

July 1, 2026 MEETING MINUTES

27th REORGANIZATION

Mr. Cusick read the following

The 27th Reorganization Meeting of the Mayor and Council
is held this 1st day of July, 2026 at Noon,
at the Municipal Building,
29 Church Street, Keansburg, NJ
in accordance with Revised Statutes of the State of New Jersey and
the provisions of Council-Manager Plan B 40:69A-99
of the New Jersey Statutes.

**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**

Salute to the Flag

The Salute to the Flag was led by resident Martin Haughian who was recently sworn in as an American Citizen.

Benediction:

Rev. Richard Vila, Pastor of Saint Ann's Roman Catholic Church, opened the Meeting with a prayer for the Elected Officials and the residents of the Borough of Keansburg.

Mr. Cusick took:

Roll Call

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

Mr. Cusick announced the Election Results:

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

James Cocuzza	240
Michael Donaldson	241

**Oath of Office was administered to the
following**

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✿Oath of Office to recently elected Officials✿

The Oath of Office for the Honorable James Cocuzza was administered by his Son, Union Beach Mayor Charles Cocuzza.

The Oath of Office for the Honorable Michael Donaldson was administered by Keansburg Municipal Clerk, Thomas P. Cusick.

Mr. Cusick asked for a motion on the Selection of a Temporary Chairman

There was a motion by Mr. Hoff, seconded by Mr. Foley, to nominate Councilman Michael Donaldson as Temporary Chairman of today's Reorganization Meeting.

All in favor.

Nomination and Election of Mayor

At this time Chairman Michael Donaldson asked his fellow Council members for nominations for the Office of Mayor.

There was a motion by Mr. Cocuzza, seconded by Mr. Foley, to nominate George Hoff as Mayor of the Borough of Keansburg.

With no other nominations to be made Mr. Cusick took a roll call vote of the Borough Council for the selection of George Hoff as Mayor.

All in favor.

✿Oath of Office of Mayor✿

The Oath of Office for the Honorable George Hoff as Mayor of Keansburg was administered by his Brother, Board of Education President, Christopher J. Hoff.

Mr. Hoff began presiding over the Meeting at this time as Mayor.

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At this time Mayor Hoff asked for nominations for the office of Acting (Deputy) Mayor.

There was a motion by Mr. Donaldson, seconded by Mr. Cocuzza, to nominate Thomas Foley as the Acting (Deputy) Mayor of the Borough of Keansburg.

With no other nominations to be made Mr. Cusick took a roll call vote of the Borough Council for the selection of Thomas Foley as Acting (Deputy) Mayor.

All in favor.

✿Oath of Office of Deputy Mayor✿

The Oath of Office for the Honorable Thomas Foley as Deputy Mayor of Keansburg was administered by Mayor George Hoff

Resolutions:

Appointments by the Borough Council

RESOLUTION # 26-082 Appointment of Depositories

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

Amboy Bank
Bank of New York/National Community Division
New Jersey Cash Management Fund
Manasquan Savings Bank
Ocean First Bank
TD Bank
United Roosevelt
US Bank
Valley National Bank
Wells Fargo

be designated as the depositories for public money and other funds for the Borough of Keansburg.

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne					✓	

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Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			

RESOLUTION # 26-083

Appointment of Newspapers

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

BE IT FURTHER RESOLVED that in compliance with the provisions of P.L. 2025, Ch. 72, (NJSA 35:3-1 *et seq*) the Borough of Keansburg will publish the complete text of each legal notice, ordinance and resolution which may be obtained or viewed by the public on its official website. The same shall also be available on the Secretary of State's Legal Notice Portal (<https://nj.gov/state/statewide-legal-notices-list.shtml>), which is currently now available to the public, pursuant to P.L. 2025, Ch. 72. The State portal link update shall be posted with this notice when it becomes available.

The Borough reserves the right to also publish legal notices in circulated print newspapers distributed and / or accessible to the Borough of Keansburg; and

Those publications shall be and are hereby designated as the Official Newspapers for legal notices, ordinances, resolutions, audit reports and notices of any kind for the Borough of Keansburg, Monmouth County, New Jersey pursuant to R.S. 35:23-1.

**The Asbury Park Press, or
The Star Ledger, or
The Two River Times**

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 # 26-084
2028

Establish Council Meeting Calendar for July 2026 to June

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that pursuant to the Open Public Meetings Act (N.J.S.A. 10:18) that the Meetings of the Borough Council shall be established as follows:

July 15, 2026	Regular Meeting
August 19, 2026	Regular Meeting
September 16, 2026	Regular Meeting
October 21, 2026	Regular Meeting
November 10, 2026 (Second Tuesday)	Regular Meeting
December 16, 2026	Regular Meeting
January 6, 2027 (First Wednesday)	Conference Meeting
January 27, 2027 (Fourth Wednesday)	Regular Meeting
February 17, 2027	Regular Meeting
March 24, 2027 (Fourth Wednesday)	Regular Meeting
April 21, 2027	Regular Meeting
May 19, 2027	Regular Meeting
June 16, 2027	Regular Meeting
July 21, 2027	Regular Meeting
August 18, 2027	Regular Meeting
September 15, 2027	Regular Meeting
October 20, 2027	Regular Meeting
November 10, 2027 (Second Wednesday)	Regular Meeting
December 15, 2027	Regular Meeting
January 5, 2028 (First Wednesday)	Conference Meeting
January 26, 2028 (Fourth Wednesday)	Regular Meeting
February 16, 2028	Regular Meeting
March 15, 2028	Regular Meeting
April 19, 2028	Regular Meeting
May 17, 2028	Regular Meeting
June 21, 2028	Regular Meeting



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BE IT FURTHER RESOLVED that formal action may be taken at any Conference or Regular Meeting of the Borough Council at 7:00 p.m.; and

BE IT FURTHER RESOLVED that all Meetings shall take place in the Council Chambers of Keansburg Borough Hall, 29 Church Street, Keansburg, New Jersey; and

BE IT FURTHER RESOLVED that the Municipal Clerk shall post throughout the year a list of these meetings stating the time, date and place of each meeting, shall cause a notice of these meetings to be published in an Official Newspaper of the Borough and shall otherwise provide notice in accordance with the Open Public Meetings Act.

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 # 26-085

Appointment of Professionals

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:

John O. Bennett III Law Office of John O. Bennett III	Borough Attorney
Robert Allison Hodulik & Morrison	Borough Auditor
Meghan Bennett Gluck Walrath	Bond Counsel
Francis Mullan T & M Associates	Borough Engineer
Caroline Reiter T & M Associates	Borough Planner
Scott La Mountain	Prosecutor and Alternate
Raymond Raya	Public Defender
Meghan Bennett Gluck Walrath	Special Counsel – General
Jonathan Cohen Plosia Cohen Law	Special Counsel – Labor
William W. Northgrave McManimon, Scotland & Bauman	Special Counsel – Redevelopment
Jeffrey Surenian Surenian, Edwards & Nolan LLC	Special Counsel – Redevelopment Grandview Apartments

for the Borough of Keansburg for one year term commencing July 1, 2026 and expiring on June 30, 2027.

BE IT FURTHER RESOLVED that the Borough Manager and the Municipal Clerk are hereby directed to execute Professional Contracts with the above-named professionals

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 # 26-086

Appointment of Members to the Planning Board of Adjustment

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that

Board Member	Membership Class	for the term of
James Cocuzza	Be a Class I Member	July 1, 2026 through June 30, 2027
vacant	Be a Class II Member	July 1, 2026 through June 30, 2027
Michael Donaldson	Be a Class III Member	July 1, 2026 through June 30, 2027
Eileen Enright	Be a Class IV Member	July 1, 2026 through June 30, 2030
Jennifer Perkel	Be a Class IV Member	July 1, 2026 through June 30, 2030
Raymond Preston	Be a Class IV Member	July 1, 2026 through June 30, 2030
Michael Flynn	Be an Alternate Member	July 1, 2026 through June 30, 2028
Bernard Comey, Sr.	Be an Alternate Member	July 1, 2026 through June 30, 2028

Be and are hereby appointed to the Keansburg Planning Board of Adjustment

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 # 26-087

Appointment of Members to the Recreation Committee

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

Voting Members

Eileen Enright

Ginger Rogan

Tina Manoes

Raymond Preston

Michele Hoff

Brooke Clayton

Allison Kane

Melissa Shaw

Jeanette Haughian

Charlene Ford

As Members of the Keansburg Recreation Committee, for a term to run from August 1, 2026 to July 31, 2027

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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Open to the Public

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

Roll Call

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

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME

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

Roll Call

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



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At the request of Deputy Municipal Clerk Jo-Ann O'Brien, Mayor Hoff took this occasion of the Semiquincentennial to recognize the sacrifices of the Truax brothers who perished during the Revolutionary War.

Fireworks and festivities will be conducted at Baywalk East on July 3rd.

Mayor Hoff expressed his heartfelt thanks to his fellow Council members for their continued support.

Adjournment

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	✓		✓			



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 **July 1, 2026**

Attest:

Thomas P. Cusick

*Municipal Clerk
Borough of Keansburg*