for Parking.

a.

All Commercial and Residential units utilizing the Raritan Lot for parking vehicles will be charged \$250.00 annually. The annual term will be July 1st to June 30th.

b.

Vehicles permitted to use the Raritan Lot are those classified as passenger vehicles. Commercial vehicles, must be registered to the Borough Resident utilizing the parking space. At no time can large commercial vehicles be given a parking permit. This includes 18 wheelers, track trailers, dump trucks, etc. .

The Raritan Lot Parking Permit will allow for prorated permit fees as follows:

| | |
|--|----------------------------------|
| January 1 st to March 31 st | \$125.00 |
| April 1 st to June 30 th | \$63.00 |
| July 1 st to September 30 th | \$250.00 (Annual Renewal Period) |
| October 1 st to December 31 st | \$188.00 |

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.

SECTION 5. EFFECTIVE DATE

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

Mr. Cusick asked for a roll call vote to 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 | ✓ | | ✓ | | | |

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1771:

Roll Call

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

Ordinance #1772 – Amending Parking Fees, Rules and Regulations – Designated Spaces Lots 1, 2, 3 and Street Meters

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII, “PARKING METER ZONES AND PARKING LOTS”, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII, “PARKING METER ZONES AND PARKING LOTS”, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

SECTION 1. BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VIII, of the Revised General Ordinances is hereby amended and revised as follows:

ADD

§ 8-2.3 Borough Manager Authority

d. The Borough Manager may designate certain parking lot spaces for specific parking use by local businesses and residents on a year-round basis. These parking spaces will be made available for a fee.

All Commercial and Residential vehicles utilizing these lot for parking vehicles will be charged \$250.00 annually. The annual term will be July 1st to June 30th.

The Designated Parking Space Permit will allow for prorated permit fees as follows:

| | |
|--|----------------------------------|
| January 1 st to March 31 st | \$125.00 |
| April 1 st to June 30 th | \$63.00 |
| July 1 st to September 30 th | \$250.00 (Annual Renewal Period) |
| October 1 st to December 31 st | \$188.00 |

e. The Borough Manager may on occasion negotiate for larger vehicles to use the Municipal Parking Lots during the off-season. Off-Season usage would be October 15th to March 15th.

ADD

§ 8-2.13 Dates and Hours of Operation

| | | |
|---------------------------|--|---|
| Lot #1 | Belvedere Parking Lot | All parking meter regulations shall be enforced every calendar day and 24 hours each day. |
| Lot #2 | Raritan Avenue Parking Lot | |
| Lot #3 | Baywalk East Parking Lot | |
| All Street Parking Meters | Street Meters areas along Beachway, Carr Avenue, Center Avenue, Highland Avenue and Raritan Avenue | |

SECTION 2. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3. INCONSISTENT ORDINANCES

All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5. EFFECTIVE DATE

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

Mr. Cusick asked for a roll call vote to 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 | ✓ | | ✓ | | | |

Mr. Cusick asked for a roll call vote to ADOPT Ordinance #1772:

Roll Call

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

First Reading:

Ordinance #1773– Index Rate Ordinance CY2026

CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

COUNTY OF MONMOUTH, NEW JERSEY

CALENDAR YEAR 2026

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK

(N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the

previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Borough Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$269,994.48 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Keansburg, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY2026 budget year, the final appropriations of the Borough of Keansburg shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$629,987.12, and that the CY 2026 municipal budget for the Borough of Keansburg be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1773 and set for public hearing on Wednesday, May 20, 2026 at 7pm.

Roll Call

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

Resolutions:

INTRODUCTION: CY2026 Municipal Budget

RESOLUTION # 26-032 Introduction of the CY 2026 Keansburg Municipal Budget

NOTE: A copy of the municipal budget will be available on April 16, 2026, in the Municipal Clerk’s Office for review and also on the Municipal website, www.keansburgnj.gov under the Government tab.

Public Hearing to take place on May 20, 2026

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 # 26-033 Payment of Bills (04/15/26)

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 | | ✓ | ✓ | | | |

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR FIREWORKS DISPLAY FOR JULY 4TH, 2026

WHEREAS, the BOROUGH OF KEANSBURG has a need Fireworks Display as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

WHEREAS, Garden State Fireworks Inc. has submitted a proposal indicating they will supply said services for \$40,000.00; and

WHEREAS Garden State Fireworks Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Garden State Fireworks Inc. has not made any reportable contributions to a political or candidate committee in the Borough of Keansburg in the previous one year, and that the contract will prohibit the Garden State Fireworks Inc. from making any reportable contributions through the term of the contract, and

WHEREAS, the CFO has certified the availability of funds and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Commissioners of the Borough of Keansburg authorizes the CFO to issue a Purchase Order to Garden State Fireworks Inc. as described herein; and,

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

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 | | ✓ | ✓ | | | |

**A RESOLUTION AWARDING A CONTRACT PURSUANT TO
N.J.S.A. 40A:11-1 ET SEQ. FOR THE PURCHASE OF A SEWER GRINDER**

WHEREAS, the Borough of Keansburg has a need to procure a new sewer grinder for use by the Department of Water & Sewer; and

WHEREAS, this procurement is below the bid threshold and is being awarded in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the Borough solicited and received quotations for the required equipment; and

WHEREAS, the following quotations were received:

- Franklin Miller Inc.: \$24,499.00
- Pumping Services Inc.: \$26,145.00
- F.R. Mahoney & Associates Inc.: \$33,976.00

WHEREAS, Franklin Miller Inc., 60 Okner Parkway, Livingston, New Jersey 07039, submitted the lowest responsible quotation; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purpose.

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

1. The contract for the purchase of a sewer grinder is hereby awarded to Franklin Miller Inc., 60 Okner Parkway, Livingston, New Jersey 07039, in the amount of \$24,499.00.
2. This award is made in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.
3. The Mayor and Borough Clerk are hereby authorized to execute any and all documents necessary to effectuate this contract.
4. A certified copy of this Resolution shall be provided to the Chief Financial Officer and the Department of Water & Sewer

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption according to law.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 26-036

Cancellation of Property Taxes

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that by direction of the Tax Collector the following tax amounts be canceled:

| Block | Lot | AMOUNT | |
|-------|-----|---|-------------------|
| 74 | 17 | \$ 8,574.14 | 39 Lincoln Avenue |
| | | House substantially damaged due to fire | |
| 127 | 2 | 3,681.67 | 124 Park Avenue |
| | | State Tax Court Judgment | |

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer and the Tax Collector.

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 # 26-037 2026 Tonnage Grant

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L., c. 102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection and Energy is promulgating recycling regulations to implement the mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulation impose on municipalities certain requirements as a condition for applying for tonnage grants, including, but not limited to, making and keeping accurate verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a Resolution authorizing the Borough of Keansburg to apply for such tonnage grants will memorialize the commitment of the Borough to recycling and indicate the assent of the Mayor and Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and Recycling regulations; and

WHEREAS, such a Resolution should designate the individual authorized to ensure that the application is properly completed and timely filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Borough hereby endorses the submission of a Municipal Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and Energy and designates

**John Jelinski,
Recycling Coordinator,**

29 Church Street, Keansburg, NJ 07734, to ensure that the said application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a recycling trust fund to be used solely for the purposes of recycling.

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 # 26-038 Adoption Fair and Open 2026

RESOLUTION AUTHORIZING “FAIR AND OPEN PROCESS” UNDER N.J.S.A. 19:44A-20.1 ET. SEQ. AS THE METHOD THAT THE BOROUGH OF KEANSBURG WILL USE TO CONTRACT FOR ALL PROFESSIONAL SERVICES AND EXTRAORDINARY AND UNSPECIFIED SERVICES

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” law, enacted by the New Jersey State Legislature shall become effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.1 et seq., a public entity may not award contracts with a value in excess of \$17,500.00 to a business entity which has made reportable contributions in excess of \$300.00, in the aggregate, to the said public entity’s political parties or to any candidate’s committee of any

person serving in an elective public office of said public entity when such contract was awarded, unless said business entity is awarded a contract under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.7 “fair and open process” is defined to mean, at a minimum, that a contract be publicly advertised in newspapers or on the internet website maintained by a public entity in sufficient time to give notice in advance of the contract; be awarded under a process that provides for public solicitation of proposals or qualifications; be awarded and disclosed under criteria established in writing by the public entity prior to the solicitation of proposals or qualifications; and be publicly opened and announced when awarded. The decision of a public entity as to what constitutes a fair and open process shall be final; and

WHEREAS, in accordance with N.J.S.A. 19:44A-20.1 et seq. the Borough of Keansburg hereby adopts criteria establishing a “fair and open process” as set forth in Exhibit A attached hereto; and

WHEREAS, it is necessary for the Borough of Keansburg to engage the services for various legal, engineering and consulting professional services; and

WHEREAS, the Borough of Keansburg desires to contract for such professionals and services by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, County of Monmouth and State of New Jersey that it hereby adopts the “fair and open process” set forth in Exhibit A attached hereto as the method that the Borough of Keansburg will use to contract for all professional services and extraordinary and unspecified services (“EUS”) in excess of \$17,500.00 per year, including but not limited to the following services:

1. Administrative Agent – Affordable Housing
2. Bond Counsel
3. Borough Attorney - Non-Retainer Hourly Work
4. Borough Attorney – Special Counsel – *Property Tax Matters*
5. Borough Attorney – Special Counsel – *Labor*
6. Borough Attorney – Special Counsel – *Non-Retainer Hourly Work*
7. Borough Attorney – Special Counsel – *Redevelopment*
8. Borough Attorney – Special Counsel – *Grandview Redevelopment*
9. Borough Auditor
10. Borough Engineer
11. Financial Advisor
12. Municipal Planner
13. Municipal Prosecutors – Hourly Work (To Include Substitute Prosecutor)
14. Planning Board Attorney
15. Planning Board Engineer
16. Public Defender

BE IT FURTHER RESOLVED, that all contracts awarded for the above professional services shall be made in accordance with the Borough of Keansburg “Fair and Open Process” as set forth in Exhibit A attached hereto.

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 # 26-039

Authorize Execution of the Monmouth County CRS Management Software Agreement

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Mayor to execute an Agreement with the County of Monmouth to allow the Borough to be a sublicensee of the CRS (Community Rating System) Project Management Software Agreement dated March 9, 2026; and

BE IT FURTHER RESOLVED that a certified copy is forwarded to the Construction Department and Chief Financial Officer.

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 APPROVING THE CERTIFICATION LIST OF VOLUNTEER MEMBERS OF THE BOROUGH OF KEANSBURG FIRE DEPARTMENT AND EMERGENCY SERVICES QUALIFYING FOR CREDIT UNDER THE LENGTH OF SERVICE AWARDS PROGRAM (LOSAP) FOR 2025

WHEREAS, The Mayor and Council of the Borough of Keansburg adopted Ordinance No. 1449 which created the Length of Service Awards Program (LOSAP); and

WHEREAS, N.J.S.A. 40A:14-191 requires that the Keansburg Fire Department and Emergency Services furnish the Borough Council with an annual certification list of all volunteer members who have qualified for credit under the award program for the previous year; and

WHEREAS, that a copy of this list has been posted for at least thirty (30) days in the buildings of the Keansburg EMS-Carr Ave, Keansburg Fire Company #1-Main and Manning and New Point Comfort Fire Company-Carr Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the Municipal Council hereby approves the list of the volunteer members of the Borough of Keansburg Fire Department and Emergency Services certified by the Borough of Keansburg Board of Fire Commissioners for the year CY2025

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 | | ✓ | ✓ | | | |

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the application for fireworks display as submitted by the Keansburg Amusement Park to be held on:

July 3, 2026

BE IT FURTHER RESOLVED that the Bureau of Fire Safety has reported that the application has been properly completed and submitted to the Borough of Keansburg Fire Official; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Bureau of Fire Safety.

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 | | ✓ | ✓ | | | |

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby approve the application for fireworks display as submitted by the Borough of Keansburg Recreation Committee. for public celebrations to be held on:

July 4, 2026

BE IT FURTHER RESOLVED that the Bureau of Fire Safety has reported that the application has been properly completed and submitted to the Borough of Keansburg Fire Official; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Bureau of Fire Safety.

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 # 26-043 Authorize Execution of RAB Bond and Note Resolution

RESOLUTION AUTHORIZING THE ISSUANCE OF NON-RECORSE REDEVELOPMENT AREA BONDS AND NOTES OF THE BOROUGH OF KEANSBURG, FROM TIME TO TIME IN MULTIPLE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$13,700,000

WHEREAS, in order to stimulate redevelopment, the Municipal Council of the Borough of Keansburg, in the County of Monmouth, New Jersey (the “**Borough**”) has heretofore designated certain portions of the Borough as areas in need of redevelopment in accordance with the criteria and procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “**Redevelopment Law**”), including, inter alia, (i) Block 184, Lots 1, 3.02, 3.03 and a portion of Lot 3.01 on the tax maps of the Borough (collectively, the “**Beachway Avenue Redevelopment Area**”), which was designated pursuant to Resolution No. 15-107 adopted on August 26, 2015, and (ii) Blocks 7, 8, 10, 11, 12, 13, 14 and 52 on the tax maps of the Borough (collectively, the “**Carr Avenue Redevelopment Area**”), which was designated pursuant to Resolution No. 20-038 adopted on April 22, 2020; and

WHEREAS, by Ordinance No. 1403 finally adopted on February 22, 2006, as amended by Ordinance No. 1600 finally adopted on June 21, 2017 and Ordinance No. 1667 finally adopted on

February 17, 2021, the Municipal Council of the Borough adopted a redevelopment plan entitled “Beachway Avenue Waterfront Redevelopment Plan” to govern the Beachway Avenue Redevelopment Area (collectively, the “**Beachway Avenue Waterfront Redevelopment Plan**”); and

WHEREAS, by Ordinance No. 1659 finally adopted on August 19, 2020, the Municipal Council of the Borough adopted a redevelopment plan entitled “Redevelopment Plan for Block 11, Lots 4 through 7” to govern a portion of the Carr Avenue Redevelopment Area (the “**Block 11 Redevelopment Plan**”); and

WHEREAS, by Ordinance No. 1679 finally adopted on July 21, 2021, the Municipal Council of the Borough adopted a redevelopment plan entitled “Carr Avenue Corridor Redevelopment Plan” to govern a portion of the Carr Avenue Redevelopment Area (the “**Carr Avenue Corridor Redevelopment Plan**”); and

WHEREAS, pursuant to Resolution No. 20-090 adopted on July 21, 2021, on October 29, 2021 the Borough and Sackman Enterprises of NJ, LLC, a New Jersey limited liability company (the “**Beachway Avenue Redeveloper**”), entered into a Redevelopment Agreement to govern the properties subject to the Beachway Avenue Waterfront Redevelopment Plan (the “**Beachway Avenue Redevelopment Agreement**”), and

WHEREAS, pursuant to Resolution No. 20-091 adopted on July 21, 2020, on October 29, 2021 the Borough and Carr Enterprises, LLC, a New Jersey limited liability company (the “**Block 11 Redeveloper**”), entered into a Redevelopment Agreement to govern the properties subject to the Block 11 Redevelopment Plan (the “**Block 11 Redevelopment Agreement**”); and

WHEREAS, pursuant to Resolution No. 21-097 adopted on August 18, 2021, on October 29, 2021 the Borough and Carr Enterprises, LLC, a New Jersey limited liability company (the “**Carr Avenue Corridor Redeveloper**”), entered into a Redevelopment Agreement to govern certain of the properties subject to the Carr Avenue Corridor Redevelopment Area (the “**Carr Avenue Corridor Redevelopment Agreement**”); and

WHEREAS, the Beachway Avenue Redevelopment Agreement, the Block 11 Redevelopment Agreement and the Carr Avenue Corridor Redevelopment Agreement (collectively, the “**Redevelopment Agreements**”) provide, collectively, for the undertaking by the Beachway Avenue Redeveloper, the Block 11 Redeveloper and the Carr Avenue Redeveloper (collectively, the “**Redevelopers**”) of redevelopment projects consisting generally of the acquisition of certain real property located within the Beachway Avenue Redevelopment Area and the Carr Avenue Redevelopment Area, the demolition of various structures thereon, and the construction, in multiple phases, of approximately 737 multi-family residential units, approximately 69,000 square feet of retail space, parking, and various public improvements (collectively, the “**Project**”); and

WHEREAS, the development of the Project requires certain off-site public infrastructure improvements as are approved by the Borough (collectively, the “**Public Improvements**”); and

WHEREAS, pursuant to the Long Term Tax Exemption Law of 1992, N.J.S.A. 40A:20-1 et seq. (the “**Tax Exemption Law**”), the Borough is authorized to provide for tax exemption within a redevelopment area and for payments in lieu of taxes in accordance with the applicable provisions thereof; and

WHEREAS, pursuant to and in accordance with the provisions of the Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 et seq. (the “**Redevelopment Bond Law**”, and together with the Redevelopment Law and the Tax Exemption Law, the “**Acts**”), specifically N.J.S.A. 40A:12A-66(a), the Borough is authorized to provide for such tax exemption and payments in lieu of taxes in a manner that deviates from the structure otherwise established under the Tax Exemption Law, if the development project is to be financed with bonds issued in accordance with the Redevelopment Bond Law; and

WHEREAS, pursuant to Ordinance No. 1682 finally adopted on September 15, 2021, on October 29, 2021 the Borough and Carr Beach Urban Renewal, LLC, an affiliate of the Redevelopers and a New Jersey limited liability company qualified as an urban renewal entity in accordance with the Tax Exemption Law (together with any permitted assignee(s) thereof (including the hereinafter-defined Phase 1 Assignees), the “**Entity**”), entered into a Master Financial Agreement (together with any addenda thereto (including as amended by the hereinafter-defined First Amendment), the “**Financial Agreement**”) providing for a tax exemption and payment in lieu of taxes in respect of the Project, pursuant to the Tax Exemption Law and the Redevelopment Bond Law; 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 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, pursuant to Ordinance No. 1763 finally adopted on January 28, 2026, the Borough, the Entity and the Phase 1 Assignees entered into an Amendment to Master Financial Agreement (the “**First Amendment**”) in order to, *inter alia*, (i) update the list and unit count of the projected phases of the Project and the specific block and lot designations of the properties associated with each such phase, (ii) increase from 737 to 783 the projected total number of residential units to be constructed, (iii) 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) permit such bonds to be issued on a tax-exempt and/or taxable basis, (v) 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) update the financial projections for each projected phase of the Project; and

WHEREAS, the properties that are subject to the Financial Agreement are comprised of the following block and lots (collectively, the “**Property**”):

Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9;
Block 11, Lots 4, 5, 6, 7, 8, and 9;
Block 12, Lots 3, 4, 5, 6, 7, 8, 9, and 10;
Block 13, Lots 2.02, 3, 4, 5.01, 5.03, 7, and 8;
Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, and 9;
Block 52, Lots 3, 4, 5, 6, 7, 8, and 9; and
Block 184, Lots 3.01 (portion), 3.02, and 3.03; and

WHEREAS, the Financial Agreement provides for, inter alia, the payment of the “Annual Service Charge” as defined therein (the “**Annual Service Charge**”) to the Borough in lieu of real estate taxes on the Project pursuant to the Tax Exemption Law, and for the pledge and assignment of the Annual Service Charge, net of the County Share and the Borough Share (as such terms are defined in the Financial Agreement) (the “**Pledged Annual Service Charge**”) to secure payment of the hereinafter-defined Bonds, and

WHEREAS, the Financial Agreement further contemplates that, in addition to the Pledged Annual Service Charge, the City will receive from time to time thereunder certain additional payments, including (i) the unpledged portion of the Annual Service Charge (including the County Share and the Borough Share) (collectively, the “**Unpledged Annual Service Charge**”), (ii) the “Land Tax” as defined therein, if applicable (the “**Land Tax**”), and (iii) the “Administrative Fee” as defined therein (the “**Annual Administrative Fee**”); and

WHEREAS, the Financial Agreement and the Redevelopment Agreements each contemplate that in order to finance the payment and/or reimburse a portion of the costs of the Project, including but not limited to the Public Improvements, the Borough will issue its non-recourse redevelopment bonds, from time to time in multiple series, in an aggregate principal amount not to exceed \$13,700,000, together with bond anticipation notes from time to time in anticipation thereof (collectively, the “**Bonds**”), pursuant to the Redevelopment Law and the Redevelopment Bond Law; and

WHEREAS, the Project may (but shall not be required to) be constructed in ten (10) phases as described in the Financial Agreement (as the same may be modified from time to time, each a “**Phase**”); and

WHEREAS, the Bonds will be issued in multiple tranches (each, a “**Tranche**”), with each Tranche corresponding to a particular Phase or Phases of the Project; and

WHEREAS, each Tranche shall consist of one or more series of Bonds, each of which shall be issued on either a tax-exempt or taxable basis, and, except as may be provided in the applicable Indenture (as hereinafter defined), the Bonds of each series comprising any particular Tranche (collectively within any such Tranche, a “**Series**”) shall be issued on a parity as to the security provided from the corresponding Phase or Phases of the Project; and

WHEREAS, the Bonds of each Series shall be issued under a separate Indenture, as authorized hereby, and, pursuant to Section 5.3 of the Financial Agreement, the Bonds issued under each such Indenture shall be payable from and secured by the Pledged Annual Service Charge to be derived from one or more Phase(s) of the Project, which Pledged Annual Service Charge for such Phase(s) shall be projected to be sufficient to enable full payment of the related debt service therefrom; and

WHEREAS, in order to give effect to the pledge and assignment contained in Section 5.2(A) of the Financial Agreement, the Borough will enter into a separate Pledge and Assignment Agreement in respect of each Tranche of Bonds, by which the Pledged Annual Service Charge to be derived from one or more Phase(s) of the Project will be pledged and assigned to the respective bond trustee for the benefit of the holders of the applicable Tranche of Bonds; and

WHEREAS, pursuant to Section 5.3 of the Financial Agreement, the Entity shall be solely responsible for identifying the purchaser(s) of the Bonds (collectively, the “**Purchasers**”), and each Purchaser shall qualify as a “sophisticated investor” or other similar category of investor as to which an exemption from applicable federal and state securities laws is available; and

WHEREAS, pursuant to the Redevelopment Law and the Redevelopment Bond Law, the Borough has heretofore applied to the New Jersey Local Finance Board (the “**Local Finance Board**”) for its approval of the Bonds and the private sale thereof to the Purchasers, which approval has been granted by resolution of the Local Finance Board adopted on February 11, 2026; and

WHEREAS, the Bonds shall not be in any way a debt or liability of the Borough other than to the limited extent set forth in the respective Indentures, and neither the full faith and credit nor the taxing power of the Borough shall be pledged to the payment of the principal or redemption price, if any, of or interest on the Bonds; and

WHEREAS, the Borough now wishes to authorize the issuance, sale and delivery of the Bonds, and to approve the execution and delivery of the Indentures and all other documents necessary, convenient or useful in furtherance thereof;

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 Bonds; Security for the Bonds. The Borough hereby approves the issuance of the Bonds, from time to time in multiple Series, in order to finance the payment and/or reimbursement of costs of the Project, including but not limited to the Public Improvements, and other expenses as described herein. Each Series of the Bonds shall be issued in a negotiated transaction with the Purchaser identified by the Entity for such Series. Each Series of Bonds shall be secured by the Pledged Annual Service Charge derived from and allocable to the applicable Phase(s) of the Project; provided, that as a condition to issuance of any such Series of Bonds (other than bond anticipation notes), the Entity shall certify to the Borough that, on the basis of revenue and expense projections acceptable to the Borough, the Pledged Annual Service Charge expected to be generated in respect of such Phase(s) and to be pledged for the benefit of such Series shall be sufficient to provide for the full and timely payment of the debt service in respect of such Series.

Section 2. Authorization and Sale of Bonds. (a) The Borough hereby authorizes the issuance of the Bonds, from time to time in multiple Series, in an aggregate principal amount of not to exceed \$13,700,000, for the purpose of (i) paying and/or reimbursing costs of the Project, including but not limited to the Public Improvements, (ii) funding a debt service reserve fund, if required, for the benefit of the applicable Series of Bonds, (iii) funding capitalized interest, if required, for the benefit of the applicable Series of Bonds, and (iv) paying costs of issuance in respect of the applicable Series of

Bonds. In the case of Bonds constituting bond anticipation notes, the principal amount of the bond anticipation notes shall be deducted from the \$13,700,000 limitation to the extent refunded by a subsequent Series of Bonds.

(b) The Bonds of each Series shall be issued in fully-registered form and as described in the applicable Indenture, registerable at the designated office of the hereinafter-defined Trustee, and shall be numbered with such identifying prefixes and suffixes as the Trustee may determine. The Bonds of each Series shall be dated the date of their authentication and delivery to the Purchaser thereof and shall bear interest from such date. Interest on the Bonds shall be payable on the dates as described in the applicable Indenture.

(c) The Bonds of each Series shall mature no later than twenty-five (25) years from the date of issuance. The Bonds of each Series shall be issued on either a federally tax-exempt or a federally taxable basis and shall bear interest at a rate or rates of interest, as the case may be, which in each case shall not exceed either seven percent (7%) per annum in the case of federally tax-exempt Bonds or eight percent (8%) per annum in the case of federally taxable Bonds. The Bonds of each Series may be issued with such original issue premium or discount as shall be negotiated by the Purchaser and the Borough, consistent with the approval of the Local Finance Board.

(d) The Mayor, the Deputy Mayor, Borough Manager and/or the Chief Financial Officer (each an “**Authorized Officer**”) of the Borough, are each hereby authorized to execute and deliver on behalf of the Borough a bond purchase agreement, if required, for the purchase of each Series of the Bonds (each, a “**Bond Purchase Agreement**”), by or with the Purchaser designated by the Entity to be the purchaser of that Series of Bonds, which Purchaser (i) may be an entity related to the Entity, (ii) shall be either a “qualified institutional buyer” or an “accredited investor”, as such terms are defined in the Securities Act of 1933, as amended, and (iii) shall, as a condition to purchasing such Series of Bonds, execute an investor letter in the form provided in the applicable Indenture. Each Bond Purchase Agreement shall be in such form as shall be acceptable to the Authorized Officer executing same, his or her approval thereof to be evidenced by such Authorized Officer’s execution thereof. A copy of each Bond Purchase Agreement shall be filed upon execution with the records of the Borough.

(e) The Bonds of each Series shall be sold to the Purchaser identified in the applicable Bond Purchase Agreement at a purchase price of not less than par, and on such terms as are contained in said Bond Purchase Agreement, subject to any limitations contained in the applicable Local Finance Board approval(s) and/or the Borough’s application(s) therefor.

Section 3. Terms and Provisions of Bonds. The terms and provisions of the Bonds of each Series, including dates of maturity, redemption provisions and interest rates, shall be as set forth herein and as set forth in the applicable Indenture.

Section 4. Form of Bonds. The Bonds of each Series shall be in substantially the form set forth in the applicable Indenture, with such insertions, omissions or variations as may be necessary or appropriate.

Section 5. Execution and Authentication. The Bonds of each Series shall be executed and authenticated in accordance with the applicable Indenture and shall be issued in registered form, qualifying for book entry registration.

Section 6. Delivery of Bonds. Following execution of the Bonds of each Series, the Authorized Officers are each hereby authorized to deliver such Bonds to the Trustee for authentication and, after authentication, to deliver such Bonds to the applicable Purchaser against receipt of the purchase price or unpaid balance thereof.

Section 7. Appointment of Trustee. The Borough Manager is hereby delegated to source proposals for, and to retain one or more financial institutions to serve as bond trustee, paying agent and registrar for the Bonds (the “Trustee”).

Section 8. Approval of Pledge Agreements. The Pledge and Assignment Agreement between the Borough and the Trustee (the “Pledge Agreement”), in substantially the form attached hereto as Exhibit A, is hereby approved. Any Authorized Officer of the Borough is hereby authorized to execute, on the Borough’s behalf, a Pledge Agreement in respect of each Series of Bonds in substantially such form, with such changes (including, without limitation, in the case of Bonds issued as bond anticipation notes) as the Authorized Officer executing same shall determine, in consultation with the Borough’s Redevelopment Bond Counsel, such determination to be conclusively evidenced by his or her execution thereof. The Municipal Clerk is hereby authorized and directed to attest to the execution of each such Pledge Agreement by the Authorized Officer of the Borough and to affix the corporate seal of the Borough to each such Indenture. A copy of each Pledge Agreement shall be filed upon execution with the records of the Borough.

Section 9. Approval of Indentures. The Indenture of Trust between the Borough and the Trustee (the “Indenture”), in substantially the form attached hereto as Exhibit B, is hereby approved. Any Authorized Officer of the Borough is hereby authorized to execute, on the Borough’s behalf, an Indenture in respect of each Series of Bonds in substantially such form, with such changes (including, without limitation, in the case of Bonds issued as bond anticipation notes) as the Authorized Officer executing same shall determine, in consultation with the Borough’s Redevelopment Bond Counsel, such determination to be conclusively evidenced by his or her execution thereof. The Municipal Clerk is hereby authorized and directed to attest to the execution of each such Indenture by the Authorized Officer of the Borough and to affix the corporate seal of the Borough to each such Indenture. A copy of each Indenture shall be filed upon execution with the records of the Borough.

Section 10. Approval of Revenue Collection Agreements. The Revenue Collection and Disbursement Agreement among the Entity, the Borough and the Trustee, in both that capacity and in its capacity as agent thereunder (the “Revenue Collection Agreement”), in substantially the form attached hereto as Exhibit C, is hereby approved. Any Authorized Officer of the Borough is hereby authorized to execute, on the Borough’s behalf, a Revenue Collection Agreement in respect of each Series of Bonds in substantially such form, with such changes as the Authorized Officer executing same shall determine, in consultation with the City’s Redevelopment Bond Counsel, such determination to be conclusively evidenced by his or her execution thereof. The Municipal Clerk is hereby authorized and directed to attest to the execution of each such Revenue Collection Agreement by the Authorized Officer of the Borough and to affix the corporate seal of the Borough to each such Revenue Collection Agreement. A copy of each Revenue Collection Agreement shall be filed upon execution with the records of the Borough.

Section 11. Approval of Addenda to Financial Agreement. In connection with the issuance of each Series of Bonds, any Authorized Officer of the Borough is hereby authorized to

execute, on the Borough’s behalf, an addendum to the Financial Agreement in respect of each Series of Bonds, identifying the portion(s) of the Property, the Phase(s), the estimated total Annual Service Charge, the Pledged Annual Service Charge and the Borough Share (as defined in the Financial Agreement) allocable to such Series of Bonds.

Section 12. Incidental Actions. 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 Bond Counsel, to be executed in connection with the execution and delivery of the Bond Purchase Agreements and the Indentures 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.

Section 13. Ratification of Prior Actions. All acts previously undertaken by the Agency in connection with the Project and the authorization, sale and issuance of the Bonds are hereby ratified and approved in all respects.

Section 14. Publication of Notice of Adoption. The Municipal Clerk is hereby authorized and directed to cause a notice of the adoption of this Resolution, in substantially the form attached hereto as Exhibit D, to be published in a newspaper of general circulation published or circulating in the Borough, as provided in N.J.S.A. 40A:12A-73.

Section 15. Effective Date. This Resolution shall take effect immediately upon adoption.

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 # 26-044

Award of Bid – Beach Pavilion Lease – 2026-2028

WHEREAS, the Borough of Keansburg advertised and received two (2) bids for Lease of the Beach Pavilion, 1 Beachway, Keansburg, NJ on Wednesday, April 8, 2026; and

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

WHEREAS, the following bids were received:

| Beach Pavilion Lease Bid | | | | |
|--|--------------|--------------------|-------------------------------|------------------------------|
| Bid Opening Wednesday, April 8, 2026 - 11 am | | | | |
| Bidder | Monthly Rent | Days of Operations | Hours | Comments |
| Klaus Bartram and Michael Melough | \$ 2,100.00 | 6 days | 9 am to 7pm Tuesday to Sunday | will accommodate event dates |
| Half Moon | \$ 2,000.00 | 7 days | 12 Noon to 10pm | will accommodate event dates |
| <i>Apparent High Bidder</i> | | | | |

WHEREAS, Klaus Bartram and Michael Melough of Middletown, NJ are the highest and responsible bidders for this Lease Agreement.

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 Lease of the Beach Pavilion to Klaus Bartram and Michael Melough of Middletown, NJ; and

BE IT FURTHER RESOLVED that the Borough Manager and Municipal Clerk are authorized to execute the contract with Klaus Bartram and Michael Melough of Middletown, NJ and forward a certified copy of this resolution to the Chief Financial Officer.

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 AUTHORIZING A CHANGE ORDER INCREASING THE CONTRACT PRICE

WHEREAS, Discover Construction, LLC of Dayton, NJ for the 2023 Roadway Improvement Program project which was awarded by the Borough of Keansburg; and

WHEREAS, during construction, unanticipated conditions associated with the following: 1) soil, groundwater and existing utility conditions associated with the installation of the ten (10”) inch water main along Frances Place, 2) groundwater, existing utility and drainage conditions associated with the installation of the twenty-four (24”) inch drainage pipe along Collins Street, 3) the condition of the existing drainage system downstream of Collins Street, and 4) existing utility and drainage conditions along Locust Avenue, Lincoln Avenue and Wilson Avenue associated with the replacement of curb, concrete sidewalk and the asphalt pavement thereby requiring changes to the original scope of the work which had been contemplated by the relevant bid specifications including but not limited to an increase in the amount of concrete curb, sidewalk, concrete and asphalt driveways, milling, dense graded aggregate, asphalt base and surface courses, drainage inlets and pipe, downstream pipe cleaning, water main valves, meters and service connections and Police Traffic Director hours ; and

WHEREAS, Discover Construction, LLC submitted a proposed change order of the necessary changes in the scope of the project along with corresponding cost increases, has resulted in a total proposed net cost increase of \$487,039.23 **(49.2%)**, thereby increasing the original contract amount of \$990,052.50 to a final contract amount of \$1,477,091.73; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would increase the original contract price by \$487,039.23; and

WHEREAS, N.J.A.C. 5:30-11.9 provides the Municipality with authority by way of change order to approve additional work when the cost of such work exceeds 20% of the original total bid amount, and

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

1. The change order for the 2023 Roadway Improvement Project, which was awarded to Discover Construction, LLC of Dayton, NJ for an increase of Four-Hundred Eighty-Seven Thousand, Thirty-Nine Dollars and Twenty-Three Cents (\$487,039.23) is hereby approved,
2. A certified copy of this resolution shall be forwarded to the Chief Financial Officer.

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 # 26-046

Award of Bid – 2025 Roadway Improvement Program

WHEREAS, the Borough of Keansburg advertised and received five (5) bids for the 2025 Roadway Improvement Program on Wednesday, April 8, 2026; and

WHEREAS, five (5) bids were received and opened in public by the Municipal Clerk; and

WHEREAS, the following bids were received:

| Company Name | Base+ Alt B Bid Total |
|---------------------------|-----------------------|
| L & L Paving Company, LLC | \$1,690,000.00 |
| S. Brothers, Inc | \$1,763,646.85 |
| S & G Paving Inc. | \$1,773,560.00 |
| Black Rock Enterprises | \$1,909,887.60 |
| Fiore Paving Co., Inc | \$2,056,731.19 |

WHEREAS, the Borough Attorney has reviewed the bids and has determined that L & L Paving Company, LLC 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 2025 Roadway Improvement Program to L & L Paving Company, LLC in the total amount of \$1,690,000.00.; 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

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with L & L Paving Company, LLC after the review by the Borough Attorney and Chief Financial Officer’s certification

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 # 26-047

TWA BWSE Resolution Sackman - 2 Carr Avenue

**RESOLUTION – AUTHORIZING MAYOR, MANAGER AND SUPERINTENDENT OF WATER & SEWER TO EXECUTE TWA-1, WQM AND BWSE FORMS FOR PROJECT:
2 CARR URBAN RENEWAL LLC**

**PRELIMINARY/FINAL MAJOR SITE PLANS
BLOCK 13, LOTS 2.02, 3, 4, 5.01, 5.03, 7 & 8**

BE IT RESOLVED, by the Borough Council of the Borough of Keansburg that the following are hereby authorized to execute TWA-1, WQM and BWSE Forms on behalf of the Borough of Keansburg for the 2 Carr Urban Renewal LLC amended site plans for a Redevelopment Project located at Block 13, Lots 2.02, 3, 4, 5.01, 5.03, 7 & 8, commonly known as 2 Carr Avenue, Keansburg, NJ 07734.

| | |
|---------------------------------|----------------|
| Mayor | George Hoff |
| Manager | Raymond O’Hare |
| Superintendent of Water & Sewer | Steve Ussmann |

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 # 26-048

Plenary Person to Person, Place to Place Transfer (1 Carr Avenue)

Plenary *PERSON TO PERSON PLACE TO PLACE LIQUOR LICENSE* Transfer
(20 Main Street Keansburg LLC to 1 Carr Liquor License LLC)

WHEREAS, an application has been received by the Mayor and Council of the Borough of Keansburg from 20 Main Street Keansburg LLC. to 1 Carr Avenue Liquor License LLC, located at 1 Carr Avenue, Keansburg, NJ for a Person-to-Person and a Place-to-Place transfer of Liquor License Plenary Distribution License No. 1321-33-013-008 from; and

WHEREAS, the application form for said transfer is in proper form, and the proper certified check has been received by the Borough Clerk; and

WHEREAS, publication of the transfer has been made in “The Asbury Park Press” on March 7, 2026 and March 14, 2026; and

WHEREAS, the applicant has disclosed and the Mayor and Council have reviewed the source of all funds used in the purchase of the license and the licenses business and all additional financing obtained in connection with the licensed business; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the application of 20 Main Street Keansburg LLC. located at 20 Main Street to transfer a Plenary Retail Distribution License No. 1321-33-013-009 from person-to-person, place to place, being 1 Carr Avenue Liquor License LLC. a pocket license it is hereby approved.

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 # 26-049

Payment of Bills (04/15/26) 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 | | ✓ | ✓ | | | |

RESOLUTION # 26-050

Professional Services Agreement – Bayview Avenue Improvement Project

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

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

Bayview Avenue Improvement Project

(Federal Earmark Grant Award of \$1.8 million)

Limited Scope Concept Development Study (LSCD)

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

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement for the proposal with T and M Associates
in the proposal amount of \$267,500.00

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

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

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

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

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

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

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 26-051 Removal from Redevelopment Designation – Seabreeze Way

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the property known as Block 12 Lot 4, 22 Seabreeze Way shall be removed from Redevelopment Zone designation as noted in the Master Financial Agreement with Carr Beach Urban Renewal LLC

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Keansburg authorize the Borough Manager, the Borough Engineer, the Borough Attorney and the Municipal Clerk to execute any documents related to the redesignation.

Communications:

Discussion:

Housing Authority vacancy – carried to May 20, 2025 Council Meeting

Department Reports:

*James Della Pietro
Streets and Roads Department*

No report at this time

*Chief Burton
Police Chief*

Written report given to Council

*Cliff Moore
Economic Development
Coordinator*

Written report given to Council – reported highlights on Chase Karate, Video Production and several other businesses

*Fran Mullan
Borough Engineer*

Written report given to Council.

Highlights included Beaconlight project restarting paving to begin in several weeks.

Award of bid for the 2025 Roadway Improvement Project. Contractor costs have escalated.

Tennis Court bids will be out in several weeks.

Bayview Avenue Drainage Improvement Project – discussions ongoing. Large Federal grant received by Borough.

*Raymond O’Hare
Borough Manager*

Added that the Borough was awarded \$1.8 million from the Federal grant, with \$1.5 million for the construction.

Mayor Hoff

Spoke about the incident that caused the cancellation of the St. Patrick’s Parade. Stated the individual responsible was charged, thanks to the help of the Keansburg Police Department, the Monmouth County Prosecutor’s Office and the FBI. The Mayor thanked them all for the hard work and dedication.

Announced the Food Truck Festival will take place on May 16th and the Memorial Day Parade will take place on May 17th

Announced the Banner and Flag fundraiser honoring the 250th Anniversary of the Nation.

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

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 | ✓ | | ✓ | | | |



Established 1917

I, Jo-Ann O'Brien, Municipal Clerk of the
Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the
foregoing is a true copy of meeting minutes of a regularly scheduled public meeting
held on **April 15, 2026**

Attest:

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