

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, The Independent, and Newark Star Ledger and posted on the Bulletin Board in accordance with the Open Public Meeting Act, P.L. 1975, Ch. 231.

Mayor Araneo called the Meeting to Order at 7:00PM. The Borough Clerk read the Sunshine Law Notice.

ROLL CALL

On roll call the following were present: Councilmembers Demarest, Vecchio, Peperoni, McNamara, Council President Davidson, and Mayor Araneo. Councilmember Reilly was absent. Also present were Borough Administrator Jay Delany, Borough Attorney Victoria Flynn, Police Chief Shannon Torres and Borough Engineer Jim Priolo.

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Mayor Araneo requested a moment of silence in remembrance of John Stencel, recently deceased husband of Borough employee Keri Stencel, and for the Montanaro family of neighboring Hazlet Township who suffered tragic loss following a house fire. Mayor Araneo also spoke to commemorate civil rights activist Dr. Martin Luther King, Jr., known for his activism against segregation and his advocacy for civil rights.

COMMITTEE REPORTS

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

Councilmember Demarest: KBBC, Public Works/Water-Sewer, Harbor Commission, Recreation/Senior Center

Councilmember Demarest reported on the KBBC stating the Farmer's Market is moving back to the Ye Cottage Inn parking lot, as he calls it. He stated no report for Public Works at this time.

Councilmember Reilly: Environmental, Fire/First Aid/OEM, Finance/Grants, Heath/Registrar/Construction/Fire Bureau/Code Enforcement/Zoning, Cannabis

Councilmember Reilly was absent.

Councilmember Vecchio: Harbor Commission, Municipal Alliance, Police, NPP

Councilmember Vecchio reported on the Harbor Commission meeting of January 9th. She said the kayak lockers are empty and discussion was had regarding fixing the lockers; they viewed a slideshow of signage so they can consolidate them so it is not such a cluster of signs everywhere; charter fishing boat and hot dog bid discussion; Snapper Contest was also discussed. She attended the Municipal Alliance meeting which included a discussion regarding a "get high on life" kite event which may be held on Keyport Red Raider night which is May 18th; may have assemblies at the school regarding vaping; read the Police department calls for service report; National Law Enforcement Day was January 9th. She told Chief Torres she appreciates her and her team and we are lucky to have them.

Councilmember Peperoni: Health/Registrar/Construction/Fire Bureau/Code Enforcement/Zoning, Recreation/Senior Center, Recycling, Municipal Alliance, Police, Redevelopment

Councilmember Peperoni read the Construction office report for the year 2022; collected \$413k in permit fees. He read the Board of Health report for 2022. He said he and Councilman Demarest attended the Recreation Committee meeting and talked about tightening up the 2023 calendar of events. They talked about bringing back the summer rec program for the kids at the school. He also said they need to recertify the 5K race course because it's a little short.

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

Councilmember McNamara reported receiving official notice of receiving the \$450k FEMA grant; a Finance meeting is scheduled for January 25th - will discuss budget timeline. Estimated budgets are due from department heads. There is a resolution on this agenda for a grant through the New Jersey Department of Community Affairs - 2023 Local Recreation Improvement Grant.

She spoke about the Anchor Property Tax Relief Program deadline being extended to February 28th and PILOTs are now eligible. She attended an NPP meeting with Councilmember Vecchio and coordinator Nicole Henn where they discussed Main Street lot striping. They are aware of the Beer Street sign error and it will be replaced. She said cannabis litigation is moving forward and we will review forms and processes before we accept new applications. The Green Team will meet at the end of the month. Meetings are open to the public and are held the fourth Tuesday of each month.

Council President Davidson: Planning Board, Redevelopment, Fire/First Aid/OEM, Public Works/Water-Sewer

Council President Davidson reported the Planning Board will be meeting on January 26th for their Reorganization Meeting; requests for proposals are due back tomorrow. There will be a Redevelopment meeting later this week. She will be meeting with the Fire Chiefs once Councilmember Reilly returns. She read the First Aid calls for service report for 2022.

MAYORS UPDATES

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

Mayor Araneo reported she attended the KBBC meeting on January 10th where they discussed municipal lot pot holes and KBBC contributing part of the money to have it paved. She attended the Library Board of Trustees meeting. The Library met with Historical Society. They are looking to start a library of items for patrons to check out and will be looking for donations. The Library is looking to restore the clock at no charge with the exception of parts. The Director applied for a grant through Monmouth County Historic Grant Program. Mayor Araneo read a list of programs offered by the Library.

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments on Resolutions and Communications only at 7:17PM moved by Davidson, carried by Peperoni with ayes by all present

John Merla 34 Broad Street – asked about the \$9k payment to Motorola on the bills list. He asked Mr. Delaney how many cameras we have and what the life expectancy is. Chief Torres said we needed a new docking station and obtained new cameras. The life expectancy depends on the wear and tear but it is at least five years. All officers now have their own camera.

Michael Lane 51 First Street – asked about **R2023-54** Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs - FY 2023 Local Recreation Improvement Grant (LRIG) and whether there was anything we could add to win the grant. Regarding **R2023-56** Authorizing a One-Year Extension of the Contract for Real Property Data Collection and Verification Services Awarded to Realty Data Systems, LLC, he asked what needs to be done to make MOD IV include updating the zoning information. He asked what percentage of homes open doors for inspections vs the total number of inspections. He asked what changed to require **R23-60** Amending Resolution No. 2023-11 Appointing the Municipal Prosecutor to Provide for Compensation as a Professional Service. Mr. Delaney explained that the Prosecutor compensation is not being paid as a salary but rather as a professional service on a contracting basis. Mr. Lane talked about Communication #2 letter regarding the Yacht Club's request to rezone lot 18.

Elmer J. Graham Jr. 22 St. Peters Place – Regarding **R2023-56** Authorizing a One-Year Extension of the Contract for Real Property Data Collection and Verification Services Awarded to Realty Data Systems, LLC, he asked why a one-year extension was necessary and Mr. Delaney explained. Mr. Graham asked about fees being increased with **R2023-57** Establishing Permitting Fees for Use of Borough Parks and Recreational Facilities and Mr. Delaney explained.

Motion was made to close the Meeting to public at 7:35PM, moved by Peperoni and carried by Davidson with ayes by all present.

Councilmember Davidson requested to pull **R2023-59** Accepting the Donation of 2007 Dodge Durango from the East Franklin Volunteer Fire Department for the Keyport Fire Department. She explained that Councilmember Reilly is the lead on Fire and has not had an opportunity to meet with the Fire Chiefs so they do not have all the information.

Motion to Pull **R2023-59** Accepting the Donation of 2007 Dodge Durango from the East Franklin Volunteer Fire Department for the Keyport Fire Department moved by Peperoni and carried by McNamara with ayes by all present.

Councilmember Davidson said regarding **R2023-54** Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs - FY 2023 Local Recreation Improvement Grant (LRIG) she had a request from a resident to add a pickle ball court. Mr. Delany said the funds are to replace existing items and add some new items such as a handicapped accessibility and a walking trail.

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.)

- R2023-52 Payment of Bills Listed on the January 13, 2023 Bills List
- R2023-53 Payment of Bills Listed on the January 17, 2023 Bills List
- R2023-54 Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs - FY 2023 Local Recreation Improvement Grant (LRIG)
- R2023-55 Authorizing the Borough of Keyport to Enter into a Shared Services Agreement with the Township of Freehold for the Provision of Information Technology Services
- R2023-56 Authorizing a One-Year Extension of the Contract for Real Property Data Collection and Verification Services Awarded to Realty Data Systems, LLC
- R2023-57 Establishing Permitting Fees for Use of Borough Parks and Recreational Facilities
- R2023-58 Appointment of Municipal Alliance Committee Member
- R2023-59 Accepting the Donation of 2007 Dodge Durango from the East Franklin Volunteer Fire Department for the Keyport Fire Department
- R2023-60 Amending Resolution No. 2023-11 Appointing the Municipal Prosecutor to Provide for Compensation as a Professional Service
- R2023-61 Amending Resolution No. 2023-12 Appointing the Municipal Public Defender to Provide for Compensation as a Professional Service

APPROVAL OF RESOLUTIONS

Motion to approve items listed on the Consent Agenda (with the exception of **R2023-59** which was pulled) moved by Peperoni, carried by Davidson

Roll Call: Ayes: Demarest, Vecchio, Peperoni, McNamara, Davidson
 Nays:
 Absent: Reilly
 Abstain:

COMMUNICATIONS BY CONSENT

(For Approval)

1. Letter dated December 16, 2022 from Hank Young Jr., KFD 2023 Parade Chairman, requesting permission to hold the St. Patrick's Parade on Saturday, March 25, 2023 (rain date Sunday, March 26, 2023) stepping off at 1PM.

(To Receive and File)

2. Letter dated January 9, 2023 from Salvatore Alfieri clarifying request for rezoning of Block 94, Lot 18.
3. Letter dated January 11, 2023 from Borough Administrator Jay Delaney advising of his resignation effective January 25, 2023.

APPROVAL and/or RECEIPT AND FILE OF COMMUNICATIONS

Motion to approve items listed on Communications by Consent moved by Peperoni, carried by Davidson

Roll Call: Ayes: Demarest, Vecchio, Peperoni, McNamara, Davidson
Nays:
Absent: Reilly
Abstain:

MINUTES FOR APPROVAL

Motion to approve the January 1, 2023 Reorganization Meeting Minutes moved by Davidson, carried by McNamara with ayes by all present.

REPORTS

1. Municipal Clerk's Report for December 2022
2. Tax/Water/Sewer Collector's Report for December 2022
3. Board of Health Treasurer's Report for December 2022
4. Board of Health Treasurer's Report for Year End 2022
5. Building Department Report for December 2022
6. Municipal Court Report for December 2022

Motion to receive and file reports moved by Peperoni, carried by Davidson with ayes by all present

NEW BUSINESS

UNFINISHED BUSINESS

Housing Code Ordinance

Tony Vecchio, Code Enforcement, explained the change intended with this Housing Code Ordinance is to occupancy within a high rise efficiency apartment. He said we have always used the national standard of 2 people per bedroom as long as it is 120 square feet. He recommended the Planning Board state in their resolutions that there is 2 person max per bedroom.

DAIS UPDATES

Chief Torres spoke about the Hazlet fire tragedy. She also stated that concealed carry permits will cost \$200.

Borough Administrator Jay Delaney spoke about the transition regarding a number of professional services. He said this is his last council meeting and he thanked all members of the governing body.

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments at 7:52PM moved by Peperoni, carried by Davidson with ayes by all present

Chief Torres asked for the due date for the budget. Councilmember McNamara said she is meeting with Tom Fallon and will hopefully have an answer before the end of the month.

Caly Gallopo, Keyport - asked about her cultivating proposal and whether the governing body has had a chance to discuss it. Councilmember McNamara responded we have outstanding litigation and we want to revisit our processes. Ms. Gallopo asked how long the litigation process might take. Borough Attorney Victoria Flynn responded we cannot predict that.

Donna Purcell 396 Maple Place – asked about the parade letter.

John Merla 34 Broad Street – said we should create a community calendar. He also said the NPP has done a fabulous job and the improvements in town show it. He spoke about having First Aid administer a CPR class for high school and Pop Warner coaches.

Mike Lane 51 First Street – spoke about gaps in the land use code and parking shortages. He asked about the process for rezoning the Yacht Club lot.

Andrew Kelsey 29 St. Peters Place spoke about the parking report.

Elmer J. Graham, Jr., 22 St. Peters Place asked about re-establishing the Veterans Committee.

The Meeting was closed to the public at 8:11PM moved by Davidson, carried by Vecchio with ayes by all present

CLOSED SESSION

RESOLUTION #2023-62A

**RESOLUTION OF THE BOROUGH OF KEYPORT,
COUNTY OF MONMOUTH, NEW JERSEY 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. 10:4-12***

WHEREAS, the Borough of Keyport, County of Monmouth (the “**Borough**”), a public body corporate and politic of the State of New Jersey, is subject to certain requirements of the Open Public Meetings Act, *N.J.S.A. 10:4-6, et seq.* (the “**Act**”); and

WHEREAS, *N.J.S.A. 10:4-12* provides that a closed session, not open to the public, may be held for certain specified purposes when authorized by resolution; and

WHEREAS, it is necessary for the Borough to discuss, in a session not open to the public, matters relating contract negotiations, pursuant to *N.J.S.A. 10:4-12(b)(7)*.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Keyport, County of Monmouth, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Mayor and Council assembled in public session on January 17, 2023 and determined that a closed session, not open to the public, shall be held on January 17, 2023 at approximately 8:00 P.M. at the Borough Hall located at 70 West Front Street, Keyport, New Jersey, for the discussion of matters relating to the specific items designated above.
3. This resolution will take effect immediately.

OFFERED: PEPERONI

SECONDED: MCNAMARA

AYES: DEMAREST, VECCHIO, PEPERONI, MCNAMARA, DAVIDSON

NAYS:

ABSENT: REILLY

Motion to reconvene to Open Session at 9:50PM moved by Davidson, carried by McNamara with ayes by all present

Borough Attorney Victoria Flynn summarized what was discussed in Closed Session.
No action was taken.

ADJOURNMENT

Motion to Adjourn at 9:51PM moved by Peperoni, carried by Davidson with ayes by all present.