



JUNE 17, 2026 MEETING Minutes

Mr. Cusick read the following:

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

Mr. Cusick asked all to rise and recite:

Salute to the Flag

Mr. Cusick took:

Roll Call

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

Meeting Minutes:

Meeting Minutes May 20, 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					✓	

Mayor Hoff joined the meeting at 7:10 pm

Presentation:

Eagle Scout Project – Lawrence McKeon Jr

Scout Lawrence McKeon is proposing to erect a bench at Forest Park in honor of his late father. His father, Lawrence McKeon, Sr., was raised in Keansburg and shared many happy stories of spending time with his family and friends at the park during his youth. The Borough Council consents to the addition of the bench at the park and wishes Lawrence much success with his Project.

REDEVELOPMENT AGENCY:



JUNE 17, 2026 MEETING Minutes

Presentation:

295 Main Street – Physical Therapy Office

Patrick Jeffrey appeared before the Borough Council in their capacity as the Borough's Redevelopment Agency in regard to an application for 295 Main Street. Mr. Jeffrey explained that the location is being considered for a physical therapy and acupuncture facility. This would be the second location for the proposed applicant. There would be no exterior changes to the building beyond signage. Mr. Jeffrey was reminded that the building is located at the intersection of two county roads and as such they may need to be consulted in regard to parking issues.

RESOLUTION # 26-080 REDEVELOPMENT AGENCY- 295 MAIN STREET

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency, received an application submitted by Marylee Capule for a proposed physical therapy facility to be located at 295 Main Street

WHEREAS, Mr. Patrick Jeffrey presented the application on behalf of Ms. Capule at the public meeting at which time the Borough Council reviewed the proposal and determined not to make any specific requests.

NOW, THEREFORE, BE IT RESOLVED that the application for a physical therapy facility to be located at 295 Main Street as submitted by Marylee Capule, is hereby ENDORSED by the Borough of Keansburg Redevelopment Agency to the Borough Zoning 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		✓	✓			

Redevelopment Agreement

Beachway II Redevelopment Agreement – Beachway Avenue Realty LLC
Block 184, Lot 1



JUNE 17, 2026 MEETING Minutes

Jessica CM Almeida, Esq., from the firm of McManimon, Scotland & Baumann, LLC, the Borough's Redevelopment counsel, appeared before Council to discussed the particulars of proposed Resolution # 26-068 to be considered by the governing body. The resolution will amend the original Beachway Avenue Redevelopment Plan and will allow the development of sixty-four (64) condominium units at Block 184, Lot 1-3.

Resolutions:

RESOLUTION # 26-068

Authorize Amended Redeveloper Agreement
Beachway Ave Block 1 84 Lot 1

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF AN AMENDED REDEVELOPMENT AGREEMENT WITH BEACHWAY AVENUE REALTY, LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 184, LOTS 1

WHEREAS, by Resolution #171-A, dated July 27, 2005, the Mayor and Council of the Borough (the "**Governing Body**") determined to designate the area within the Borough's boundaries as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**LRHL**" or the "**Act**"); and

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

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

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

WHEREAS, on July 19, 2023, the parties executed a Redevelopment Agreement for the Property (the "Original Redevelopment Agreement") to, among other things, recognize the designation of the Property as an area in need of redevelopment and to establish certain requirements for redevelopment of the Property pursuant to the LRHL; and



JUNE 17, 2026 MEETING Minutes

WHEREAS, on December 17, 2025, the Borough approved Ordinance #1762 to adopt a new redevelopment plan limited to the Property (the “**Beachway Avenue II Redevelopment Plan**”) replacing the Original Redevelopment Plan governing redevelopment of the Property; and

WHEREAS, in fulfillment of the Borough’s objectives set forth in the Beachway Avenue II Redevelopment Plan, Redeveloper proposes to develop sixty-four (64) condominium units in three separate buildings of 4-story over surface parking (as more fully defined herein, the “**Project**”); and

WHEREAS, as a result of the foregoing, the Parties desires to amend the Original Redevelopment Agreement to reflect the development of the Project (the “**Amended Redevelopment Agreement**”).

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

1. The Borough hereby approves the Amended Redevelopment Agreement.
2. The Mayor is hereby authorized to execute the Amended Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.
3. This resolution shall take effect immediately.

Mr. Cusick asked for a roll call vote :

Roll Call

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



JUNE 17, 2026 MEETING Minutes

PUBLIC HEARING:

CDBG Public Hearing – Johnson Lane

At this time Borough Engineer Francis W. Mullan, PE CME (T&M Associates) presented to the Borough Council an application to be made to the Monmouth County Community Development Program for roadway and drainage improvements to Johnson Lane. Johnson Lane is a roadway connecting Main Street and Woodland Avenue which is in a flood-prone area. The area is predominately residential and the homeowners in the area have experienced flooding issues and were severely impacted by Superstorm Sandy. The roadway has not been addressed in any improvement projects over the past thirty years and is in desperate need of drainage improvements and roadway resurfacing.

Mr. Mullan shared detailed photographs of the roadway and the general vicinity with the governing body and the public in attendance. The Council members agreed that this roadway needs to be addressed and that they have received numerous complaints from the residents in that area over the years.

At this time there was a motion by Mr. Hoff, seconded by Mr. Donaldson, to open to the Public for any questions or comments. All in favor.

The Clerk announced the public hearing in regard to this proposed application, but no members of the Public chose to speak at this time.

There was a motion by Mr. Hoff, seconded by Mr. Donaldson, to close the Public Hearing. All in favor.

RESOLUTION # 26-081 CDBG APPLICATION FY2027

AUTHORIZING SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR FY 2027

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg does hereby approve the submission of an application for the consideration for funding under the Monmouth County Community Development Block Program for Fiscal Year 2027; and

BE IT FURTHER RESOLVED that the application to be submitted is for Johnson Lane Improvements; and



JUNE 17, 2026 MEETING Minutes

BE IT FURTHER RESOLVED that the Borough Council authorizes the Mayor, Borough Manager, Municipal Clerk and Borough Engineer to execute any and all documentation related to the application.

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	✓		✓			



JUNE 17, 2026 MEETING Minutes

ORDINANCES:

Second 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.

Parking Restrictions

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.



JUNE 17, 2026 MEETING Minutes

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 accept ADOPT the Ordinance 1744:

Roll Call

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

First Reading:

NO INTRODUCTION OF ORDINANCES AT THIS TIME



JUNE 17, 2026 MEETING Minutes

Resolutions:

RESOLUTION # 26-064 Payment of Bills (06/17/26)

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 # 26-065 Resolution Accepting the Municipal Audit for CY2025

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and



JUNE 17, 2026 MEETING Minutes

Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Committee of the Borough of Keansburg, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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			✓			



JUNE 17, 2026 MEETING Minutes

RESOLUTION # 26-066 Resolution Accepting the Municipal Audit for CY2025 Corrective Action Plan

Whereas, the Audit for the year ending December 31, 2025 has been previously received and reviewed by the Members of the Borough Council; and,

Whereas, the Recommendation of the CY2025 Audit does require that a corrective action plan be undertaken at this time.

Now, Therefore Be It Resolved that the Mayor and Members of the Borough Council hereby adopt the Corrective Action Plan, as submitted, by the Borough Manager as attached to this Resolution, as a matter of record.

Be It Further Resolved that a certified copy of this Resolution and the attached plan be forwarded to the State of New Jersey

CY 2025 CORRECTIVE ACTION PLAN

Recommendation	Explanation and Corrective Action	Implementation
Finding No. 2025-001 Internal control policies and procedures should be strengthened to ensure that all additional contract work and related expenditures are authorized through approved change orders and that written certification of available funds is obtained from the Chief Financial Officer prior to authorization.		

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			✓			



JUNE 17, 2026 MEETING Minutes

RESOLUTION # 26-067

2026-2027 Plenary License Renewal

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term of July 1, 2026 through June 30, 2027:

RESOLUTION #	LICENSE NUMBER	LICENSEE
26-067 A	1321-31-034-001	THE AMERICAN LEGION POST 273
26-067 B	1321-32-020-005	KEELENS BAR INC
26-067 C	1321-32-032-011	JERSEY SHORE BAR & GRILL INC - Pavilion
26-067 D	1321-33-007-012	Carr Liquor License LLC
26-067 E	1321-33-008-004	KIB ENTERPRISES INC-Marina Inn
26-067 F	1321-33-012-009	2 Carr Avenue LLC
26-067 G	1321-33-013-008	1 Carr Avenue LLC
26-067 H	1321-33-014-006	KB 2 Beachway LLC
26-067 I	1321-33-015-007	HEIDELBERG BAR & GRILL INC
26-067 J	1321-33-018-005	JAX KEANSBURG-Applejacks
26-067 K	1321-33-025-013	KEANSBURG LIQUOR INC – Nappy’s
26-067 L	1321-33-029-009	JERSEY SHORE BAR & GRILL INC-Fish & Sips
26-067 M	1321-33-031-010	RDS Bar & Restaurant LLC
26-067 N	1321-44-004-005	KBC Liquor LLC

BE IT FURTHER RESOLVED that the MUNICIPAL CLERK may issue the **2026-2027 LICENSE** for the above listed licensees.

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			✓			



JUNE 17, 2026 MEETING Minutes

RESOLUTION # 26-067D

2026-2027 Plenary License – Authorize Plenary Renewal and Active Use Extension – Carr Avenue Liquor

Whereas, pursuant to N.J.S.A. 33:1-12.39, an inactive Class C license may not be renewed after two consecutive inactive license terms unless the municipal issuing authority grants an extension; and

Whereas, the Licensee is granted an Active Use Extension in good faith on the condition they continue to seek the placement of the License into an active use status with a restaurant/business establishment with the municipality, and

Whereas the Borough of Keansburg Council finds that the Licensee has shown good cause for the continued inactive status of the License and that granting an Active Use Extension is in the best interests of the municipality.

BE IT RESOLVED, that the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey hereby grants an Active Use Extension to License #1321-33-007-012, Carr Avenue Liquor License.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that a Plenary Retail License be granted to the following licensee for the term of July 1, 2026 through June 30, 2027:

RESOLUTION #	LICENSE NUMBER	LICENSEE
26-067 D	1321-33-007-012	Carr Liquor License LLC

BE IT FURTHER RESOLVED that the MUNICIPAL CLERK may issue the **2026-2027 LICENSE** for the above listed licensees.

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 #26-068 voted on earlier in the meeting



JUNE 17, 2026 MEETING Minutes

RESOLUTION # 26-069

Affordable Housing Amendment – Spending Plan

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG APPROVING AN AMENDED FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN AND REQUESTING PROGRAM AND COURT APPROVAL OF THE SPENDING 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 Administrative Office of the Courts issued Directive #14-24 (“AOC Directive #14-24”), governing how municipalities file their compliance documents with the Affordable Housing Dispute Resolution Program (“the Program”); and

WHEREAS, the Amended FHA, AOC Directive #14-24, and applicable regulations, inclusive of the recently adopted N.J.A.C. 5:99, require a spending plan which projects anticipated revenues to the Borough’s Affordable Housing Trust Fund and describes the anticipated expenditures of funds; and

WHEREAS, the Borough adopted a spending plan pursuant to N.J.A.C. 5:99, however must amend the plan to include a line item for the Borough’s rehabilitation program; and

WHEREAS, the Borough seeks to adopt this amended spending plan to account for the Borough’s rehabilitation program; 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 approves the amended Fourth Round Spending Plan that is attached hereto as Exhibit A, and requests that the Program and/or the Court review and approve the Borough’s Fourth Round Spending Plan.
2. 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			✓			



JUNE 17, 2026 MEETING Minutes

RESOLUTION # 26-070

Affordable Housing Amendment – Rehab Manual

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF KEANSBURG ADOPTING AMENDED REHABILITATION MANUAL

WHEREAS, the Borough of Keansburg (the “Borough”) is constitutionally obligated under the Mount Laurel doctrine to provide a realistic opportunity for the construction of affordable housing for low- and moderate-income households; and

WHEREAS, the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., as amended by P.L. 2024, c.2 (the “Amended Fair Housing Act”), establishes procedures for municipalities to obtain judicial review and compliance certification of their affordable housing obligations; and

WHEREAS, the Borough timely filed a Resolution of Participation in the Affordable Housing Dispute Resolution Program and a Fourth Round Declaratory Judgment action in the Superior Court of New Jersey, Law Division, seeking a determination of its Fourth Round affordable housing obligations and continued protection from exclusionary zoning litigation; and

WHEREAS, as part of its Fourth Round affordable housing requirements, the Borough was required to adopt a Rehabilitation Manual; and

WHEREAS, the Borough adopted a Rehabilitation Manual that is consistent with the applicable statutes and regulations, however it is required to be amended to include the expenditures associated with the Borough’s rehabilitation program; and

WHEREAS, the Borough seeks to adopt this amended Rehabilitation Manual to include the costs associated with the Borough’s rehabilitation program; and

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

1. The Borough of Keansburg (“Borough”) does hereby adopt the amended Rehabilitation Manual attached hereto as Exhibit A.
2. This Resolution shall take effect immediately upon adoption according to law.



JUNE 17, 2026 MEETING Minutes

Mr. Cusick asked for a roll call vote :

Roll Call

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

RESOLUTION # 26-071

Affordable Housing Amendment – Marketing Plan

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF KEANSBURG ADOPTING AMENDED AFFIRMATIVE MARKETING PLAN

WHEREAS, the Borough of Keansburg (the “Borough”) is constitutionally obligated under the Mount Laurel doctrine to provide a realistic opportunity for the construction of affordable housing for low- and moderate-income households; and

WHEREAS, the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., as amended by P.L. 2024, c.2 (the “Amended Fair Housing Act”), establishes procedures for municipalities to obtain judicial review and compliance certification of their affordable housing obligations; and

WHEREAS, the Borough timely filed a Resolution of Participation in the Affordable Housing Dispute Resolution Program and a Fourth Round Declaratory Judgment action in the Superior Court of New Jersey, Law Division, seeking a determination of its Fourth Round affordable housing obligations and continued protection from exclusionary zoning litigation; and

WHEREAS, as part of its Fourth Round affordable housing requirements, the Borough adopted an Affirmative Marketing Plan; and

WHEREAS, the Borough seeks to adopt an amended Affirmative Marketing Plan to include additional community organizations and employers, pursuant to the Court’s Order dated April 13, 2026.

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

1. The Borough of Keansburg (“Borough”) does hereby adopt the amended Affirmative Marketing Plan attached hereto as Exhibit A.



JUNE 17, 2026 MEETING Minutes

2. 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 # 26-072

Authorize Execution of CO-OP Agreement CDBG Program 2027-2029

RESOLUTION NO. 26-072

RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE THE FY2027- FY2029 COOPERATION AGREEMENT WITH MONMOUTH COUNTY FOR COOPERATIVE PARTICIPATION IN THE COMMUNITY DEVELOPMENT PROGRAM PURSUANT TO THE INTERLOCAL SERVICES ACT

WHEREAS, certain Federal funds are potentially available to Monmouth County under Title I of the Housing and Community Development Act of 1974, as amended, commonly known as the Community Development Block Grant Program; and

WHEREAS, it is necessary to establish a legal basis for the County and its residents to benefit from this program; and

WHEREAS, a Cooperation Agreement has been adopted under which the **Borough of Keansburg** and the County of Monmouth in cooperation with other municipalities will establish an Interlocal Services Program pursuant to N.J.S.A. 40:8B-1; and

WHEREAS, it is in the best interest of the **Borough of Keansburg** to enter into the cooperation agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, that Cooperation Agreement between the County of Monmouth and Certain Municipalities located herein for the establishment of a Cooperative Means of Conducting certain Community Development Activities, a copy of which is attached, thereto, be and same is hereby approved.



JUNE 17, 2026 MEETING Minutes

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk be and same are hereby authorized to execute said agreement in accordance with the provisions of law; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its enactment.

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 # 26-073

Payment of Bills Addendum

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			✓			



JUNE 17, 2026 MEETING Minutes

RESOLUTION # 26-074

Rejection of Bids/Authorize Re-Bid of Project (Friendship Park Improvements)

Rejection of Bids and Authorization of Re-Bid (Friendship Park)

WHEREAS, four bids were received on Thursday, June 11, 2026 at the Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, NJ for the Improvements to Friendship Park; and

WHEREAS, as the bids exceeded project estimates, the Borough does hereby reject all bids.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Keansburg that the bids received in the matter of the Improvements to Friendship Park Project be rejected and the Borough Manager is hereby authorized to rebid the contract.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Borough Clerk to be a true copy be forwarded to:

- a. Borough Manager
- b. Borough Engineer
- c. Borough Qualified Purchasing Agent
- d. Borough Chief Financial Officer
- e. All known bidders

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 # 26-075

Rejection of Bids/Authorize Re-Bid of Project (Reconstruction of Tennis Courts)

Rejection of Bids and Authorization of Re-Bid (Tennis Courts)

WHEREAS, six bids were received on Tuesday, June 16, 2026 at the Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, NJ for the Reconstruction of the Tennis Courts at Collins Field; and

WHEREAS, as the bids exceeded project estimates, the Borough does hereby reject all bids.



JUNE 17, 2026 MEETING Minutes

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Keansburg that the bids received in the matter of the Reconstruction of the Tennis Courts at Collins Field Project be rejected and the Borough Manager is hereby authorized to rebid the contract.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Borough Clerk to be a true copy be forwarded to:

- f. Borough Manager
- g. Borough Engineer
- h. Borough Qualified Purchasing Agent
- i. Borough Chief Financial Officer
- j. All known bidders

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 # 26-076

Execution of Shared Services Agreement (Emergency Dispatch Services)

Authorize Execution of Shared Services Agreement with County of Monmouth for Dispatch Services

BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg does hereby authorize the execution of a Shared Services Agreement between the County of Monmouth, through the Monmouth County Sheriff's Office, Communications Division and the Borough of Keansburg dated June 17, 2026; and

BE IT FURTHER RESOLVED that this Agreement provides for emergency dispatch services for Police, Fire and Emergency Medical Services from the County of Monmouth to the Borough of Keansburg for a time period of January 1, 2026 through December 31, 2030; and



JUNE 17, 2026 MEETING Minutes

BE IT FURTHER RESOLVED that the governing body authorizes the Borough Manager to execute the Agreement and the Borough clerk to attest to signature of the document; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution with the Agreement be forwarded to the Borough Manager, Chief of Police 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 # 26-077

Approval of Close-out of the Pickleball Court Project at Collins Field

VARIOUS PARK IMPROVEMENTS PROJECT COMPLETION – CLOSING STATEMENT PICKLEBALL COURT at COLLINS FIELD

WHEREAS, the Monmouth County Board of Commissioners has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and

WHEREAS, the Borough of Keansburg entered into a Municipal Open Space Program Agreement with the County of Monmouth on September 23, 2025 that provided for Various Park Improvements under Application Number 2024-025 that required certain conditions be met by the Borough of Keansburg prior to receipt of the aforesaid funds: and

WHEREAS, the Monmouth County Park System requires a certified copy of a resolution of the governing body determining that the project aforesaid was finally complete and a closing statement of “Final Change Order” adopted by the governing body.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that all conditions of the Municipal Park Agreement have been satisfied by the Borough of Keansburg and that the project has been completed; and



JUNE 17, 2026 MEETING Minutes

BE IT FURTHER RESOLVED that the Borough of Keansburg made final payment to the contractor, Fiore Paving Company, Inc., per the September 17, 2025 letter of the Borough Engineer, T & M Associates, and that payment was made per voucher on October 15, 2025 under Check # 056890 which are hereby attached and on file with the Municipal Clerk's office of the Borough of Keansburg.

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 # 26-078

Professional Services Agreement (Tennis Courts Re-Construction)

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

Collins Park Tennis Courts

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 \$46,000.00

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

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

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

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

Patrick DeBlasio

Patrick DeBlasio CFO

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



JUNE 17, 2026 MEETING Minutes

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 # 26-079

Professional Services Agreement (Friendship Park Improvements)

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

T and M Associates

is hereby appointed as Borough Engineer for engineering services for

Engineering Services Proposals

Friendship Park Improvements

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 \$37,000.00
2. The attached contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached proposal shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio

Patrick DeBlasio CFO

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

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



JUNE 17, 2026 MEETING Minutes

Mr. Cusick asked for a roll call vote :

Roll Call

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

Resolution #26-080 voted on earlier in the meeting

Resolution #26-081 voted on earlier in the meeting

Communications:

Department Reports:

<i>Water and Sewer Department</i>	<i>No report at this time</i>
<i>James Della Pietro Department of Streets and Roads</i>	<i>No report at this time</i>
<i>Police Chief Burton</i>	<i>Written report filed with the Borough Council</i>
<i>Cliff Moore Economic Development</i>	<u>Update on Businesses in works:</u> • Case Karate – 65 N 36: Soft Opening July 22nd • Log & Hatchet Productions – 61 Main St: Opening date not set. • Comic Book Store – Approved, cleaning out store: online before opening retail • Nutrition Kitchen – 32 Church Street. Closed on Building 6/11 – 12 weeks of construction Mid to end of Sept target opening. • Supermarket – Health Inspection Monday. • Nail Salon (319 Main Street 7-11 Plaza) – State approved. Construction going on • Event storage space warehouse – (319 Main Street 7-11 Plaza) Background Check



JUNE 17, 2026 MEETING Minutes

	• Keansburg Ice Cream & Desserts (319 Main Street 7-11 Plaza) – Construction on going. Approved by Health Dept. Permits. Looking for early July opening. • 295 Main Street – Tentative Physical Therapy – Presentation Revitalization <u>New Business Inquiries</u> • Dragons Fight Club - Karate & Boxing (319 Main Street 7-11 Plaza) Zoning Application Submitted <u>NRTC Update</u> • Attended Neighborhood Cleanup – June 6th: 40 people attended. • Initial Application was made to Dept of Consumer Affairs <u>Misc:</u> • Circle K is changing its' name to Grand Market. Same owners. • Attended Open for Business in Monmouth Press Conference: June 11th at Bell Works Fort Monmouth. County would like to participate and share Small Business Openings throughout the county.
Francis Mullan Borough Engineer	<i>Mr. Mullan, Borough Engineer, followed-up on the monthly report to announce that the Beaconlight Project is near completion. The roadway improvement project addressing Park Avenue, East Church Street and Leroy Place has commenced.</i>
Council Reports	<i>Council Reports:</i> <i>Councilman Michael Donaldson presented the Council with a petition circulated amongst residents on Carr Avenue requesting that Carr Avenue between Church</i>



JUNE 17, 2026 MEETING Minutes

	<i>Street and Beech Street become a one-way street. This matter will be referred to the Borough Manager and Police Department.</i> <i>Mayor Hoff congratulated the graduates of Bolger School and the Keansburg Preschool both of whom had ceremonies today. Congratulations to the High school graduates who will have their ceremony the next day. The Mayor reminded residents of the Family Fun Fest on July 3rd which will feature a live band and fireworks as well as the concert series which will kick off on July 10th.</i>
--	---



JUNE 17, 2026 MEETING Minutes

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	✓		✓			

Michael Aragones, Kristine Gunningham and Marina Romo, all members of the Keansburg Garden Club, appeared before Council to report on their recent activities which included a poppy seed distribution at the American Legion, blueberry raffle on Facebook, improvements to the garden at the Viking House. The Club meets the last Tuesday of each month at 7 p.m.

Councilman Cocuzza asked if the Club would consider addressing the landscape at the Cemetery on Leroy Place.

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	✓		✓			



JUNE 17, 2026 MEETING Minutes

Executive Session:

Mr. Cusick asked for a roll call vote to CONVENE an Executive Session::

Roll Call

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

Executive Session convened. Personnel.

Mr. Cusick asked for a roll call vote to EXIT an Executive Session::

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			✓			



JUNE 17, 2026 MEETING Minutes



I, Thomas P. Cusick, 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 **June 17, 2026**

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg