



MAY 20, 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
✓	✓	✓	✓	✓

Meeting Minutes:

Meeting Minutes April 15, 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		✓	✓			

Mr. Cusick read the following Municipal Election results:

Municipal Election Results:

The official results of the May 12, 2026 Municipal Election are as follows:

Jim Cocuzza	240
Michael W. Donaldson	241



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PUBLIC HEARING:

CY2026 Municipal Budget

Public Hearing CY 2026 Keansburg Municipal Budget

Patrick DeBlasio, Borough Chief Financial Officer, gave a brief description of the CY2026 Municipal Budget. Mr. DeBlasio cited a huge increase in insurance costs and a 3.3% inflation rate.

Mayor Hoff thanked the Borough Manager and Department Heads for their hard work for making necessary cuts to the budget.

RESOLUTION # 26-061 CY2026 Municipal Budget Adoption Resolution

Mr. Cusick asked for a roll call vote to OPEN the meeting to the Public for the CY2026 Municipal Budget:

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 for the CY2026 Municipal Budget:

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 accept ADOPT the CY2026 Municipal Budget:

Roll Call

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

NOTE: A copy of the municipal budget is available in the Municipal Clerk's Office for review and also on the Municipal website, www.keansburgnj.gov under the Government tab.



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ORDINANCES:

Second 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)

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,



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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 OPEN the meeting to the Public for Ordinance #1773:

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 for Ordinance #1773:

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 accept ADOPT Ordinance #1773

Roll Call

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



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First Reading:

Ordinance #1774– Parking Prohibited on Certain Borough Properties

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII (TRAFFIC), SECTION 3 (PARKING) 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 VII (TRAFFIC), SECTION 3 (PARKING) be amended and supplemented to include the following:

ADD:

SECTION 7-3.7 PARKING PROHIBITED ON CERTAIN BOROUGH PROPERTIES DURING CERTAIN HOURS

- a. BE IT ORDAINED that parking of vehicles is prohibited from 3am to 6am at the following Borough owned properties:

Parking Lot #1 – Belvedere / Baywalk West Lot	Beachway	Block 184 Lot 3 – Entirety of property
Parking Lot #3 – Baywalk East Lot	1 Beachway	Block 184 Lot 5 – Entirety of property

Section 2: REPEALER. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: INCONSISTENT ORDINANCES. All Ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

Section 4: SEVERABILITY. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

Section 5: EFFECTIVE DATE. This ordinance shall take effect upon its passage and publication according to law.



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Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1774 and set for public hearing on Wednesday, June 17, 2026 at 7pm.

Roll Call

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

Resolutions:

RESOLUTION # 26-052 Payment of Bills (05/20/26)

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			✓			



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RESOLUTION # 26-053

Authorize Fire and Safety Ladder Repairs (Co-Op Award)

A RESOLUTION AUTHORIZING THE PROCUREMENT OF FIRE AND SAFETY SERVICES THROUGH THE HGAC COOPERATIVE PURCHASING PROGRAM (#082025-PMI) FOR VARIOUS LADDER REPAIRS TO THE KEANSBURG FIRE DEPARTMENT

WHEREAS, the Borough of Keansburg has a need to procure specialized fire and safety services for the maintenance and repair of fire department equipment; and

WHEREAS, the Borough is a member of the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program, which has awarded Contract #082025-PMI for such services; and

WHEREAS, pursuant to N.J.S.A. 40A:11-11(5), the Borough may utilize cooperative purchasing agreements to procure goods and services without the need for local competitive bidding; and

WHEREAS, the Borough has received a proposal from Fire & Safety Services, located at 200 Ryan Street, South Plainfield, New Jersey 07080, under HGAC Contract #082025-PMI, for various ladder repairs to the Keansburg Fire Department; and

WHEREAS, the total cost of the services to be provided is in the amount of \$19,629.84; and

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

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

1. The Mayor and Borough Clerk are hereby authorized to execute any and all documents necessary to procure fire and safety services from Fire & Safety Services through HGAC Contract #082025-PMI.
2. The Borough hereby approves the expenditure of \$19,629.84 for various ladder repairs to
3. A certified copy of this Resolution shall be forwarded to the Chief Financial Officer, the Borough Clerk, and Fire & Safety Services.
4. 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			✓			



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RESOLUTION # 26-054 Authorize Cancellation of Capital Fund Grants and Appropriation Balances

RESOLUTION OF THE GOVERNING BODY OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AUTHORIZING THE CANCELLATION OF CAPITAL FUND GRANT BALANCES AND CAPITAL FUND APPROPRIATION BALANCES

WHEREAS, the Chief Financial Officer has reviewed the Capital Fund of the Borough of Keansburg and has identified certain grant receivable balances and corresponding unexpended capital appropriation balances that are no longer required; and

WHEREAS, these balances relate to capital projects that have been completed, closed out, or otherwise determined to no longer require the remaining funding; and

WHEREAS, the cancellation of these balances is necessary to properly reflect the financial position of the Capital Fund and to comply with the requirements of generally accepted accounting principles; and

WHEREAS, the Chief Financial Officer has recommended that the following capital fund grant receivable balances be canceled:

- **Grant Receivable:** \$125,075.10 – Ord#1477-Main Street Business Improvements
- **Grant Receivable:** \$ 4,754.52–Ord#1617-Twilight Ave. Road Improvements
- **Grant Receivable:** \$ 23,398.40–Ord#1640-Highland Blvd Phase II Improvements
- **Grant Receivable:** \$ 53,359.87–Ord#1346-Bicycle/Pedestrian Improvements

WHEREAS, the Chief Financial Officer has further recommended that the following unexpended capital appropriation balances be canceled:

- **Ord No. 1062/1253:** \$49,715.08 – RCA/Mt Laurel Housing
- **Ordinance No. 1145:** \$ 6,367.67 – Underground Storage Tanks
- **Ordinance No. 1320:** \$ 326.78 – Carr Avenue Road improvements
- **Ordinance No. 1322:** \$ 193.49 – Various Road Improvements
- **Ordinance No. 1325:** \$ 6,355.76 – Library/Recreation Fields
- **Ordinance No. 1352:** \$80,740.60 – Park Improvements
- **Ordinance No. 1448:** \$ 2,009.00– Truck/Solar Panels
- **Ordinance No. 1467:** \$ 528.34 – Strom Water Improvements
- **Ordinance No. 1494:** \$ 100.00 – Park Improvements
- **Ordinance No. 1510:** \$ 5,768.85 – Main Street Improvements
- **Ordinance No. 1522:** \$31,868.19 – Terrace Place Road Improvements
- **Ordinance No. 1524:** \$ 37.08 – Various Road Improvements
- **Ordinance No. 1525:** \$.09 – Tennis Court Improvements



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- **Ordinance No. 1526:** \$ 3,309.32 – Bulkhead Creek Improvements
- **Ordinance No. 1549:** \$16,761.61 – Outfall Pipe Improvements
- **Ordinance No. 1547:** \$ 1,981.57 – Acquisition of Property

WHEREAS, the cancellation of these balances will result in the return of unexpended funds to the Capital Improvement Fund or the reduction of unfunded balances, as applicable.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Keansburg, that the above-referenced Capital Fund grant receivable balances and capital appropriation balances are hereby canceled; and

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized and directed to make the appropriate entries in the Capital Fund to reflect these cancellations; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Chief Financial Officer and the Municipal Auditor as required.

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 # 26-055

Approval of Personnel Contract – R. O'Hare

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg do authorize the Mayor and the Municipal Clerk to execute the Extension of Personnel Contract as presented to Mayor and Council between the Borough of Keansburg and Raymond B. O'Hare; and

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



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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 # 26-056

Authorize Change Order for Extension of Contract Time - Beaconlight

RESOLUTION AUTHORIZING A CHANGE ORDER FOR AN EXTENSION OF CONTRACT TIME

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

WHEREAS, during the construction, varied delays due to severe weather and rain, difficult trench dewatering, unknown/unforeseen utility conflicts, and field adjustments/redesign associated with the Beaconlight Avenue Roadway Improvements have caused the construction to extend beyond the extended completion date of May 1, 2026, thereby requiring an extension of time for the completion of the project; and

WHEREAS, Jads Construction Co. of South River, NJ submitted a proposed change order requesting an extension of time beyond the original contract completion date of November 4, 2025 to a new completion date of June 12, 2026. The requested extension of time will not result in any changes to the original scope of work nor contract amount of \$673,305.34; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would extend the contract completion date to June 12, 2026; and

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

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

1. The change order for the Beaconlight Avenue Roadway Improvement Project, which was awarded to Jads Construction Co. of South River, NJ for an extension of the contract completion date to June 12, 2026 is hereby approved,



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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 # 26-057

Authorize Fair and Open for Professional Services – Real Property Reassessment Services

WHEREAS, the Borough of Keansburg has determined that reassessment-related property inspection services are necessary in connection with the Borough's assessment maintenance and annual reassessment program for tax years 2026 through 2031; and

WHEREAS, the Borough anticipates that the aggregate cost of such services may exceed the applicable bid threshold established under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the Local Public Contracts Law authorizes the use of Competitive Contracting for specialized services, including appraisal and reassessment-related services pursuant to N.J.S.A. 40A:11-4.1 et seq.; and

WHEREAS, the Borough desires to solicit proposals for such services through a fair and open process in accordance with applicable law; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.3, the Competitive Contracting process may be administered by the Borough Administrator and/or Municipal Attorney;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, that the use of Competitive Contracting is hereby authorized for the solicitation of proposals for reassessment-related property inspection services; and



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BE IT FURTHER RESOLVED, that the appropriate Borough officials are hereby authorized to prepare, publish, and administer the Request for Proposals and related procurement documents in accordance with the Local Public Contracts Law and all other applicable 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 # 26-058

Appointment of Special Officers 2026

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

Jack M. Allen

Hudson R. Williams

As Special Law Enforcement Police Officers Class II; and,

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

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			✓			



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RESOLUTION # 26-059

Waive Age Limitation – Membership to Fire Department Fire Police

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that it does hereby waive the age limit requirement for membership with the Borough of Keansburg Fire Department Fire Police following individual:

Steven Davis

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 # 26-060

Payment of Bills (05/20/26) 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			✓			



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RESOLUTION # 26-061

CY2026 Municipal Budget Adoption Resolution

NOTE: A copy of the municipal budget is available in the Municipal Clerk's Office for review and also on the Municipal website, www.keansburgnj.gov under the Government tab.

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 # 26-062

Appointment to the Housing Authority – C. Ryan

BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that it does hereby appoint:

Catherine Ryan

To the Housing Authority

for the Borough of Keansburg

for an unexpired term commencing on May 20, 2026 and expiring on April 1, 2028.

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	✓		✓			



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Francis Mullan
Borough Engineer

Gave an overview of Resolution #26-063. The action will now include the Grandview Apartments in the Housing Element and Fair Share Plan (Affordable Housing Plan)

RESOLUTION # 26-063 Amendment to the Affordable Housing Plan – (Grandview Inclusion)
**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG
AUTHORIZING BOROUGH PROFESSIONALS TO PREPARE AN AMENDMENT TO THE
HOUSING ELEMENT AND FAIR SHARE PLAN.**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”) which governs how municipalities will comply with their affordable housing obligations for the Fourth Round (2025-2035); and

WHEREAS, the Amended FHA required municipalities, amongst other items, to adopt a Housing Element and Fair Share Plan (“HEFSP”) outlining its affordable housing obligations by June 30, 2025; and

WHEREAS, on June 24, 2025, the Borough Planning Board adopted an HEFSP, which was endorsed by the Borough Council on June 25, 2025, which resolved its entire outstanding affordable housing obligations through the end of the Fourth Round (2025-2035), with 40 surplus credits which may be applied against future obligations of the Borough; and

WHEREAS, the Borough only received comments on its HEFSP before the August 31, 2025, objection deadline from the Fair Share Housing Center (“FSHC”), which required minor changes to the Borough’s documents; and

WHEREAS, the Borough and FSHC worked through the issues addressed in FSHC’s letter, which resulted in the Court’s Order granting a Certification of Compliance dated April 15, 2026, with minor conditions noted, which grants the Borough immunity from Builder’s Remedy lawsuits through July 1, 2035; and

WHEREAS, the Affordable Housing Alliance, who owns the Grandview Apartments within the Borough, located at Block 15, Lot 2 and Block 53, Lot 1 on the official tax maps of the Borough, has requested inclusion within the HEFSP in order to access additional tax credit funding mechanisms for the construction of a 131 unit, 100% affordable housing project, in furtherance of the Grandview Apartments Redevelopment Plan; and



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WHEREAS, the Borough is amenable to the Grandview Apartments' inclusion within the Borough's HEFSP, via an amendment to the HEFSP, as an additive measure that the Borough shall not rely upon in addressing the Borough's current affordable housing obligations, and therefore shall have no obligation to fund financial shortfalls; and

WHEREAS, the Borough Council seeks to authorize the Borough professionals to prepare an amendment to the HEFSP for that purpose; and

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

1. The Borough Council of the Borough of Keansburg hereby authorizes the appropriate Borough professionals to begin preparation of an amendment to the HEFSP to include the Grandview Apartments site as an additive measure which shall not create the responsibility for the Borough to fund any shortfalls.
2. The Borough Council hereby authorizes the appropriate Borough professionals, including but not limited to the Borough's affordable housing counsel and planner, to take the necessary steps to carry out the intent of this resolution, which may include same with the Court.
3. 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	✓		✓			

Communications:

Communication from Youth in Government Day Students

Keansburg High School Students participated in a Youth in Government Day in the Borough. Students "shadowed" staff members and participated in creating their own Resolution to be presented to Mayor and Council.

Mayor Hoff spoke briefly about the day and relayed the fact that one of the Student's Resolution Recommendations was already being acting upon. (Collins Field Improvements). The Mayor thanked all involved in the Youth in Government Day program.



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Discussion:

Department Reports:

*Steve Ussmann
Water and Sewer Department*

No report at this time

*Joseph Steimel
Department of Streets and Roads*

No report at this time

Police Chief Burton

Report on file

*Cliff Moore
Economic Development*

Report on file

Reported updated information

*Francis Mullan
Borough Engineer*

Reported on updates in report.

2025 Road Improvement contract awarded – start later in June.

Friendship Park project out to Bid – possibly award at June 17th meeting.

Mayor Hoff

Spoke about the Food Truck Fest and thanked the Memorial Day Parade Committee and Participants

Announced the sale of Banners and Signs for the 250th Anniversary

Announced the July 4th Celebrations taking place at Baywalk East from 12 to 9pm. Fireworks at 9:30pm

Wished all a safe and healthy Memorial Day



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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	✓					

Dan Olski
25 Hancock Street

Spoke about concerns about a letter he received.

Cynthia Hernandez
26 Bay Avenue and

Spoke about concerns with an Air B&B located at 28 Bay Avenue

Kathy O'Brien
30 Bay Avenue

Chris Hoff
2 Broander Place

At Parade, member of public needed medical assistance. Thanked Patrolman Neckles for his help.

Dean Foulks
18 Palmer Place

Teacher at Keansburg High School and Chaperone for Keansburg Youth in Government Day. Thanked Council and Staff for a fantastic day.

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			✓			



MAY 20, 2026 MEETING MINUTES

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 **May 20, 2026**

Attest:

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