

**BOROUGH OF KEYPORT
REGULAR MEETING MINUTES
TUESDAY, JANUARY 16, 2024 – 7:00 P.M.**

CALL TO ORDER: 7:00 PM

SUNSHINE LAW NOTICE: Read by Municipal Clerk

Minutes of the Regular Meeting of the Mayor and Council, Borough of Keyport, held on the above date in Borough Hall Council Chambers, Keyport, NJ, pursuant to the Annual Notice on file with the Borough Clerk forwarded to the Asbury Park Press, and Newark Star Ledger and posted on the Bulletin Board in accordance with the Open Public Meetings Act, P.L.1975, c.231.

ROLL CALL:

Members present: Councilmember Brady, Councilmember Gross, Councilmember McNamara, Councilmember Peperoni, Councilmember Reilly, Council President Vecchio, Mayor Araneo

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Moment of silence held in memory of Pauline Redmond, retired Keyport Tax Collector.

At Mayor Araneo's request, Jay Borsari, Captain of Eagle Hose Company, spoke about **R2024-62** and the Fire Department's donation of 1990 Seagrave Marauder apparatus to the Southern Monmouth County Fire Museum Association. Apparatus has been replaced and would like to preserve vehicle history rather than selling by auction, and the department would be able to retrieve it from the museum for use in parades and other events.

COMMITTEE REPORTS

(Councilmember is lead or co-lead liaison of Committees in bold)

Councilmember Brady: Environmental, Recreation/Senior Center, Fire/First Aid/OEM, Municipal Alliance, Green Team

- Environmental Commission didn't meet in December; plans to work with Kean University Capstone project involving enhancing the living shoreline project at Cedar Street Park.
- Recreation/Senior Center – Mary Holtz is the new Recreation Chairperson; \$500 donation from Keyport Kiwanis; recreation calendar of events is planned but not submitted to council for approval yet. Mayor Araneo added that the \$500 donation was legal and the Borough can accept the money as per the attorney.

Councilmember Gross: KBBC, Public Works/Water-Sewer, Recreation/Senior Center, Redevelopment

- KBBC January 9th meeting was cancelled due to the State of Emergency and was rescheduled to January 23rd.
- Public Works: in addition to regular and seasonal work, handled hydrant replacement, repaired broken water main, auctioned some used equipment, and cleaned up the lower level of the Library. Mayor Araneo added they've also been handling snow removal.

Councilmember McNamara: Finance/Grants, Cannabis, Green Team, Police, NPP

- Finance/Grants – budget conversations to begin.
- Green Team – meeting next week to finalize the Explore the Bay program for 2024; tentatively scheduled Wednesday, February 24th to have a Save Coastal Wildlife kickoff with horseshoe crab event; attended Historical Society meeting last night to ensure permanent exhibit of oysters is still there so it can be promoted during the Explore the Bay program; met with the Library to collaborate on children's event and storywalk for horseshoe crabs.
- Cannabis – the Green & Gold trial moved to March 22nd; no update from CRC regarding the conversion of Primo's conditional license to standard; KGNJ is appealing the recent ruling in favor of Blaze.

Councilmember Peperoni: Planning Board, Recycling, Health/Registrar/Construction/Fire Bureau/Code Enforcement/Zoning, Redevelopment, Harbor Commission,

- Read the Board of Health/Registrar's report

- Read the 2023 Construction report

Councilmember Reilly: Fire/First Aid/OEM, Police, Municipal Alliance, Finance/Grants, Cannabis

- First Aid – new rig received and in service; shared CY 2023 and 2024 YTD statistics.
- Municipal Alliance did not have a quorum for the January 11th meeting but Nicki Francis answered all questions.
- Fire – next meeting January 26th at 8pm; shared CY 2023 statistics; commended the Eagle Hose Company truck donation to the museum.
- Police – with Councilmember McNamara, met with Chief Torres, staff, officers and toured the department; shared CY 2023 and 2024 YTD statistics; upcoming trainings for police and education for seniors; all Keyport officers have licenses and 11 will expire in 2024 and require re-licensing by October; noted a recent basketball match where a Jackson athlete suffered a significant head injury but is expected to fully recover thanks to emergency response.

Council President Vecchio: Harbor Commission, NPP, Public Works/Water-Sewer

- Harbor Commission – reorganized January 8th with Jack Straub as Chair, Greg Davis as co-chair, and an additional appointment for consideration at this Council meeting; RFPs are on the website for the boat house, charter boat, and concession stand, all proposals must be submitted to the Clerk by Thursday, Jan 25th at 10:30am; will be planning another snapper contest.
- NPP – next meeting is January 17th; notified of being in approval stage for the NPP AARP grant project at Beach Park for \$262,640.

MAYOR'S UPDATES

Mayor Araneo: Library, Planning Board, KBBC, Green Team, Cultural/Civic, Mayors Wellness Campaign

- Library – on December 18th the children's room flooded and the power was out for over 24 hours. DPW cleared out water from boiler room and children's room and moved items to the shed. The boiler room sump pump failed and DPW replaced it. The Borough Administrator arranged for remediation of the interior flooding and to remove the wet carpeting. The Borough Administrator filed an insurance claim and the adjuster came to evaluate the flooding. The Borough Administrator and DPW are pursuing quotes for an epoxy flooring; additional weatherproofing must take place to resolve the flooding, which is an additional expense that the Borough and Library Board can't afford. Will wait for insurance update. We also discussed mold to ensure there is no risk to anybody. Further discussed whether to consider going with county library but this wasn't well received by the Board.
- Honoring and remembering Dr. Martin Luther King, Jr. whose legacy was celebrated yesterday and it's important to continue to remember and uphold his mission advocating for civil rights and equal opportunity for all people. Read a quote from a speech he delivered at Cornell College in 1962: "People fail to get along because they fear each other. They fear each other because they don't know each other. They don't know each other because they have not communicated with each other."

PUBLIC COMMENTS

The Meeting was opened to the public for comments on **agenda items only**.

Opened: 7:17 PM Motion by McNamara, Carried by Reilly. Ayes by all present.

John Merla, 34 Broad Street – asked about the redevelopment process related to **R2024-61** and sought clarification about the appointment authority under **R2024-64**, being the advice and consent of the council and not a mayoral appointment. The Mayor responded that it's her recommendation but receives Governing Body approval.

Mike Lane, 51 First Street – asked about **R2024-70**, executive session; however, Mayor Araneo responded that the Executive Session would be cancelled and this [resolution] would not be considered.

Elmer J. Graham Jr., 22 St. Peters Place – asked about **R2024-63**, which the Borough Administrator stated would not be considered, upon council voting to pull it, pending

clarification by the Utility Collector. Requested an explanation of **R2024-67** and **R2024-68**, which Mayor Araneo provided.

Closed: 7:23 PM Motion by Peperoni, Carried by McNamara. Ayes by all present.

CONSENT AGENDA

(All resolutions listed hereunder are considered to be routine in nature and will be enacted in one motion. Any person may request that an item be removed for separate consideration.)

- R2024-59 Payment of Bills Listed on the January 12, 2024 Bills List
- R2024-60 Payment of Bills Listed on the January 16, 2024 Bills List
- R2024-61 Authorizing the Borough of Keyport to Enter into the Developer's Agreement with 174 Church Street, LLC
- R2024-62 Authorizing the Donation of 1990 Seagrave Marauder to the Southern Monmouth County Fire Museum Association, Inc.
- R2024-63* Authorizing Sewer Relief Due to Leaking Pipe
- R2024-64 Appointment of Harbor Commission Member
- R2024-65 Authorizing the Appointment of a Part-Time Building Maintenance Worker in the Department of Public Works
- R2024-66 Authorizing the Borough's Participation in the Clean Ocean Action 39th Bi-Annual Spring and Fall Beach Sweeps
- R2024-67 Authorizing the Release of the Performance Guarantee and Escrow Funds for Work Performed by New Jersey Natural Gas in the Borough of Keyport – Broad Street and Main Street
- R2024-68 Authorizing the Release of the Performance Guarantee and Escrow Funds for Work Performed by New Jersey Natural Gas in the Borough of Keyport – St. Peters Place and Willow Drive

Councilmember Reilly asked about **R2024-61** and the developer's agreement as it relates to parking for police, and recommendations by the Fire Marshal related to a fire hydrant and items omitted from the Developer's Agreement. Borough Attorney stated not everything needs to be spelled out in the agreement.

Councilmember McNamara asked about **R2024-61** and the developer's agreement including which professionals and councilmembers were involved in finalizing the agreement and who is responsible for certain items. She would like to see the agreement before it comes to council for approval. Councilmember McNamara reached out to the Utility Collector about the calculation for the relief in **R2024-63**, and noted she would follow up with additional information for the council but suggested tabling the resolution in the meantime. Councilmember McNamara asked whether the part-time building maintenance worker in **R2024-65** was a new position or filling a vacancy. The Borough Administrator replied that the position was vacant following an employee resignation in November.

* Motion to Table **R2024-63** – Moved by McNamara Carried by Reilly; all in favor, no objections.

APPROVAL OF RESOLUTIONS

Motion to approve resolutions **R2024-59 through R2024-68** on the Consent Agenda **with the exception of R2024-63, which was tabled.**

MM: Vecchio 2nd: Reilly

Roll Call: Ayes: Brady, Gross, McNamara, Peperoni, Reilly, Vecchio
Nays:
Absent:
Abstain:

INTRODUCTION OF 2024 KEYPORT BID, INC. BUDGET

1. RESOLUTION #2024-69 Introducing the 2024 Keyport Business Improvement District (KBBC) Budget

The Clerk read the Budget by Title: **KEYPORT BAYFRONT BUSINESS COOPERATIVE 2024 BUDGET**

- 1a. Motion to adopt Resolution #2024-69 Business Improvement District 2024 Budget Notice

MM: Peperoni 2nd: Brady

Roll Call: Ayes: Brady, Gross, McNamara, Peperoni, Reilly, Vecchio
Nays:
Absent:
Abstain:

- 1b. Motion authorizing the Clerk to publish the Budget Summary as introduced in the Asbury Park Press for a public hearing to be held on **February 20, 2024.**

MM: Peperoni 2nd: Reilly Ayes: all present Nays:

REPORTS

1. Municipal Clerk's Report for December 2023
2. Tax/Water/Sewer Collector's Report for December 2023
3. Board of Health Treasurer's Report for December 2023
4. Building Department Report for December 2023
5. Municipal Court Report for December 2023

Motion to receive and file the reports:

MM: Peperoni 2nd: Reilly Ayes: all present Nays:

NEW BUSINESS

UNFINISHED BUSINESS

DAIS UPDATES

PUBLIC COMMENTS

The Meeting was opened to the public for comments.

Opened: 7:33 PM Motion by Peperoni, Carried by McNamara. Ayes by all present.

John Merla – recommends a letter be sent from the mayor and council to every chair of a Borough committee concerning holding meetings and ensuring attendance from volunteers, and using alternate meeting modes to prevent canceling them. Referenced Councilmember McNamara's comments about developer agreements and Planning Board resolutions and noted concerns about the lack of enforcement. He commented on the Waverly developer not doing what was required by the Board and then going back before the Board to get a waiver after the fact. Believes the questions about the fire hydrant and other fire concerns should have been discussed before the Planning Board earlier.

Elmer J. Graham Jr. – stated that American Legion Post 23 in Keyport is seeking members; meetings are the first Thursday of the month. The mayor suggested they connect with the KBBC so their efforts could be amplified by the KBBC. Mr. Graham also pitched We Care Adult Care.

Mike Lane – shared his observation of the low water level over the weekend and what could be seen in the sand, items like tires and tree trunks. Asked about the status of Aeromarine lawsuit. Asked about an update on the Planning Board land use requirements, to which the mayor responded this topic is being discussed. Asked about four-way stops on First Street and crosswalks to improve pedestrian safety, but noted the Engineer said the County hadn't approved. The mayor asked the Borough Administrator to readdress with the County.

Closed: 7:43 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

EXECUTIVE SESSION

Resolution #2024-70 was not considered.

R2024-70 – Authorizing a meeting not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. pursuant to 10:4-12b(7) for the following: attorney-client privilege matter.

ADJOURNMENT

Motion to Adjourn

MM: Peperoni 2nd: Reilly

Time of Adjournment: 7:43 PM

Ayes: all present

Nays: