



AUGUST 19, 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:

Roll Call

Mr. Cusick took:

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

Meeting Minutes:

Meeting Minutes July 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	✓		✓			

Resolutions:

RESOLUTION # 26-096 Payment of Bills (08/19/26)

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.



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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 # 26-097

Appointment of the Municipal Judge (2026-2029)

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

Nicole Sonnenblick

As Municipal Court Judge, effective September 1, 2026; and for a term to run from September 1, 2026 to August 31, 2029 and,

BE IT FURTHER RESOLVED, that the Borough Council that a certified copy of this Resolution be forwarded to the New Jersey Department of Personnel, Monmouth County Administrative of the Courts and the Borough of Keansburg Payroll Department.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be placed in Nicole Sonnenblick's personnel file.

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 # 26-098

Appointment to the Housing Authority (C. Ford)

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:

Charlene Ford

To the Housing Authority

for the Borough of Keansburg

for a term commencing on July 1, 2026 and expiring on June 30, 2031.

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 # 26-099

Authorize Change Order – Increase – Fire Truck

RESOLUTION AUTHORIZING CHANGE ORDER NO. 1

FF1 APPARATUS, LLC

WHEREAS, the Borough of Keansburg, County of Monmouth, State of New Jersey, previously entered into a contract with FF1 Apparatus, LLC, 34 Wilson Drive, Sparta, New Jersey 07871, for the purchase and/or provision of a custom apparatus; and

WHEREAS, the original contract amount was \$861,129.00; and

WHEREAS, it has been determined that a change to the contract is necessary to provide for the painting of the custom cab in a two-tone finish, which was not included in the original contract; and

WHEREAS, the cost associated with this change is \$3,692.00, resulting in a revised contract amount of \$864,821.00; and



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WHEREAS, the Governing Body of the Borough of Keansburg has reviewed and determined that the change order is necessary and in the best interests of the Borough; and

WHEREAS, this change order is being authorized pursuant to the provisions of **N.J.S.A. 40A:11-15 et seq.**, and all other applicable provisions of the New Jersey Local Public Contracts Law and regulations promulgated thereunder;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, that Change Order No. 1 to the contract with FF1 Apparatus, LLC, 34 Wilson Drive, Sparta, New Jersey 07871, in the amount of \$3,692.00 for the painting of the custom cab in a two-tone finish, is hereby authorized and approved.

BE IT FURTHER RESOLVED, that the original contract amount of \$861,129.00 is hereby increased by \$3,692.00, resulting in a revised contract amount of \$864,821.00.

BE IT FURTHER RESOLVED, that the appropriate Borough officials are hereby authorized and directed to execute any and all documents necessary to effectuate this Change Order and to take all actions necessary to implement the terms of this resolution.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be forwarded to FF1 Apparatus, LLC, the Chief Financial Officer, and any other appropriate Borough officials.

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 # 26-100

Award of Bid – Real Property Data Collection

WHEREAS, the Borough of Keansburg advertised and received one (1) bid for Real Property Data Collection; and

WHEREAS, one (1) bid were received and opened in public by the Borough Clerk; and

WHEREAS, the following bids were received:

Company Name	Base Bid
RDS, Realty Data Systems	\$118,510

WHEREAS, the Borough Attorney has reviewed the bids and has determined that RDS Realty Data System, Lincroft, NJ is the highest and responsible bidder for this Proposal.

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 Real Property Data Collection to RDS Realty Data System, Lincroft, NJ in the total amount of \$118,510; 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 RDS Realty Data System, Lincroft, NJ 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	✓		✓			



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RESOLUTION # 26-101 Appointment of Professionals 2026-2027 No. 2

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 Burton
CGP&H

Affordable Housing Agent

Bryan Morris
Phoenix Advisors

Borough Financial Planner

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	✓		✓			

RESOLUTION # 26-102 Authorize Termination of Master Deed – 139 Shore Blvd

RESOLUTION AUTHORIZING THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG TO OFFICIALLY VACATE, TERMINATE, EXTINGUISH, AND

DISCHARGE THE ON THE BAY CONDOMINIUM ASSOCIATION MASTER DEED PERTAINING TO THE PROPERTY LOCATED AT 139 SHORE BOULEVARD, KEANSBURG, NJ

WHEREAS, the Borough of Keansburg is a duly organized Municipal Corporation, operating and existing in accordance with the rules and regulations of the State of New Jersey and the Borough of Keansburg; and

WHEREAS, there exists within the Borough of Keansburg a property located at 139 Shore Boulevard, Keansburg, NJ, more formally identified as Block 33, Lot 12; and

WHEREAS, the said property previously contained four (4) residential units; and



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WHEREAS, a prior Owner of the property previously converted the units to a condominium form of ownership; and

WHEREAS, pursuant thereto, representatives of the prior Owner formed the “On the Bay Condominium Association;” and

WHEREAS, a Master Deed for the On the Bay Condominium Association was prepared, dated on or about February 23, 2007, and the same was recorded on or about March 08, 2007 in the Office of the Monmouth County Clerk in Deed Book 8634, Page 9137, as further amended in Deed Book 8672, Page 9928; and

WHEREAS, the Borough of Keansburg previously retained Special Counsel to institute an In Rem Foreclosure against three (3) of the four (4) then-existing residential units at the site; and

WHEREAS, the Borough of Keansburg previously acquired title to the fourth unit on the lot (through a negotiated purchase); and

WHEREAS, subsequent thereto, all four (4) units on the lot were demolished; and

WHEREAS, subsequent thereto, the On the Bay Condominium Association (with which the Borough of Keansburg had no official relationship) dissolved or otherwise became insolvent; and

WHEREAS, the subject 139 Shore Boulevard property is currently vacant, with no physical improvements located thereon; and

WHEREAS, on or about November 8, 2023, the Borough of Keansburg adopted an Ordinance (Ordinance # 1716) authorizing the subject vacant property to be sold, to the highest bidder; and

WHEREAS, the authorizing Ordinance of the Borough established a minimum bid price and set forth other requirements pertaining to the proposed sale of the subject property; and

WHEREAS, the highest bid was submitted by representatives of Sandy Beaches, LLC, at a purchase price of Two Hundred Twelve Thousand Dollars (\$212,000.00); and

WHEREAS, the Borough of Keansburg officially accepted the said bid as submitted by representatives of Sandy Beaches, LLC; and

WHEREAS, the Borough of Keansburg officially authorized the subject property to be sold to Sandy Beaches, LLC, at a price of Two Hundred Twelve Thousand Dollars (\$212,000.00); and



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WHEREAS, the Transferring Deed and other related documents were prepared and presumably executed; and

WHEREAS, subsequent thereto, the Purchaser's Title Company advised as to some potential issues associated with the Borough's quality of title associated with the 139 Shore Boulevard, Keansburg, NJ property; and

WHEREAS, the open title issues associated with the subject property include the following:

- A. A concern that when the Borough of Keansburg foreclosed on three (3) of the four (4) structures, the Borough did not foreclose on/against the On the Bay Condominium Association;
- B. A concern that On the Bay Condominium Association, a technically defunct entity, still has a potential interest in the common areas (which were a part of the Association premises); and
- C. A concern that the On the Bay Condominium Association Master Deed needs to be vacated.

WHEREAS, the existence of the aforesaid Title issues has prevented the closing from being finalized; and

WHEREAS, the existence of the aforesaid Title issues prevents the Borough from collecting the Two Hundred Twelve Thousand Dollars (\$212,000.00) purchase price; and

WHEREAS, it appears that if the Borough of Keansburg, as current owner of the property, officially terminates/voids/extinguishes/ends/vacates the On the Bay Condominium Association Master Deed, the title issues will be cleared, and the closing transaction can be consummated; and

WHEREAS, officially vacating the On the Bay Condominium Association Master Deed will likely avoid the need for the Borough to institute a re-foreclosure against the subject property; and

WHEREAS, a prompt closing of title and consummation of the transaction is in the best interest of the Borough of Keansburg, and the residents thereof;

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

- 1. That the Borough of Keansburg is hereby authorized to terminate/void/extinguish/end/vacate/discharge the On the Bay Condominium Association Master Deed pertaining to the subject 139 Shore Boulevard, Keansburg, NJ property (Block 33, Lot 12).
- 2. The Borough of Keansburg is hereby authorized to discharge the said On the Bay Condominium Association Master Deed.
- 3. That the Borough Manager, Borough Clerk, Mayor, Borough Attorney, and Special



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Counsel are hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Resolution, including the within Resolution, or a document substantially similar thereto.

4. That the Borough hereby authorizes the recording of the within Resolution in the Office of the Monmouth County Clerk.
5. That the within 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	✓		✓			

RESOLUTION # 26-103

Authorize Designation of Opportunity Zone

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF KEANSBURG SUPPORTING THE RECOMMENDATION OF UNITED STATES CENSUS TRACT 8017, FOR DESIGNATION AS A QUALIFIED OPPORTUNITY ZONE

WHEREAS, the federal Opportunity Zone Program was originally established under the Tax Cuts and Jobs Act of 2017 to encourage long-term private investment in economically distressed communities; and

WHEREAS, the Opportunity Zone Program was made permanent in 2025 and now provides for a new Opportunity Zone designation cycle every ten years; and

WHEREAS, the State of New Jersey, through the New Jersey Department of Community Affairs and the New Jersey Economic Development Authority, is accepting recommendations from municipalities and other interested stakeholders for the 2026 Opportunity Zone 2.0 designation cycle; and

WHEREAS, United States Census Tract 8017, identified by GEOID 34025801700 and located within the Borough of Keansburg, Monmouth County, has been identified as an eligible census tract that may be recommended for Opportunity Zone designation; and



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WHEREAS, Opportunity Zone designation would allow qualifying projects and businesses located within Census Tract 8017 to attract investments made through Qualified Opportunity Funds in accordance with applicable federal requirements; and

WHEREAS, the designation itself does not provide a grant or guarantee that an investment will be made, but it creates an important economic development tool that can help Keansburg attract private investment; and

WHEREAS, Census Tract 8017 contains properties and areas with the potential to support housing, commercial, mixed-use and community development projects; and

WHEREAS, designation of Census Tract 8017 as an Opportunity Zone would complement the Borough's existing redevelopment plans, public improvements, housing initiatives and continuing efforts to revitalize the community; and

WHEREAS, the Mayor and Council believe that Opportunity Zone designation would help encourage new development, rehabilitate underused properties, expand housing opportunities, create employment, strengthen local businesses and increase the Borough's tax base; and

WHEREAS, the Mayor and Council wish to formally demonstrate their strong support for the designation of Census Tract 8017 as a Qualified Opportunity Zone.

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 Council formally support and recommend United States Census Tract 8017, for designation as a Qualified Opportunity Zone through New Jersey's 2026 Opportunity Zone 2.0 designation process.
2. The Mayor and Council authorize the Borough Administrator, Borough Clerk, Economic Community Development Coordinator Cliff Moore, and any other appropriate Borough officials or professionals to prepare, execute and submit the Stakeholder Recommendation Form and any supporting information or documents necessary to advance the Borough's recommendation.
3. The Borough Clerk is authorized and directed to provide a certified copy of this resolution for inclusion with the Borough's Opportunity Zone recommendation.
4. This resolution shall take effect immediately upon its adoption.



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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 # 26-104

Authorize Professional Services Agreement Pheonix Advisors-Danitom LLC

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

Phoenix Advisors

is hereby appointed as Financial Services Advisor for Danitom LLC Matter

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 Phoenix Advisors
in the proposal amount of \$5,000 base fee plus \$195 per hour
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



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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 # 26-105

Appointment to the Planning Board- Class II-C.Moore

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

Board Member	Membership Class	for the term of
Cliff Moore	Be a Class II Member	Unexpired term ending June 30, 2027

Be and is 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 # 26-106

Payment of Bills (08/19/26) 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	✓		✓			

Communications:

Municipal Court Judge Nicole Sonnenblick thanked the Borough Council for their confidence in reappointing her for a full term. It is an honor to serve the Community.

Steve Ussmann, Water Plant Superintendent, reported that flyers were mailed to customers explaining what steps should be taken in identifying connection pipes to their household. Information is also on the Borough website. There was a water main repair on Carr Avenue and a replacement of a fire hydrant on Campview Place. Both the repair and replacement were performed by Shore Site Development.

Public Works Superintendent James DellaPietro and Assistant Superintendent John Jelinski reported on blacktop repairs throughout the Borough and the preparation for the upcoming Floatopia Festival.

Police Chief Sandra Burton submitted a written report and was in attendance to answer any questions or concerns.

Cliff Moore, Economic Community Development Coordinator reported on the following:

New business openings last month:

Case Karate – 65 N 36: Opened – Ribbon Cutting took place July 25th



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Keansburg Ice Cream & Deserts - Opened (319 Main St, 7-11 Plaza)

Market Fresh Supermarket Opened – awaiting Ribbon Cutting /Grand Opening Details

Update on Businesses in works:

Log & Hatchet Productions – 61 Main St: Opening date not set.

Nutrition Kitchen – 32 Church Street. Under Construction 12 weeks of construction Mid to end of Sept target opening.

Nail Salon (319 Main Street 7-11 Plaza) – Awaiting State Inspection

Event storage space warehouse – (319 Main Street 7-11 Plaza)

Physical Therapy – 295 Main St

New Business – Board of Adjustment

Dragons Fight Club - Karate & Boxing – going before Board of Adjustment. 319 Main Street 7-11 Plaza)

Other Actions

Manasquan Bank – Tour and site visit took place August 11th with their

Business Development. They will contact Pat DeBlasio and continue discussion.

NRTC Tour with DCA – Recommended for approval by DCA awaiting designation from the Commissioner. Plan was submitted under the direction of DCA.

Application to be designated by the Governor to become an Opportunity Zone will be submitted by due date August 28th. Awaiting Letters of support.

Attended Webinar Thursday, Aug 13th.

Additionally, there should be a grand opening for Market Fresh on Saturday, September 19th at 10:30am.

Francis W. Mullan, P.E., C.M.E., Borough Engineer submitted a written report and announced that he will pursue a grant opportunity with New Jersey Department of Transportation for the Safe Streets to Schools program. The 2025 Roadway Improvement Project is proceeding close to schedule although there have been delays due to weather.

Councilman James Cocuzza reported that the new firetruck has been delivered to New Point Comfort Fire Company.

Mayor George Hoff reported on the Summer Concert series and the upcoming Floatopia festival and fireworks. Wishing a Happy Summer to all.

There was a motion by Mr. Hoff, seconded by Mr. Foley, to open to the Public. All in favor.



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Patricia Schoenfelder, 22 Beechwood Avenue, inquired into who bears the cost of the replacement of a water main pipe that has been determined to be lead or galvanized.

Mr. Ussmann explained that the Borough is responsible to the water meter and the property owner is responsible from there into the home.

Raymond O'Hare, Borough Manager, stated that the Water/Sewer Department would check into this specific matter.

There was a motion by Mr. Cocuzza, seconded by Mr. Donaldson, to close the public portion. All in favor.

At this time there was a motion by Mr. Hoff, seconded by Mr. Donaldson, to enter in Executive Session for the purpose of contract negotiations in which the Borough may be a party. All in favor.

EXECUTIVE SESSION CONVENED

There was a motion by Mr. Donaldson, seconded by Mr. Tonne, to return to the Regular Meeting and adjourn the Executive Session portion. All in favor.

With no further business to be discussed by the governing body there was a motion by Mr. Donaldson, seconded by Mr. Tonne, to adjourn the Meeting. All in favor.



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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 **August 19, 2026**

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg