MUNICIPAL COUNCIL REDEVELOPMENT AGENCY

OCTOBER 21, 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
✓	✓	✓	✓	✓

Mayor Hoff announced that the Parade Committee met prior to this Meeting and the date of the St. Patrick's Day Parade will be Sunday, March 21, 2027. The Grand Marshal shall be Deputy Police Chief Bryan King.

Oaths of Office were administered by Mayor George Hoff and Council.

Oath of Office:

Joseph Jankowski

Police Captain

Brian VonBargen

Police Lieutenant

Christopher Figaro

Police Sergeant

MUNICIPAL COUNCIL REDEVELOPMENT AGENCY

OCTOBER 21, 2026 MEETING MINUTES

Meeting Minutes:

Meeting Minutes September 16, 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			✓			

ORDINANCES:

First Reading:

Ordinance #1775 – Utility Rate 2027-2028

AN ORDINANCE AMENDING CHAPTER II (ADMINISTRATION), SECTION 30.11 (WATER/SEWER UTILITY) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that pursuant to N.J.S.A. 40A:31-10 and N.J.S.A. 40A:26A-10, the Borough may alter rates charged to users of water and sewer supply services, provided that the rates are proper and equitable; and

BE IT FURTHER ORDAINED by the governing body that the rates contained in Section 30.11(Water/Sewer Utility) be amended as follows:

SECTION 1:

Water - Sewer Utility:	**Effective January 1, 2027**	**Effective January 1, 2028**
Final Reading of Water Meter	$50.00	$50.00
Termination or Resumption of Service at Customer's Request:		
During Normal Business Hours of		
9 a.m. to 4 p.m. (Monday - Friday)	$75.00	$75.00
After Business Hours	$100.00	$100.00

OCTOBER 21, 2026 MEETING MINUTES

Resumption of Service after Shut-Off for Non-Payment		
During Normal Business Hours of		
9 a.m. to 4 p.m. (Monday - Friday)	$75.00	$75.00
After Business Hours	$100.00	$100.00
CONNECTION FEES:		
SANITARY SEWER SYSTEM	$2,500.00	$2,500.00
WATER DISTRIBUTION SYSTEM	$1,500.00	$1,500.00

OCTOBER 21, 2026 MEETING MINUTES

WATER & SEWER CUSTOMER RATES
USAGE AND DEBT SERVICE RATES FOR SEWER
(RESIDENTIAL)

WATER & SEWER RATES

WATER			SEWER		
GALLONS/UNIT	**RATE PER 1,000 GALLONS**		**GALLONS/UNIT**	**RATE PER 1,000 GALLONS**	
	2027	**2028**		**2027**	**2028**
1,000 to 15,000	$3.07	$3.14	1,000 Gallons	$64.33	$65.62
15,001 to 25,000	$3.30	$3.37	2,000 to 15,000	$0.68	$0.70
25,001 to 35,000	$3.55	$3.63	15,001 to 25,000	$0.78	$0.80
35,001 to 45,000	$3.77	$3.85	25,001 to 35,000	$0.91	$0.93
45,001 to 55,000	$4.14	$4.23	35,001 to 45,000	$1.06	$1.09
55,001 to 65,000	$4.35	$4.44	45,001 to 55,000	$1.26	$1.29
65,001 to 75,000	$4.59	$4.69	55,001 to 65,000	$1.43	$1.46
75,001 to 85,000	$4.83	$4.93	65,001 to 75,000	$1.60	$1.64
85,001 to 95,000	$5.19	$5.30	75,001 to 85,000	$1.78	$1.82
95,001 and OVER	$5.32	$5.43			

WATER SERVICE CHARGE		SEWER SERVICE CHARGE	
2027	**2028**	**2027**	**2028**
$79.66	$81.26	$67.40	$68.75

COMMERCIAL WATER & SEWER RATES	SEWER SERVICE CHARGE	
	2027	**2028**
ONE AND ONE-HALF TIMES THE WATER USAGE CHARGE	$67.40	$68.75
	WATER & SEWER SERVICE BASE CHARGE	
	2027	**2028**
	$147.06	$150.01

THEFT OF SERVICES/ UNMETERED USAGE	$500 **1ST OFFENSE**	$1000 **2ND OFFENSE**	CHARGES FILED **3RD OFFENSE**

WATER METER PRICES:

5/8" x ¾"	$175.00	$250.00

OCTOBER 21, 2026 MEETING MINUTES

1”	N/A	$350.00
1 ½ N/A	N/A	$600.00
2” N/A	N/A	$700.00
3” N/A	N/A	$2,415.00
4” N/A	N/A	$3,570.00

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

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

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

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

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1775 and set for public hearing on November 10, 2026 at 7pm.

Roll Call

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

Ordinance #1776 – Amendment to Amended Financial Agreement to Remove Block 12

ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY ADOPTING AN AMENDMENT TO THE AMENDED MASTER FINANCIAL AGREEMENT TO REMOVE CERTAIN PARCELS

WHEREAS, the Borough of Keansburg (the **"Borough"**) and Carr Beach Urban Renewal, LLC (the **"Entity"**) entered into that certain Master Financial Agreement dated October 29, 2021 (the **"Financial Agreement"**), as authorized by an Ordinance finally adopted by the Borough Council of the Borough (the **"Governing Body"**) on September 15, 2021 (the **"2021 Ordinance"**); and

OCTOBER 21, 2026 MEETING MINUTES

WHEREAS, in the Financial Agreement, the Entity, an affiliate of Sackman Enterprises of NJ, LLC, agreed, *inter alia*, to undertake and make good faith efforts to redevelop, in multiple phases, certain properties located within the Borough and identified therein (collectively, the **"Property"**) in order to revitalize the Borough's waterfront, including the demolition and new construction of approximately 737 multi-family residential units, approximately 69,000 square feet of retail space, parking, and various public improvements (collectively, the **"Project"**); and

WHEREAS, the Borough and the Entity subsequently entered into an Amendment to Master Financial Agreement dated August 25, 2026 (the **"Amendment"**), as authorized by Ordinance No. 1763, finally adopted by the Governing Body on January 28, 2026; and

WHEREAS, the Amendment revised certain provisions of the Financial Agreement, including updates to the Project phasing plan and the block and lot designations comprising the Property; and

WHEREAS, the parties have determined that the Financial Agreement and Amendment contains a clerical error relating to the identification of certain block and lot designations included within the Project; and

WHEREAS, Block 12, Lots 3, 4, 5, 6, 7, 8, 9 and 10 were inadvertently included in the Redevelopment Plan, and the governing body finds it appropriate to amend the Amendment to Master Financial Agreement to remove said parcels and accurately reflect the intended redevelopment area; and

WHEREAS, the Borough has determined it is in the best interest of the Borough to amend the Amendment to Master Financial Agreement in accordance herewith and in the form attached hereto as **Exhibit B**; and

NOW THEREFORE, BE IT ORDAINED by the Council of the Borough of Keansburg that the Amendment to Master Financial Agreement of the Borough of Keansburg is hereby amended to remove Block 12, Lots 3, 4, 5, 6, 7, 8, 9 and 10 in their entirety from the Financial Agreement.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1776 and set for public hearing on November 10, 2026 at 7pm.

Roll Call

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

OCTOBER 21, 2026 MEETING MINUTES

Ordinance #1777 – Amendment to Carr Avenue Redevelopment Plan (Block 12)

**ORDINANCE OF THE BOROUGH OF KEANSBURG,
COUNTY OF MONMOUTH, NEW JERSEY
ADOPTING AN AMENDMENT TO THE
CARR AVENUE CORRIDOR REDEVELOPMENT PLAN TO DELETE CERTAIN PARCELS
FROM THE PLAN**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq*. (**"Redevelopment Law"**), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on July 17, 2019, the Borough Council of the Borough of Keansburg (**"Borough Council"**) adopted Resolution 19-098, authorizing and directing the Planning Board of the Borough (**"Planning Board"**) to undertake a preliminary investigation and redevelopment study to determine whether the following properties: Block 10, Lots 1 and 3 through 9; Block 11, Lots 3, 8 and 9; Block 12, Lots 3 through 10; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8; Block 14, Lots 1, 1.02 and 2 through 9; and, Block 52, Lots 3 through 10, constitutes as an "area in need of redevelopment' as defined in the Redevelopment Law (**"Study Area"**); and

WHEREAS, on April 22, 2020, the Borough Council adopted Resolution 20-038, accepting the recommendation from the Planning Board and finding the Study Area to be a Redevelopment Area pursuant to the Local Redevelopment and Housing Law, *N.J.S.A*. 40A:12A-1 et seq.; and

WHEREAS, the Borough, through its planner, T&M Associates, prepared a redevelopment plan entitled "Carr Avenue Corridor Redevelopment Plan" (**"Redevelopment Plan"**), which provides for the redevelopment of the Study Area; and

WHEREAS, on July 21, 2021, the Borough Council adopted Ordinance 21-1679, adopting the Redevelopment Plan for the Carr Avenue Corridor; and

WHEREAS, Block 12, Lots 3, 4, 5, 6 ,7 ,8 ,9 and 10 were inadvertently included in the Redevelopment Plan, and the governing body finds it appropriate to amend the Redevelopment Plan to remove said parcels and accurately reflect the intended redevelopment area; and

WHEREAS, the Borough Council believes that amendment is in the best interest of the Borough, and

WHEREAS, the Borough Council referred the proposed amendment to the Planning Board for review and recommendation pursuant to *N.J.S.A.* 40A:12A-7(e); and

OCTOBER 21, 2026 MEETING MINUTES

WHEREAS, the Planning Board, at its meeting on November 9, 2026, reviewed and recommended that the amendment to the Redevelopment Plan, referred by the Council on October 22, 2026, be made to the Carr Avenue Corridor Redevelopment Plan.

NOW THEREFORE, BE IT ORDAINED by the Council of the Borough of Keansburg that the Carr Avenue Corridor Redevelopment Plan of the Borough of Keansburg is hereby amended to remove Block 12, Lots 3, 4, 5, 6 ,7 ,8, 9 and 10 in their entirety from the Redevelopment Plan and the boundaries of the Redevelopment Area depicted therein.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1777 and set for public hearing on November 10, 2026 at 7pm.

Roll Call

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

Ordinance #1778 – Amending Building and Housing Schedule of Fees (Amending Ord. #1770)

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY), ARTICLE I (BUILDING AND HOUSING), SECTION 3 (SCHEDULE OF FEES) SCHEDULES A, B, C, D AND APPENDIX TO CHAPTER XI – BUILDING SUBCODE FEES OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Section 11-1.3 (Schedule of Fees) of Chapter XI (State Uniform Construction Code Enforcing Agency) be amended and supplemented as follows:

Section 1

DELETE IN THEIR ENTIRETY the existing Schedule A (Building Subcode Fees), Schedule B (Electrical Subcode Fees), Schedule C (Fire Subcode Fees), Schedule D (Plumbing Subcode Fees), and Appendix to Chapter XI (Uniform Construction Code Fees).

Section 2

OCTOBER 21, 2026 MEETING MINUTES

ADD TO CHAPTER XI the following replacement Schedules A, B, C and D, new Schedule E (Mechanical Subcode Fees), and replacement Appendix. Bracketed entries require completion before adoption. Items marked with an asterisk retain a fee or provision from the supplied Ordinance 1770 text where the proposed §240-6 supplies no replacement; see the review notes following the schedules.

Schedule A Building subcode fees

The fees for a permit to build or install items under the U.C.C. Building Subcode shall be as follows:

Item or service	Fee
Minimum building subcode fee	$85
New construction or addition	$0.040 per cubic foot
Alterations or renovations of existing building or structure	$40 per $1,000 estimated cost of work
Swimming pool aboveground	$100
Swimming pool in ground	$200
Storage shed greater than 200 square feet	$125
Fence installation for pool enclosure	$85
Demolition of dwelling one or two family	$150
Demolition all other use groups	$350
Demolition accessory structure	$85
Radon abatement	$85 per unit
Asbestos removal	$150
Lead hazard abatement	$100
Signs excluding permits exempt under N.J.A.C. 5:23-2.14(b)6	$85
Solar panel racking system	$40 per $1,000 estimated cost of work
Tents, tension membrane structures and canopies regulated by the building subcode	$150
Temporary structure greater than 120 square feet	$85
Retaining wall Class 3 residential structure surface area less than 550 square feet	$106
Retaining wall Class 3 residential structure surface area greater than 550 square feet	$210
Retaining wall all other classes of structures	$40 per $1,000 cost of construction
U.C.C. certificate of occupancy	$150
Extension of temporary certificate of occupancy	$100
Duct work	$85

Item or service	Fee
Tank installation*	$75

Schedule B Electrical subcode fees

The fees for a permit to install electrical equipment or services under the U.C.C. Electrical Subcode shall be as follows:

Item or service	Fee
Minimum electrical subcode fee	$85
Electrical fixtures and devices 1 to 25	$100
Every additional 25 fixtures or devices or fraction thereof	$50
Alarm panels fire or security	$50
Service panels, subpanels, solar inverters and disconnects 100 amps or less	$100
101 to 200 amps	$150
201 to 300 amps	$200
301 to 400 amps	$250
Every 100 amp increase over 400 amps	$75
Devices over 1 hp/kW to 10 hp/kW	$50
Devices over 10 hp/kW to 50 hp/kW	$100
Devices over 50 hp/kW to 100 hp/kW	$150
Devices over 100 hp/kW to 150 hp/kW	$300
Every 50 hp/kW over 150 hp/kW	Increase of $75
Aboveground pools, spas, hot tubs and fountains	$150
In ground pool	$200
Area lighting 1 to 5 standards greater than 8 feet including light poles and lot lighting	$150
Area lighting over 5 standards	$25 each
Electric appliances	$50
Annual inspection of commercial swimming pools	$150
Transformers or generators including transfer switch 1 to 5 kW	$150
Over 5 kW to 15 kW	$250
Over 15 kW to 30 kW	$300
Over 30 kW to 50 kW	$400
Every 50 kW increase or fraction over 50 kW	$50
Reactivation of service 200 amps or less	$100

OCTOBER 21, 2026 MEETING MINUTES

Item or service	Fee
Reactivation of service over 200 amps	$200
Car chargers 100 amps or less	$100
Radon system	$100
Elevator*	$150
Telecommunications per building or dwelling residential*	$50
Telecommunications per building or dwelling commercial*	$75
Smoke detectors 1 to 12 separate electrical entry*	$75

Electrical fixtures and devices include lighting fixtures, wall switches, convenience receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communication outlets, light standards eight feet or less in height including luminaires, emergency lights, electric signs, exit lights, similar fixtures and devices rated 20 amps or less, motors or equipment rated less than 1 hp or 1 kW, and solar panels.

The in-ground pool fee includes required bonding and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, except panelboards and underwater lighting fixtures.

Electric appliances include ovens, dishwashers, microwaves, air conditioners, heaters, water heaters, dryers, ranges, furnaces and exhaust fans over 1 kW. Additional appliance examples retained from Ordinance 1770 are lawn sprinklers, space heaters and air handlers.* Radon systems are separately listed at $100.

Telecommunications entries retained from Ordinance 1770 cover burglar alarms, telephones, fire alarms and intercoms.*

Schedule C Fire subcode fees

The fees for a permit to install items under the U.C.C. Fire Subcode shall be as follows:

Item or service	Fee
Minimum fire subcode fee	$85
Flammable and combustible liquid storage tank up to 500 gallons	$100
501 to 1,000 gallons	$150
1,001 to 2,000 gallons	$200
2,001 to 5,000 gallons	$350
5,000 to 10,000 gallons [overlap to resolve]	$500
10,001 to 19,999 gallons [upper limit to confirm]	$750
Underground fire water mains each building	$300

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Item or service	Fee
Standpipe system	$300
Additional standpipe riser	$150
Sprinklers other than R-5 1 to 10 heads	$150
Sprinklers other than R-5 11 to 25 heads	$250
Each additional 25 sprinkler heads or part thereof	Increase of $75
Fire hydrant on private property	$200
Residential sprinklers in new single family home	$225
Sprinkler device not otherwise listed	$175
Preaction or dry pipe valve including compressor	$250
Fire pump	$300
Jockey or booster pump	$250
Smoke, heat, carbon monoxide and duct detectors R-5 1 to 12	$85
R-5 detectors 13 to 25	$150
R-5 detectors each additional 25 or part thereof	[FEE NOT PROVIDED]
Special alarm not otherwise listed	$175
Fire alarm panel R-5 1 to 12 devices	$85
Detectors all other use groups 1 to 12	$150
Detectors all other use groups 13 to 25	$200
Detectors all other use groups each additional 25 or part thereof	$75
Fire alarm panels all other use groups 1 to 12	$150
Fire alarm panels all other use groups 13 to 25	$200
Fire alarm panels all other use groups each additional 25 devices or part thereof	$75
Manual fire alarm pull stations 1 to 10	$100
Manual fire alarm pull stations 11 to 25	$250
Each additional 10 pull stations or part thereof	$25
Emergency lights or exit signs 1 to 5	$85
Emergency lights or exit signs 6 to 10	$100
Emergency lights or exit signs 11 to 15	$150
Emergency lights or exit signs 16 to 20	$200
Emergency lights or exit signs 21 to 25	$250
Each additional emergency light or exit sign	$15

Item or service	Fee
Preengineered suppression system including dry chemical, wet chemical, halon or carbon dioxide	$175
Commercial kitchen exhaust hood	$175
Commercial flammable or combustible liquid exhaust hood	$375
Residential hood	$85
AST and UST demolition tank removal	$125
Incinerator or crematorium	$500
Fireplace, stove or other nonconventional heating device	$85
Gas or oil fired furnace	$75
Elevator recall system	$150
Smoke removal system	$300
New gasoline station tank installation up to 10,000 gallons and up to 6 pumps	$750
Each additional gasoline tank up to 10,000 gallons installed with new installation	$200
Additional gasoline pump new or replacement	$200
Replacement gasoline tank	See tank installation fees above
Fire Department lock box or Knox Box*	$25 [existing fee retained]
Boiler or hot water heater*	$35 each
Low pressure boiler*	$60
High pressure boiler*	$150
Generator*	$100

Schedule D Plumbing subcode fees

The fees for a permit to install or replace plumbing fixtures or equipment under the U.C.C. Plumbing Subcode shall be as follows:

Item or service	Fee
Minimum plumbing subcode fee	$85
Water closet	$25
Urinal or bidet	$25
Bath tub	$25
Lavatory	$25
Shower	$25
Floor drain	$25
Sink	$25

OCTOBER 21, 2026 MEETING MINUTES

Item or service	Fee
Dishwasher	$25
Drinking fountain	$25
Washing machine	$25
Hose bib	$25
Other plumbing fixture	$25
Gas piping	$85
Fuel oil piping	$85
Steam boiler or furnace	$85
A/C or refrigeration unit	$85
Water heater	$85
Other gas appliance stove, range, pool heater or fireplace	$85
Generator	$95
Sewer pump	$85 per pump
Interceptor or separator	$85
Water powered sump including backflow prevention device	$130
Sump pump	$85
Grease trap	$85
Sewer connection per 100 feet	$85
Backflow prevention device excluding device used on boilers	$95
Backflow prevention device used on boilers	No charge
Water service connection per 100 feet	$85
Active solar system	$85
Special device	$85
High pressure gas regulator	$85
Aboveground LPG tank up to 500 gallons	$95
Aboveground LPG tank 501 to 2,000 gallons	$125
Underground LPG tank up to 2,000 gallons	$125
Septic tank abandonment	$85
Swimming pool drain or vacuum release device	$125
Lawn sprinkler including backflow preventer	$100
Yard hydrant excluding related piping	$85

Item or service	Fee
Hot water boiler*	$85
Gas service connection*	$65
Diverter other*	$20
Condensate drain*	$20
Stacks*	$20
Air handler or condensate drain*	$20

Commercial special devices retained from Ordinance 1770 include oil separators, refrigeration units, utility service connections, backflow preventers equipped with test ports (double check valve assemblies, reduced pressure zone and pressure vacuum breaker backflow preventers), steam boilers, hot water boilers excluding domestic water heating, active solar systems, sewer pumps and interceptors.* Individually listed proposed fees and exemptions require coordination with this retained provision; see review notes.

Schedule E Mechanical subcode fees

The following mechanical subcode fees are added:

Item or service	Fee
Minimum fee	$85 per item
Water heater	$85 per item
Fuel oil piping	$85 per item
Gas piping	$85 per item
Steam boiler	$85 per item
Hot water boiler	$85 per item
Hot air furnace	$85 per item
Oil tank	$85 per item
LPG tank	$85 per item
Fireplace	$85 per item
Generator	$95 per item
Chimney liner	$85 per item
Other	$85 per item

Appendix to Chapter XI Uniform Construction Code fees

A. State of New Jersey training fees. The fee for new buildings and additions shall be $0.00334 per cubic foot of volume. Volume shall be computed in accordance with N.J.A.C. 5:23-4.19(a) (b)1-6 [citation as supplied; confirm formatting]. The fee for alterations shall remain $1.70 per $1,000 of construction.* No training fee shall be collected for asbestos or lead abatement, or for preengineered systems of commercial farm buildings.

OCTOBER 21, 2026 MEETING MINUTES

B. The minimum fee for a basic construction permit covering any and all technical subcodes shall be $85.

C. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be $250; the fee for resubmission shall be $125.

D. The fee for a change of contractor shall remain $85 per subcode.*

E. The fee to reinstate a lapsed, suspended or revoked permit under N.J.A.C. 5:23-2.16(b), N.J.A.C. 5:23-2.16(f), or otherwise shall be $50 per outstanding subcode.

F. The fee for plan review shall be 20% of the amount charged for the construction permit.

G. The construction permit fee shall be the sum of the basic construction fee plus all applicable special fees and shall be paid before issuance. The certificate of occupancy fee shall be in addition to the construction permit fee and shall be paid before issuance. All fees shall be rounded to the nearest dollar. Fees shall be paid in cash, check or money order payable to the Borough of Keansburg.

H. The basic construction permit fee shall be the sum of the parts computed on the basis of volume or cost of construction, number of plumbing fixtures and pieces of equipment, number of electrical fixtures and rating of electrical devices, number of sprinklers, standpipes and smoke and heat detectors, applicable flat fees, and special fees.

I. For determining estimated cost of renovations, alterations, repairs and external utility connections for premanufactured construction, the applicant shall submit available cost data produced by the architect or engineer of record, a recognized estimating firm, or the contractor. A bona fide contractor bid or contract, if available, shall be submitted. The Construction Official and/or subcode official shall make the final decision regarding estimated cost.

Mr. Cusick asked for a roll call vote to INTRODUCE Ordinance #1778 and set for public hearing on November 10, 2026 at 7pm.

Roll Call

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

OCTOBER 21, 2026 MEETING MINUTES

Resolutions:

RESOLUTION # 26-115 Payment of Bills (10/21/26)

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 # 26-116 Authorize Interlocal Agreement – KBOE- SLEO 2026-2027

Whereas, the Mayor and Council of the Borough of Keansburg approve of an Interlocal Agreements between the Borough and the Keansburg School District; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that authorize the Mayor, Borough Manager, Chief Financial Officer, and the Municipal Clerk to execute the Interlocal Service Agreements for:

Agreement Title	Effective Dates
Special Law Enforcement Officer	September 1, 2026 – June 30, 2027

In the agreements dated September 15, 2026, and;

OCTOBER 21, 2026 MEETING MINUTES

BE IT FURTHER RESOLVED that a copy of the resolution be forwarded to the Chief Financial Officer and the appropriate State 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			✓			

RESOLUTION # 26-117 Appointment of Professional – Non-Fair and Open- Special Engineer

Whereas, the Mayor and Council of the Borough of Keansburg approve of an Interlocal Agreements between the Borough and the Keansburg School District; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that authorize the Mayor, Borough Manager, Chief Financial Officer, and the Municipal Clerk to execute the Interlocal Service Agreements for:

Agreement Title	Effective Dates
Special Law Enforcement Officer	September 1, 2026 – June 30, 2027

In the agreements dated September 15, 2026, and;

BE IT FURTHER RESOLVED that a copy of the resolution be forwarded to the Chief Financial Officer and the appropriate State 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			✓			

OCTOBER 21, 2026 MEETING MINUTES

RESOLUTION # 26-118 Refund of Tax Overpayment – 48 Seeley Avenue

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following payment be made to

Amount:	$3,672.37
Reason:	Refund of Tax Overpayment
Reference:	48 Seeley Avenue Block 51 Lot 27 Fire Damaged – 8/29/2025

Payable to:	James G. Beaty, Jr. PO Box 74 Cliffwood, NJ 07721-0074

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above

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			✓			

OCTOBER 21, 2026 MEETING MINUTES

RESOLUTION # 26-119 Cancellation of Capital Fund Grant Balances and Appropriation Balances

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

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

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

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

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

- **Grant Receivable:** $92,000.00 – Ord. #1765-Collins Field Improvements

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

- **Ord No. 1765:** $92,000.00 - Collins Field Improvements

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

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

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

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

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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 # 26-120 Establish a Fund Balance Surplus Policy

RESOLUTION ESTABLISHING A FUND BALANCE SURPLUS POLICY

WHEREAS, the Borough of Keansburg recognizes the importance of maintaining a sound financial position and ensuring the continued fiscal stability of the municipality; and

WHEREAS, the New Jersey Department of Community Affairs, Division of Local Government Services (DLGS), through its Best Practices guidance, encourages municipalities to establish a fund balance surplus policy with a target of 20% of the municipal budget; and

WHEREAS, maintaining an adequate fund balance provides financial flexibility to address unforeseen expenditures, revenue shortfalls, emergencies, and other unexpected financial obligations while helping to minimize future tax increases.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey, that a Fund Balance Surplus Policy is hereby established with the goal of maintaining unrestricted fund balance and surplus at a target level equal to 20% of the Borough's annual municipal budget.

BE IT FURTHER RESOLVED that the Chief Financial Officer shall monitor the Borough's fund balance annually and provide recommendations to the Mayor and Borough Council regarding the maintenance and use of surplus funds. Any use of surplus shall be considered as part of the annual budget process, taking into account the Borough's financial condition, anticipated revenues, expenditures, and future obligations.

BE IT FURTHER RESOLVED that this policy is intended to serve as a financial management goal and shall not restrict the lawful use of surplus funds as permitted under applicable New Jersey statutes and regulations.

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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 # 26-121 Transfer Surplus Funds

WHEREAS, N.J.S. 40:4-58 provides for the transfer of surplus funds from one account to the other during the last two months of the calendar year:

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Keansburg that transfers be made in the Boroughs' 2026 budget appropriations in accordance with the following schedule:

BE IT FURTHER RESOLVED that this Resolution shall take effect on November 1, 2026.

A/C #	FROM	TO
20-165-200 Engineering-OE	$49,575.00	
23-220-200 Insurance-Group	40,000.00	
20-155-200 Legal-OE		$20,000.00
45-941-200 Capital Lease Program		69,575.00
23-220-200 Insurance-Group	10,000.00	
23-220-100 Insurance Group Salary		10,000.00
Totals	$99,575.00	$99,575.00

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 # 26-122 Best Practices 2026

AUTHORIZING THE SUBMISSION OF THE BEST PRACTICE INVENTORY

WHEREAS, the State of New Jersey, Division of Local Government Services is requiring all Municipalities to file a best practice inventory worksheet; and

WHEREAS, the Borough of Keansburg has complied with that request.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Keansburg submit the completed best practice inventory worksheet to the DLGS by the required October 30, 2026 due date and that the Chief Finance Officer and Municipal Clerk prepare the necessary certifications.

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 # 26-123 Amendment to Redevelopment Plan – Referral to Planning Board

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY REFERRING TO THE PLANNING BOARD AN AMENDMENT TO DELETE CERTAIN PARCELS FROM THE CARR AVENUE REDEVELOPMENT PLAN, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the **"Redevelopment Law"**), authorizes a municipality to determine whether certain property within the municipality constitutes an area in need of redevelopment; an

WHEREAS, on July 17, 2019, the Borough Council of the Borough of Keansburg (**"Borough Council"**) adopted Resolution 19-098, authorizing and directing the Planning Board of the Borough

(**"Planning Board"**) to undertake a preliminary investigation and redevelopment study to determine whether the following properties: Block 10, Lots 1 and 3 through 9; Block 11, Lots 3, 8 and 9; Block 12, Lots 3 through 10; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8; Block 14, Lots 1, 1.02 and 2 through 9; and, Block 52, Lots 3 through 10, constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law (**"Study Area"**); and

WHEREAS, on April 22, 2020, the Borough Council adopted Resolution 20-038, accepting the recommendation from the Planning Board and finding the Study Area to be a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Borough, through the firm T&M Associates, prepared a redevelopment plan entitled "Carr Avenue Corridor Redevelopment Plan" (**"Redevelopment Plan"**), which provides for the redevelopment of the Study Area; and

WHEREAS, on July 21, 2021, the Borough Council adopted Ordinance 21-1679, adopting the Redevelopment Plan for the Carr Avenue Corridor; and

WHEREAS, Block 12, Lots 3, 4, 5, 6 ,7 ,8, 9 and 10 were inadvertently included in the Redevelopment Plan, and the governing body finds it appropriate to amend the Redevelopment Plan to remove said parcels and accurately reflect the intended redevelopment area; and

WHEREAS, the Borough Council believes that amendment is in the best interest of the Borough, and

WHEREAS, the Borough Council desires to refer the Proposed Amendment to the Planning Board for its review and recommendation, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Pursuant to *N.J.S.A*. 40A:12A-7(e), the Borough Council hereby refers the Proposed Amendment to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations as to the Amended Redevelopment Plan and submit same to the Borough Council within forty-five (45) days after referral, as required by the Redevelopment Law.

Section 3. The Clerk of the Borough shall forward a copy of this Resolution and the Redevelopment Plan to the Planning Board for review.

Section 4. 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			✓			

RESOLUTION # 26-124 Approval of Change Order- 2025 Roadway Improvements - Increase

RESOLUTION AUTHORIZING A CHANGE ORDER INCREASING THE CONTRACT PRICE

WHEREAS, L&L Paving Co. of Farmingdale, NJ for the Keansburg 2025 Roadway Improvement Program project which was awarded by the Borough of Keansburg; and

WHEREAS, during construction, it was agreed to complete the drainage, concrete, and paving improvements associated with Seeley Avenue and Garfield Avenue, thereby requiring changes to the original scope of work contemplated by the relevant bid specifications; and

WHEREAS, L&L Paving Co. submitted a proposed change order of the necessary changes in the scope of the project along with corresponding cost increases, has resulted in a total proposed net cost increase of **$116,175.04 (6.874%)** thereby increasing the original contract amount of $1,690,000.00 to a final contract amount of $1,806,175.04; and

WHEREAS, the Municipal Engineer recommends Council approval of the change order which would increase the original contract price by $116,175.04; and

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

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

1. The change order for the Keansburg 2025 Roadway Improvement Program project, which was awarded to L&L Paving Co. of Farmingdale, NJ for an increase of One Hundred Sixteen Thousand and One Hundred Seventy-Five dollars and Four Cents ($116,175.04) is hereby approved,

2. A certified copy of this resolution shall be forwarded to the Chief Financial Officer.

Mr. Cusick asked for a roll call vote:

Roll Call

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

RESOLUTION # 26-125 Appointment of Professional – Non-Fair and Open- Financial Advisor – Water/Sewer

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:

Bryan Morris Phoenix Advisors	**Municipal Special Financial Advisors (Water/Sewer)**

for the Borough of Keansburg for term commencing October 15, 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 professional for services as noted in the October 14, 2026 Proposal

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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 # 26-126 Appointment of Professional – Non-Fair and Open- Special Counsel – Water/Sewer

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:

William Northgrave McManimon, Scotland and Baumann	**Municipal Special Legal Counsel (Water/Sewer)**

for the Borough of Keansburg for term commencing October 15, 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 professional for services as noted in the October 14, 2026 Proposal

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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At this time Mr. Joseph Cappadona appeared before the Borough Council in regard to his application for a person-to-person liquor license transfer for the license presently located at 33 Laurel Avenue (Marina Inn). Mr. Cusick stated that the advertising of legal notice was made in the Asbury Park Press, appropriate fees have been paid and the application was deemed complete. At the present time a Sales Tax Clearance Certificate has not been issued by the Division of Taxation which would preclude an official transfer this evening. No written objections have been received by the Municipal Clerk's office.

There was a motion by Mr. Hoff, seconded by Mr. Donaldson, to open to the Public at this time on this particular matter. All in favor.

No Members of the Public spoke at this time.

RESOLUTION # 26-127 Plenary Person to Person Transfer Liq Lic

PERON-TO-PERSON LIQUOR LICENSE TRANSFER

KIB Enterprises, Inc. to Joseph A. Cappadona
1321-33-008-004

WHEREAS, an application has been received by the Mayor and Council of the Borough of Keansburg from Joseph A. Cappadona for a transfer of Plenary Consumption License No. 1321-33-008-004 presently held by KIB Enterprises, Inc. for premises located at 33 Laurel Avenue; and

WHEREAS, the application form for said transfer is in proper form and the fees for the Borough and the Division of A.B.C. have been received by the Borough Clerk; and

WHEREAS, publication of the transfer has been made in "The Asbury Park Press" on October 2, 2026 and October 9, 2026; and

WHEREAS, the applicant has disclosed the source of all funds used in the purchase of the license and same has been reviewed by the Keansburg Police Department and subsequently reviewed by the Mayor and Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the application of Joseph A. Cappadona to transfer a Plenary Retail Consumption License No. 1321-33-008-004 from KIB Enterprises, Inc., 33 Laurel Avenue, Keansburg, NJ 07734 be and is hereby approved contingent upon a Tax Clearance Certificate from New Jersey Division of Taxation effective December 6, 2026 with new license number **1321-33-008-005.**

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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	✓		✓			

Communications:

Mr. Cusick announced the schedule of the upcoming meetings.

- ***UPCOMING MEETINGS:***
  - *November 10, 2026 – Second Tuesday*
  - *December 16, 2026*
  - *January 6, 2027 – First Wednesday*
  - *January 27, 2027 – Fourth Wednesday*

Department Reports:

Joe Accardi, Assistant Water Plant Superintendent, was in attendance to address any concerns.

John Jelinski, Assistant DPW Superintendent and James Della Pietro, DPW Superintendent reported that 60 tons of debris have been removed from the beachfront after the recent Nor'easter. Leaf vacuum is now out for collection of leaves.

Chief Sandra Burton submitted a written report to Council and was present for any inquiries or concerns.

Mayor George Hoff stated there has been a positive response to the walking patrols deployed by the Department in town.

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

Update on Businesses in works:

- Log & Hatchet Productions – 61 Main St: work in progress
- Nutrition Kitchen – 32 Church Street: Passed all inspections. Soft Opening in November. Grand Opening / Ribbon Cutting in January 2027.

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- Physical Therapy – 295 Main Street: Still pending.

New Openings:

- AnjNails Studio – 319 Main (B1): Ribbon Cutting 10/31 @ 11:00
- Keansburg Ice Cream & Dessert – 319 Main (B3): Ribbon Cutting 10/21 @ 11:30

Misc.

- Manasquan Bank – Update
- Opportunity Zone determination at the end of the month.
- CDBG – we did not qualify this round.
- NRTC – Awaiting Project Scoring and award eligibility amount.
- Did a tour with Tim Thompson from Monmouth University. He runs the real estate school.
- Attended the Monmouth County Share Services Workshop

Francis W. Mullan, P.E., C.M.E., T & M Associates, Borough Engineer and Marc Benevento, Projects and Services Facilitator also of T & M Associates submitted a written report to the Borough Council and reported specifically on the following:

There has been an evaluation of storm damage performed by Code Enforcement Officer Christopher J. Hoff and an extensive proposal is being prepared to address the storm damage and other areas in need of repair at the beachfront. Many thanks to Mr. Hoff on his report.

Mr. Mullan also reported on the road reconstruction project that is in progress as well as the reconstruction of the tennis courts.

Mayor George Hoff announced the hours for Trick or Treating in the Borough on Halloween, October 31st.

The Annual Tree Lighting will be held on Saturday, December 5, 2026 at 5:00 p.m. at Friendship Park. There will be a firetruck parade that evening also.

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The Parade Committee is actively fundraising for the two parades in the Spring (St. Patrick's Day and Memorial Day).

Open to the Public:

At this time there was a motion by Mr. Hoff, seconded by Mr. Foley to open to the Public. All in favor.

Kristine Gunningham, Michael Aragones and Gail Morales of the Keansburg Garden Club reported on the following:

Keansburg Garden Tour: We talked to Michelle Hoff to make sure there were no competing dates and landed on **July 24th, 2027.** We hope to accept up to 25 gardens as part of the tour. I've included the website for the Keyport Garden Walk to explain a little more about what a garden walk is. https://keyportgardenclub.com/2026-keyport-gardenwalk

Cemetery Planting (Jimmy's idea): I attended the meeting with the historical society after the last council meeting and they are concerned about the liability/long term maintenance. They would prefer, if planting were to occur, that the borough would send us and ensure no liability falls on the historical society. They also mentioned they may be hoping to pursue a new bulkhead to combat erosion issues. We are still open to planting there, whether that be to make it look a little nicer or for ecological benefits, but funding remains our barrier.

Clock Tower: We moved some of the plants already. We put some in two empty planters on Carr, more in the two small planters at borough hall, and grasses/mums in front of the Welcome to Keansburg signs (near the bend on Laurel & Beachway/the Henry Hudson trail on Main). I did get a call today that they are starting the sidewalk/paving Monday so we will grab the rest of any plants over the weekend and salvage whatever we can.

Community Garden: Edwin Muniz from NRCS is planning to come November 4th for soil testing at 63 Creek Rd. There's nothing we need to and this is a free service. He will compile a report to help inform the plan and to determine the safety for edible plants. This report only goes to the requester and is not public. If you would like a copy though, we can definitely share once it is complete.

Next meeting: Our next meeting is Tuesday October 27th at 7pm at Carr High Cafe. We have a guest speaker, the owner of Brew Coffee Bar in Matawan, coming to talk to us about coffee as an agricultural crop. (flyer attached).

There's also a tree grant available for NJ that has open availability for Spring. They provide the trees for free and come out and plant with the community. This is food for thought for the future.

They seem pretty open to locations whether it's in a park, private yards, or along neighborhood streets.

At this time there was a Motion by Mr. Hoff, seconded by Mr. Foley, to close the Public Hearing. All in favor.

Adjournment

A motion was made by Mr. Donaldson, seconded by Mr. foley, to adjourn the Meeting. 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 **October 21, 2026**

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg