



## JANUARY 29, 2025 MEETING MINUTES

Ms. O'Brien read:

**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.**

Ms. O'Brien asked all to rise and recite:

**Salute to the Flag**

Ms. O'Brien took:

**Roll Call**

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

**Meeting Minutes:**

Meeting Minutes January 8, 2025

Ms. O'Brien 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:**

**Second Reading:**



## JANUARY 29, 2025 MEETING MINUTES

### First Reading:

#### Ordinance #1738 – Amending Parking Meter Fees

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTION 8-2.6a OF CHAPTER VIII, “PARKING METER ZONES AND PARKING LOTS”, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

SECTION 1. BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg that Chapter VIII, Section 8 “Parking Meter Zones and Parking Lots”, of the Revised General Ordinances is hereby amended and revised as follows:

#### 8-2.6a PARKING METER FEES

Meter fees shall be no more than seventy-five (\$.75) cents per fifteen-minute increment or fraction thereof as indicated on the meter in all zones and parking lots with the exception of the Raritan Avenue Parking Lot.

#### 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All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.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.

Ms. O’Brien asked for a roll call vote to **INTRODUCE** Ordinance #1738 and set for public hearing on Wednesday, February 19, 2025 at 7pm.

### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

### Resolutions:

**RESOLUTION # 25-005** Payment of Bills (01.29.25)

**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.

Ms. O'Brien asked for a roll call vote.

### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

### RESOLUTION # 25-006

2025 Amusement Games Licenses – (Cappuccio)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a 2025 Amusement Game License be granted to:

#### 25-006A-Amusement Game Lic #MG 25-003

Basketball

Cert# 233-1003-5-00202

#### 25-006B- Amusement Game Lic #MG 25-004

Duck Pond Race

Cert #233-3001-4-00203

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and is hereby authorized and directed to issue and execute the said license.

Ms. O’Brien asked for a roll call vote.

#### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

### RESOLUTION # 25-007

2025 Amusement Games Licenses – (Rocky’s Excellent Adventure Inc.)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a **2025 Amusement Game License** be granted to:

**Rocky’s Great Adventure**

Located at:

Jersey Shore Beach and Boardwalk, Inc.  
275 Beachway  
Keansburg, NJ 07734

Amusement Type	Certification	Muni Lic. #
Arcade	Cert #2	<b>MG25-005</b>
Arcade 2	Cert #2	<b>MG25-006</b>

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

### BE IT FURTHER

**RESOLVED** that the Borough Clerk be and is hereby authorized and directed to issue and execute the said license

Ms. O’Brien asked for a roll call vote.

### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

### RESOLUTION # 25-008

### 2025 Amusement Games Licenses – (Cardinal Amusements)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a **2025 Amusement Game License** be granted to:

#### Cardinal Amusements

located at:

Jersey Shore Beach and Boardwalk, Inc.  
275 Beachway  
Keansburg, NJ 07734

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and is hereby authorized and directed to issue and execute the said license

Amusement Type	Certification	Muni Lic. #
Balloon Bust	1123	<b>MG25-007</b>
Balloon Dart	1009	<b>MG25-008</b>
Balloon Dart 2	1009	<b>MG25-009</b>
Bob’s Fishing Hole	1128	<b>MG25-010</b>
Bushel Basketball Game	1027	<b>MG25-011</b>
Hot Shot Basketball Game	1003	<b>MG25-012</b>
Kiddie Basketball Game	1003	<b>MG25-013</b>
Long Range Basketball Game	1003	<b>MG25-014</b>
Can Smash	1094	<b>MG25-015</b>
Fish Pond Game	Cert #3	<b>MG25-016</b>
Football Toss	1003	<b>MG25-017</b>
Frog Bog	1022	<b>MG25-018</b>
Glassless Goblet Toss	1084	<b>MG25-019</b>
Machine Gun Game	Cert #1	<b>MG25-020</b>
Ring Toss	1013	<b>MG25-021</b>
Roller Ball Derby	4036	<b>MG25-022</b>
Rope Ladder Climb	8002	<b>MG25-023</b>
Skee-ball	1052	<b>MG25-024</b>
Soccer Game	1003	<b>MG25-025</b>
Stop & Go - Candy Wheel	5001	<b>MG25-026</b>
Stop & Go - Candy Wheel 2	5001	<b>MG25-027</b>
Top Glo - Water Gun Fun	4002	<b>MG25-028</b>
Water Gun Fun	4002	<b>MG25-029</b>
Water Gun Game	Cert #4	<b>MG25-030</b>

Ms. O’Brien asked for a roll call vote.

#### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

RESOLUTION # 25-009

Authorize Execution of MCIA 2025 Pooled Notes

### **RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF \$8,567,000 BOND ANTICIPATION NOTES OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY TO THE MONMOUTH COUNTY IMPROVEMENT AUTHORITY, AND DETERMINING VARIOUS MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Borough of Keansburg, in the County of Monmouth, New Jersey (the “Borough”) has heretofore adopted, from time to time, various bond ordinances (the “Bond Ordinances”) authorizing various capital improvements, and the issuance and sale, from time to time, of its bonds and bond anticipation notes in order to finance such capital improvements; and

**WHEREAS**, the Bond Ordinances authorize the Chief Financial Officer to sell any bond anticipation notes thereunder at public or private sale, as determined by the Chief Financial Officer; and

**WHEREAS**, the Borough has applied to The Monmouth County Improvement Authority (the “MCIA”) to participate in its pooled governmental note financing program (the “Program”); and

**WHEREAS**, under the Program, the MCIA will issue and sell its pooled notes (the “MCIA Notes”), which MCIA Notes will be secured by (i) payments by various governmental entities located in Monmouth County (including the Borough) under various notes issued by such entities to the MCIA and (ii) the unconditional guaranty of the County of Monmouth (the “County”); and

**WHEREAS**, on January 8, 2025, the New Jersey Local Finance Board held a hearing and issued positive findings in respect of the issuance of the MCIA Notes by the MCIA; and

**WHEREAS**, the Borough wishes to participate in the Program, and to issue and sell all or a portion of its bond anticipation notes to the MCIA; and

**WHEREAS**, the Borough will receive a proposal for the purchase of such bond anticipation notes from the MCIA, which purchase will be effected through a note purchase agreement to be entered into between the Borough and the MCIA; and

**WHEREAS**, the Borough acknowledges that the MCIA intends to execute a contract of purchase with an underwriter pertaining to the sale of the MCIA Notes, the proceeds of which shall be used by the MCIA, inter alia, to purchase the such bond anticipation notes of the Borough; and

**WHEREAS**, the Borough now wishes to authorize the issuance and sale of its bond anticipation notes, and the issuance and sale of all or a portion thereof to the MCIA;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, IN THE COUNTY OF MONMOUTH, NEW JERSEY**, as follows:

SECTION 1. The Chief Financial Officer is hereby authorized to cause all or a portion of its bond anticipation notes (the “Program Notes”) to be issued and sold to the MCIA in accordance with the Program.



## JANUARY 29, 2025 MEETING MINUTES

SECTION 2. The terms and conditions of the sale of the Program Notes to the MCIA shall be set forth in a Note Purchase Agreement to be dated on or about the date of pricing of the MCIA Notes, between the MCIA and the Borough. The execution and delivery by the Mayor, the Business Administrator or the Chief Financial Officer of the Borough (each, an “Authorized Officer”) of the Note Purchase Agreement, in such form as shall be approved by such officer, is hereby authorized, such approval to be conclusively evidenced by such officer’s execution thereof.

SECTION 3. The Borough hereby authorizes the use of certain information concerning the Program Notes and the Borough in the Preliminary Official Statement and final Official Statement of the MCIA, to be used in connection with the marketing and sale of the MCIA Notes.

SECTION 4. The execution and delivery by an Authorized Officer of a Continuing Disclosure Agreement, if any, to be dated as of the date of closing of the MCIA Notes, between the Borough and the trustee for the MCIA Notes, in such form as shall be approved by such officer, is hereby authorized, such approval to be conclusively evidenced by such officer’s execution thereof.

SECTION 5. A portion of the proceeds of sale of the Program Notes to the MCIA may be retained by the MCIA as payment for the Borough’s allocable share of issuance expenses and expenses related to the County Guaranty. Any Authorized Officer is hereby authorized and directed to pay all of the costs associated with the sale and issuance of the Program Notes.

SECTION 6. The Authorized Officers and any other officer of the Borough, and the staff and consultants of the Borough, are hereby authorized and directed to take all actions and execute any other agreement which may be necessary or convenient to effectuate the terms of this resolution in connection with the issuance, sale and delivery of the Program Notes, which includes the review and delivery of a preliminary official statement and official statement on behalf of the Borough, and the execution of the Note Purchase Agreement, the Continuing Disclosure Agreement, if any, and any other agreement to be executed in connection with the issuance of the Program Notes or the MCIA Notes.

SECTION 7. This resolution shall take effect immediately.

Ms. O’Brien asked for a roll call vote.

### Roll Call

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





## JANUARY 29, 2025 MEETING MINUTES

**RESOLUTION # 25-010**

Mosquito Commission Division Aerial Agreement 2025

RESOLUTION AUTHORIZING  
THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL  
MOSQUITO CONTROL OPERATIONS WITHIN

**Borough of Keansburg**

**WHEREAS**, the Monmouth County Board of Chosen Freeholders, pursuant to N.I.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county; and

**WHEREAS**, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the county of Monmouth; and

**WHEREAS**, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

**WHEREAS**, the **Borough of Keansburg** is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

**NOW, THEREFORE**, be it resolved as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:

- a) the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NIDEP) agencies, and
- b) such operations will be performed in compliance with applicable Federal and State regulations, and
- c) the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.



## JANUARY 29, 2025 MEETING MINUTES

Ms. O'Brien 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 # 25-011

Authorize Purchase of Police Vehicles – CO-OP

### **AUTHORIZING PURCHASE OF (2) 2025 FORD UTILITY INTERCEPTORS FOR POLICE DEPT**

**WHEREAS**, the Borough of Keansburg, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS**, the Borough of Keansburg has the need to purchase (2) 2025 Utility Interceptor Base vehicles for Police department utilizing the State Contract Cooperative Purchasing Program, from Cherry Hill Winner Ford using state contract # 20-FLEET-01189 in the amount of \$86,986.00; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Keansburg authorizes the purchase of (2) 2025 Utility Interceptor Base vehicle for Police dept, from Cherry Hill Winner Ford, using contract

# 20-FLEET-01189, 250 Haddonfield- Berlin Rd, Cherry Hill, NJ 08034 in the amount of \$86,986.00

Ms. O'Brien asked for a roll call vote.

### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

### RESOLUTION # 25-012

Authorize Purchase of Police Vehicle Equipment Packages – CO-OP

### **AUTHORIZING THE UP FITTING OF (2) 2025 FORD UTILITY INTERCEPTORS FOR POLICE DEPT**

**WHEREAS**, the Borough of Keansburg, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS.** the Borough of Keansburg has the need to Up fit (2) 2025 Utility Interceptor Base vehicles for Police department utilizing the State Contract Cooperative Purchasing Program, from Cherry Hill Winner Ford using state contract # 17-FLEET-00761 in the amount of \$35,269.70; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Keansburg authorizes the up fitting of (2) 2025 Utility Interceptor Base vehicle for Police dept, from Cherry Hill Winner Ford, using contract

# 17-FLEET-00761, 250 Haddonfield- Berlin Rd, Cherry Hill, NJ 08034 in the amount of \$35,269.70

Ms. O'Brien asked for a roll call vote.

### **Roll Call**

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



## JANUARY 29, 2025 MEETING MINUTES

RESOLUTION # 25-013

Commitment to Round 4 NJ Affordable Housing Obligations 1.2025

### RESOLUTION OF THE COUNCIL OF THE BOROUGH OF KEANSBURG COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (hereinafter “A4” or “Amended FHA”), which amended New Jersey’s Fair Housing Act, N.J.S.A. 52:27D-301, *et. seq.*; and

**WHEREAS**, A4 calculates the size of the regional affordable housing need as follows “projected household change for a 10-year round in a region shall be estimated by establishing the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. This household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region, and to determine the regional prospective need for a 10-year round of low- and moderate-income housing obligations...”; and

**WHEREAS**, this means that the regional need equates to 40% of regional household growth; and

**WHEREAS**, the 1985 version of the Fair Housing Act and A4 both prohibit a result that would compel a municipality to spend its own money on compliance; and

**WHEREAS**, the theory which permits a municipality to meet its obligations without municipal subsidy is zoning for “inclusionary zoning”; and

**WHEREAS**, inclusionary zoning most typically requires a 15% or 20% set aside; and

**WHEREAS**, it is not clear how a regional need predicated upon 40% of anticipated growth can be met with 15-20% set asides and without municipal subsidy; and

**WHEREAS**, this is exacerbated by the fact that certain other municipalities in the region have an allocation of 0% of the prospective need (new construction obligation), irrespective of the growth in that particular municipality; and

**WHEREAS**, A4 yields a statewide new construction obligation of over 8,400 affordable units per year; and

**WHEREAS**, this is a substantially higher annual number than was imposed by COAH in the “Prior Round” or any iteration of its Round 3 regulations; and



## JANUARY 29, 2025 MEETING MINUTES

**WHEREAS**, A4 determines the size of the regional need, but does not calculate allocation of the need to individual municipalities; and

**WHEREAS**, instead, A4 required the Department of Community Affairs (“DCA”) to produce non-binding estimates of need on or before October 20, 2024, which it did provide on October 18, 2024 (“DCA Report”); and

**WHEREAS**, the DCA Report calculates the Borough’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 91 units and a Prospective Need or New Construction Obligation of 31 units; and

**WHEREAS**, A4 further provides that, irrespective of the DCA’s calculation, municipalities are to determine “present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025”; and

**WHEREAS**, this resolution satisfies the requirements of A4 by accepting the DCA estimate of need as described in the DCA Report; and

**WHEREAS**, Section 3 of A4 provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of A4; and

**WHEREAS**, Borough’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of A4; and

**WHEREAS**, the Borough specifically reserves the right to adjust those numbers based on one or any of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, the Pinelands or Meadowlands regulations and planning document; and

**WHEREAS**, in addition to the foregoing, the Borough specifically reserves all rights to revoke or amend this resolution and commitment, as may be necessary, in the event of a successful challenge to A4 in the context of the Montvale case (MER-L-1778-24), any other such action challenging A4, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of A4; and

**WHEREAS**, in addition to the foregoing, the Borough reserves the right to take a position that its Round 4 Present or Prospective Need Obligations are lower than described herein in the event



## JANUARY 29, 2025 MEETING MINUTES

that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

**WHEREAS**, in light of the above, the Mayor and Council finds that it is in the best interest of Borough to declare its obligations in accordance with this binding resolution and in accordance with the Act and

**WHEREAS**, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint “. . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner”; and

**WHEREAS**, nothing in this Resolution shall be interpreted as an acknowledgment of the legal validity of the AOC Directive and the Borough reserves any and all rights and remedies in relation to the AOC Directive; and

**WHEREAS**, the Borough seeks a certification of compliance with the Act and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution; and

**NOW, THEREFORE, BE IT RESOLVED** on this \_\_\_\_ day of January, by the Council of the Borough of Keansburg, Monmouth County, State of New Jersey, as follows:

1. All of the Whereas Clauses are incorporated into the operative clauses of this resolution.

2. The Mayor and Council hereby commit to the DCA Round 4 Present Need Obligation of 91 units and the Round 4 Prospective Need Obligation of 31 units as described in this resolution subject to all reservations of rights, which specifically include:

a) The right to adjust the number based on a windshield survey, lack of land, sewer, water, regional planning inputs, or any combination thereof;

b) As described in the WHEREAS section, all rights to revoke or amend this resolution in the event of a successful legal challenge, or legislative change, to A4;

c) All rights to take any contrary position in the event of a third party challenge to the obligations.



## JANUARY 29, 2025 MEETING MINUTES

3. The Borough hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint within 48 hours after adoption this resolution attaching this resolution.
4. The Borough hereby directs its Affordable Housing Counsel to file this Resolution with the "Program" pursuant to the requirements on A4.
5. The Borough hereby directs that this Resolution be published on the municipal website within forty-eight (48) hours of its passage, pursuant to A4.
6. This resolution shall take effect immediately, according to law.

Ms. O'Brien asked for a roll call vote.

### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

### RESOLUTION # 25-014

Authorize Amended Employee Handbook 2025

#### RESOLUTION APPROVING THE ADOPTION OF THE AMENDED EMPLOYEE HANDBOOK FOR THE BOROUGH OF KEANSBURG

**WHEREAS**, the Employee Handbook of the Borough of Keansburg serves as governing document of all employees, volunteers, appointed officials and independent contractors for the Borough of Keansburg; and

**NOW THEREFORE BE IT RESOLVED** that the Borough of Keansburg hereby agrees to adopt the 2025 Employee Handbook as amended.

**BE IT FURTHER RESOLVED** that the policies in the Employee Handbook shall be effective immediately from the adoption of this Resolution; and

**BE IT FURTHER RESOLVED** that copies of the revised Handbook will be produced and distributed to all current and future employees of the Borough of Keansburg.

Ms. O'Brien 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 # 25-015

Authorize Application NJDCA Recreation Grant – Collins Field

#### RESOLUTION AUTHORIZING AN APPLICATION FOR A NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS RECREATION GRANT

**WHEREAS**, the Borough of Keansburg desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$100,000 to carry out a project for tennis court replacement/renovations at Collins Field Park, known as Block 162, Lot 18 in Keansburg NJ

**WHEREAS**, the Borough of Keansburg does hereby authorize the application for such a grant; and

**WHEREAS**, the Borough recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the new Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also upon





## JANUARY 29, 2025 MEETING MINUTES

receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Keansburg and the New Jersey Department of Community Affairs,

**NOW THEREFORE BE IT RESOLVED**, by Mayor and Council of the Borough of Keansburg, that the Borough Manager and/or Borough Clerk are hereby authorized to take any and all steps reasonably necessary to effectuate the forgoing, including the execution of a grant application on behalf of the Borough consistent with the terms of this Resolution.

Ms. O'Brien 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:

- **Keansburg Fire Department**  
New Member

*John Connor*

*Keansburg EMS*

Ms. O'Brien asked for a roll call to accept and place this communication on file:

### Roll Call

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



## JANUARY 29, 2025 MEETING MINUTES

### Discussion:

### Department Reports:

*Steve Ussmann  
Water and Sewer Department*

*Reported on 3 emergency repairs.*

*Joseph Stiemel  
Supervisor – DPW*

*No report at this time*

*Police Chief Gogan*

*Report given to Council*

*Cliff Moore  
Economic Development*

*Reported progress on the grocery store.*

*Reported on Monmouth 250 – 250<sup>th</sup> Anniversary of the United States. County is seeking participation from all municipalities.*

*Reported the Peruvian Café is progressing to open.*

*Reported that documents have been sent to the State concerning the Air B and B / Occupancy Tax Ordinance, expecting official approval by Friday.*

*Reported the 7/11 – Keansburg Plaza will be changing the façade of the building. Should be presenting a rendering of the new frontage to the Borough soon.*

*Raymond O'Hare  
Borough Manager*

*Reported that the Water and Sewer Department and Public Works Department worked together to repair the Raritan Avenue Pump Station.*

*The original quote of the repair was \$13,247.43. Borough Staff was able to complete the repair for \$2,236.00, including both cost and labor, resulting in a cost savings of over \$11,000 for the Borough.*



## JANUARY 29, 2025 MEETING MINUTES

*Robert Yuro  
Borough Engineer*

*Reported that the Water Treatment Plant Media replacement is now complete.*

*Work on the Beachway West drainage line is expected to begin in February.*

*An application will be filed with NJ DCA for a recreation grant to resurface the tennis courts. To be filed on January 31<sup>st</sup>.*

*Councilman Cocuzza*

*Spoke of numerous street lights being out. Asked that JCP&L be contacted.*

*There was a brief discussion on JCP&L's lack of response in recent years.*

*Mr. O'Hare asked that our Borough Attorney, John Bennett draft a letter to JCP&L, siting the unsafe conditions.*

### Open to the Public:

Ms. O'Brien asked for a roll call to OPEN the Meeting to the Public:

### Roll Call

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

David Lopez  
36 Moran Place

Inquired about street repairs for Moran Place.

Mayor Hoff explained that Moran Place was on a list of Streets to be considered in future road improvement projects.

There was a brief discuss on the length of time it takes to acquire grant funds or bonding for road improvements.

Mayor Hoff stated that the Borough tries to obtain funding



## JANUARY 29, 2025 MEETING MINUTES

to create a 5 to 6 Street Improvement Project each year.

Ms. O'Brien asked for a roll call to CLOSE the Meeting to the Public:

### Roll Call

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

### Adjournment

Ms. O'Brien asked for a roll call to ADJOURN the Meeting:

### Roll Call

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



I, Jo-Ann O'Brien, 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 **January 29, 2025**

**Attest:**

**Jo-Ann O'Brien**  
*Deputy Municipal Clerk*  
*Borough of Keansburg*