SEPTEMBER 16, 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 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 August 19, 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 # 26-107 Payment of Bills (09/16/26)

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.

SEPTEMBER 16, 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 # 26-108 2026 Halloween Curfew

Whereas, Halloween will be celebrated on Saturday, October 31, 2026; and

Whereas, The Mayor and Council are concerned with the safety and well-being of our youth; and,

Whereas, it is in the best interests of the residents of the Borough of Keansburg that a curfew be imposed on October 30th and October 31st 2026; and,

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that a curfew of 7 pm be imposed within the Borough of Keansburg for all youth under the age of eighteen years on Friday, October 30th, 2026 and;

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Keansburg that a curfew of 7 pm be imposed within the Borough of Keansburg for all youth under the age of eighteen years on Saturday, October 31st, 2026 and,

BE IT FURTHER RESOLVED that Trick or Treating is allowed only between the hours of 12 pm (noon) through 7pm on Saturday, October 31st.

BE IT FURTHER RESOLVED that a 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	✓		✓			

SEPTEMBER 16, 2026 MEETING MINUTES

RESOLUTION # 26-109 Amendment to Redevelopment Agreement - Sackman

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH SACKMAN ENTERPRISES OF NJ, LLC, FOR THE REDEVELOPMENT OF CERTAIN PARCELS IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 184, A PORTION OF LOT 3.01, LOT 3.02 AND LOT 3.03

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.*, as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, to realize the development of the Redevelopment Area, the Borough has determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to *N.J.S.A.* 40A:12A-4(c); and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-4(c), the Borough Council, on July 27, 2005, adopted Resolution #171-A, determining that the entire Borough is an "area in need of rehabilitation," as defined in the Redevelopment Law; and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan was prepared and entitled 'Beachway Avenue Waterfront Redevelopment Plan' and initially adopted by the Borough Council via Ordinance No. 1403 on February 9, 2006 (the "**Initial Plan**"); and

WHEREAS, the Borough Council directed the Planning Board of the Borough (the "**Planning Board**") to investigate whether that certain area of the Borough, amongst other parcels, commonly known as Block 184, Lots 1, 3 (the former Lot 3 currently known as Lots 3.02 and 3.03) and a portion of 3.01 on the tax maps of the Borough (the "**Study Area**"), constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law; and

WHEREAS, the Planning Board conducted an investigation and prepared a study and map of the boundaries of the Study Area and made a recommendation to the Borough Council to designate amongst other parcels, Block 184, Lots 1, 3 (the former Lot 3 currently known as Lots 3.02 and 3.03) and a portion of 3.01 on the tax maps of the Borough, (the "**Study Area**") as an area in need of redevelopment; and

WHEREAS, based upon the recommendation of the Planning Board, the Borough Council on August 26, 2015, adopted Resolution #15-107 to designate the Study Area as an "area in need of redevelopment" ("**Redevelopment Area**") in accordance with the Redevelopment Law; and

WHEREAS, the Borough Council desired to amend the Initial Plan and engaged T&M Associates (the "**Borough Planner**") to undertake same; and

WHEREAS, on May 17, 2017, the Borough Council introduced Ordinance No. 1600 making certain amendments to the Initial Plan; and

WHEREAS, on June 12, 2017, in accordance with the Redevelopment Law, the Planning Board of the Borough reviewed those certain amendments to the Initial Plan and recommended the adoption of same; and

WHEREAS, on June 21, 2017, after reviewing the Planning Board's recommendation, the Borough Council adopted those certain amendments to the Initial Plan by Ordinance No. 1600 (the "**Redevelopment Plan**"); and

WHEREAS, the Redevelopment Plan was further amended pursuant to Ordinance No. 1667, adopted on February 17, 2021 to acknowledge that Block 184, Lots 1, 3.02, 3.03 and a portion of Lot 3.01 were designated as "areas in need of redevelopment" pursuant to Resolution No. 15-107, as well as various other amendments (the "**Amended Redevelopment Plan**," and together with the Initial Plan and the Redevelopment Plan, the "**Redevelopment Plan**"); and

WHEREAS, on December 11, 2019, the Borough conditionally designated Sackman Group, LLC as redeveloper of the Property for a period of sixty (60) days and on January 29, 2020, the Borough extended the conditional designation but corrected the name of the redeveloper to Sackman Enterprises of NJ, LLC, as Redeveloper of the Property in furtherance of the Borough's powers pursuant to the Redevelopment Law, which designation was extended by resolution adopted by the Borough Council on April 22, 2020, and further extended by Resolution 20-096, adopted on September 16, 2020, Resolution 21-008, adopted January 27, 2021 and Resolution 21-061, adopted June 16, 2021; and

WHEREAS, on July 21, 2021, the Borough Council adopted Resolution 21-090, confirming the designation of the Redeveloper as to Block 184, Lot 3.02 of the Redevelopment Area, and authorizing the execution of a redevelopment agreement between the Borough and the Redeveloper; and

WHEREAS, on August 18, 2021, the Borough Council adopted Resolution 21-098, clarifying Resolution 21-090 to reflect that, in addition to Block 184, Lot 3.02, Redeveloper was to be designated as the redeveloper of Block 184, a portion of Lot 3.01 (which portion is more specifically described in the legal descriptions attached to the Redevelopment Agreement, (which term is defined herein below), and Block 184, Lot 3.03 (Block 184, a portion of Lot 3.01, Lot 3.02 and Lot 3.03 collectively referred

to herein as the "**Property**") in furtherance of the Project (as such term is defined in the Redevelopment Agreement); and

WHEREAS, the Borough and Sackman Enterprises of NJ, LLC (the "**Redeveloper**") previously executed a Redevelopment Agreement dated September 22, 2021 (the "**Redevelopment Agreement**"); and

WHEREAS, in conjunction with the Redevelopment Agreement, Redeveloper has contracted to purchase from the Borough and the Borough has agreed to sell to Redeveloper Lot 3.02 in Block 184 (formerly part of Lot 3 in Block 184), which property is within the Redevelopment Area; and

WHEREAS, a tidelands grant from the New Jersey Department of Environmental Protection ("**NJDEP**") Tidelands Council is necessary for the construction by Redeveloper of the Project on the Property, as set forth in the Redevelopment Agreement; and

WHEREAS, the Borough has been advised that the NJDEP Tidelands Council has established the consideration for the grant to be $1,591,173.00 (the "**Fee**"); and

WHEREAS, Redeveloper has agreed to pay the Fee, which amount will be included in the costs to be covered by the Redevelopment Area Bond to be issued pursuant to that certain Master Financial Agreement between the Parties, dated October 29, 2021, and as amended by that certain Amendment to Master Financial Agreement (approved by Ordinance #1763 on January 28, 2026); and

WHEREAS, as a result of the foregoing, the Borough desires to amend the Redevelopment Agreement as outlined above and more fully as reflected in the form attached hereto as Exhibit A (the "**First Amendment**"); and

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

1. The Borough hereby approves the First Amendment to the Redevelopment Agreement.

2. The Mayor is hereby authorized to execute the First Amendment to the Redevelopment Agreement, in substantially the form on file with the Borough Clerk and attached as Exhibit A hereto, 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.

SEPTEMBER 16, 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 # 26-110 Authorize Execution of CO-OP Agreement CDBG Program 2027-2029 MODIFIED

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

WHEREAS, the Mayor and Council adopted Resolution # 26-072 on June 17, 2026 to authorize execution of a Cooperation Agreement with the County of Monmouth for cooperative participation in the Community Development Program;

WHEREAS, the Monmouth County Community Development office has been notified by HUD that the agreements may need minor modifications.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the governing body does hereby authorize the Mayor and Municipal Clerk to execute the modified Cooperation Agreement between Borough and the County of Monmouth.

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	✓		✓			

SEPTEMBER 16, 2026 MEETING MINUTES

RESOLUTION # 26-111 Payment of Bills (09/16/26) ADDENDUMS #1 and #2

ADDENDUMS # 1 & # 2

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

BE IT FURTHER RESOLVED that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 26-112 **AWARD OF IMPROVEMENTS TO COLLINS FIELD TENNIS COURTS**

WHEREAS, the Borough of Keansburg advertised and received four (4) bids for the Reconstruction of Collins Field Tennis Courts; and

WHEREAS, the bids were received and opened in public by the Municipal Clerk on September 15, 2026 with the following results:

Company Name	Base+ Alt B Bid Total
Shore Top Construction Corporation	$376,020.00
GE Construction Services, LLC	378,590.00
Senco Metals, LLC	399,450.00
Fiore Paving Company, Inc.	407,286.00

WHEREAS, the Borough Engineer has reviewed the bids, forwarded the bid documents to the Borough Attorney, and has determined that Shore Top Construction Corporation is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Engineer, the governing body does hereby award the bid for the Collins Field Tennis Court Improvements to Shore Top Construction Corp. in the total amount of $376,020.00.; and

BE IT FURTHER RESOLVED that the award is subject to:

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, Borough Manager and Municipal Clerk are hereby authorized to execute the contract with Shore Top Construction Corporation after review by the Borough Attorney and the certification of 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 # 26-113 Rejection of Bids (Friendship Park

WHEREAS, one bid was received on Tuesday, September 15, 2026 at the Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, NJ for the Improvements to Friendship Park; and

WHEREAS, as the bid 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 opened on September 15, 2026 be rejected.

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					✓	

SEPTEMBER 16, 2026 MEETING MINUTES

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

RESOLUTION # 26-114 Award of Bid – Friendship Park - Lancha

WHEREAS, the Borough of Keansburg solicited three (3) informal bids for Improvements to Friendship Park; and WHEREAS, two (2) informal bids were received and opened by the Borough Engineer, T & M Associates; and WHEREAS, the following informal bids were received as follows:

Company Name	Base + Alt B Bid Total
Lancha Construction Corp	$51,432.81
JADS Construction	&76,675.00

WHEREAS, the Borough Engineer has reviewed the bids and recommends Lancha Construction Corp., 3090 Englishtown Road, Jamesburg, New Jersey, 08831 as the lowest responsible bidder capable of completing the Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, that based upon the recommendation of the Borough Engineer, the governing body does hereby award the informal bid for Improvements to Friendship Park to Lancha Construction Corp. in the total amount of$ 51,432.81; and

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the award is subject to: BE IT FURTHER RESOLVED that the Mayor, Borough Manager and Municipal Clerk are authorized to execute the contract with Lan cha Construction Corp. contingent upon certification pf 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	✓		✓			

SEPTEMBER 16, 2026 MEETING MINUTES

Communications:

- ***UPCOMING MEETINGS:***
  - *October 21, 2026*
  - *November 10, 2026 – Second Tuesday*
  - *December 16, 2026*
  - ***Keansburg Fire Department***

New Members

Gavin Anderson	*Keansburg EMS*
Brithany Gomez	*Keansburg EMS*
Kira Largmann	*Keansburg EMS*
Riley Troisi	*Keansburg EMS*

Department Reports:

DEPARTMENT REPORTS:

Steve Ussmann, Water Plant Superintendent, reported that the fourth quarter bills will be mailed on September 21st. Hydrant flushing will commence the week of October 4th throughout the Borough. As of October 1st, a portion of our water supply will be from NJ American Water Company as per our existing contract. That particular contract runs to May 1st.

Police Chief Sandra Burton was in attendance for any questions or concerns. She supplied a written report to the governing body.

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

Update on Businesses in works:

- Log & Hatchet Productions – 61 Main St: Opening date not set.
- Nutrition Kitchen – 32 Church Street. Under Construction
  - Hood Installation, Equipment this week
- Event storage space warehouse currently moving in – (319 Main Street 7-11 Plaza)
- Physical Therapy – 295 Main Street: working on inside

New Openings:

- Market Fresh Supermarket Opened – Ribbon Cutting Sept 26th @ 9:30
- AnjNails Studio – (319 Main Street-7-11 Plaza) soft opening was Saturday September 12th

New Business – Board of Adjustment

- Dragons Fight Club - Karate & Boxing – going before Board of Adjustment.

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Misc.

- Manasquan Bank – Update
- Application to be designated by the Governor to become an Opportunity Zone application sent in.
- CDBG – Ballots due September 30th.
- NRTC – awaiting Commissioner Sign Off

Francis Mullan, P.E., C.M.E., of T & M Associates, Borough Engineer, submitted a written report and reported on the following:

Bids were received for improvements to the tennis courts and the governing body concurred with the recommendation of award (resolution 112 adopted at this meeting).

The 2025 Road Improvement Project is progressing and on schedule.

Awards have been made for improvements at Friendship Park, specifically the replacement of the gazebo and reconstruction of the sidewalks.

There is an on-going evaluation of the needs of the Borough's water company.

MAYOR and COUNCIL:

Mayor George Hoff reported on the following:

Floatopia held on Labor Day Weekend was a huge success. Beautiful fireworks display. Thanks to all for their work on this fun-filled event.

Many thanks to all who participated in the 9/11 Memorial, especially the EMS Council who sponsored the event. Very appreciative of the huge turnout.

Keansburg Day will be held on Saturday, October 3rd

Open to the Public:

A motion was made by Mr. Foley, seconded by Mr. Cocuzza, to open to the Public. All in favor.

Dave Lopez, 36 Moran Place, stated he was very happy with the roadway improvements on his street. There is a great crew working and they are very responsive to the residents and their concerns.

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Kristine Gunningham, 30 Howard Avenue, reported on the recent activities of the Keansburg Garden Club. The next meeting shall be held on September 29th at the Carr High Café. The Club will be removing the perennials from Friendship Park. Members are hoping to have a Garden Walk on June 26, 2027 throughout the Borough.

Upon a motion by Mr. Foley, seconded by Mr. Hoff, the public portion was concluded at this time. All in favor.

Executive Session:

At this time there was a motion made by Mr. Hoff, seconded by Mr. Donaldson, to convene an Executive Session. All in favor.

ATTORNEY/CLIENT PRIVILEGE

Upon a motion by Mr. Donaldson, seconded by Mr. Hoff, the Executive Session was concluded at this time. All in favor.

Adjournment

Upon a motion by Mr. Hoff, seconded by Mr. Cocuzza, the meeting was adjourned at this time. All in favor.

Established 1917

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 **September 16, 2026**

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg