

**BOROUGH OF KEYPORT
WORKSHOP MEETING MINUTES
TUESDAY, FEBRUARY 6, 2024 7PM**

CALL TO ORDER: 7:00 PM

SUNSHINE LAW NOTICE: Read by Municipal Clerk

Minutes of the Workshop 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 U.S. Army Reserve Sergeant William Jerome Rivers of New Jersey

WORKSHOP ITEMS FOR DISCUSSION

1. Accessible Parking Spaces for People with Disabilities

The mayor explained that a resident requested a handicapped parking spot on the street and the Police Chief advised that the spot should be reserved for them. This request prompted discussion of putting in place the application process and procedure for residents to acquire a handicapped parking space.

The Governing Body asked questions and discussion ensued about the application process, including the application form, neighbor notification, who could park in such a designated spot, and whether a person could apply if they have off-street parking, like a driveway. The mayor referenced the borough's policy to not grant a handicap parking space to those who possess off-street parking unless special circumstances exist and are approved by the traffic division of the police department.

2. Splash Park Proposal

Sophia Lamberson, representing Kiwanis Club of Keyport, spoke regarding the proposal presented by the Kiwanis and clarified the proposal is for a splash pad, not a park. The vision is for a 25 foot concrete circular pad with water coming up. The Kiwanis will put something more formal together but wanted to first gauge the interest. Water would be a borough expense.

This splash pad can be set on a timer, certain times, days, or triggered by children playing with it. Ms. Lamberson spoke about collaborating with the Neighborhood Preservation Project (NPP). The Kiwanis donation would be between \$43,000 to \$48,000.

The Mayor asked if Kiwanis would be willing to work with NPP to donate a piece of equipment to one of the parks, should council not be interested in splash pad. Ms. Lamberson said she will bring that question back to Kiwanis.

The Mayor asked about what's slated for the Beach Park property where the maze is located. Jack Straub, NPP Coordinator, said when the maze is removed it will be replaced by benches and tables. It's a shaded area and the only place with mature trees. Nothing can be done at Beach Park underground because of the outfall pipe.

3. Community Garden Ordinance Proposal

The Borough Attorney stated that she drafted an ordinance for council to review. The ordinance establishes the floor and the lease agreement would have greater detail. The proposed ordinance title will be changed to Elizabeth Street Community Garden. Discussion ensued and some revisions to the draft were requested.

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.)

- R2024-71 Payment of Bills Listed on the January 26, 2024 Bills List
R2024-72 Payment of Bills Listed on the February 6, 2024 Bills List
R2024-73 Authorizing the Advertisement for Receipt of Bids for Solid Waste and
Recyclable Materials Collection and Disposal Services
R2024-74 Authorizing Approval to Submit a Grant Application and Execute a Grant
Agreement with the New Jersey Department of Community Affairs

APPROVAL OF RESOLUTIONS

Motion to approve resolutions **R2024-72 through R2024-75** on the Consent Agenda.

MM: Peperoni 2nd: Reilly

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

The Borough Attorney asked about the resolution numbers, and the Clerk responded that they were reordered and renumbered, pursuant to the amended agenda.

Motion to approve resolutions **R2024-71 through R2024-74** on the Consent Agenda.

MM: Peperoni 2nd: Reilly

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

APPROVAL OF MEETING MINUTES

Motion to approve the Minutes of the November 21, 2023 Regular Council Meeting

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

PUBLIC COMMENT

The Meeting was opened to the public for comments.

Opened: 8:15 PM Motion by Peperoni, Carried by McNamara. Ayes by all present.

John Merla, 34 Broad St. – asked about the contract term length for solid waste services under **R2024-73**. Suggested that prior to awarding a grass cutting/lawn maintenance contract it should include a provision that the schools must maintain the fields if the borough isn't charging them. Asked how strong a community garden lease is, to which the Borough Attorney replied that the ordinance helps protect the property from being sold off or used for other purposes. Mr. Merla noted he was on phone with DCA and asked how long project extensions can carry on; it's three one-year extensions.

Bill Shadel, 62 Division Street, Community Garden member – thanked everyone for getting ordinance this far. Recommends preserving as much land as possible. Thinks ordinance is a little too prescriptive and some things could be moved into the lease. Recalled that people were previously able to get a second plot. Urges reconsidering one plot per household. Plant matter should not be removed from the garden; plant matter is not trash and any reference should be removed from the ordinance. This is a community service and doesn't think the borough should take any money from this.

Mike Lane, 51 First Street – regarding the Community Garden ordinance, thinks nonresidents should be charged double per plot and have a lower priority. Commented on the flood damage prevention ordinance and site plan subdivision ordinance and the borough's website. Also discussed the second half of the land use requirements needing to be updated. Stated that the Master Plan is very clear about the borough's density requirements. Commented that Pedestrian Safety Improvement State funds were received six years ago, but the marks on the sidewalks have now worn off.

Clair Skeen, 33 St. Peters Place – thinks the proposed Community Garden ordinance invites issues down the road. Noted that the Garden Club has insurance. Urged the plots be affordable and the current collection process be kept, where committee members collect the fees. Unsure where the water meter is located. Requested that the Garden Club have permission to continue to compost and return plant material to the earth for reuse.

Elmer Graham Jr., 22 St. Peters Place – asked for explanation of **R2024-73** concerning solid waste and recycling, which the Borough Administrator provided.

Closed: 8:38 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

EXECUTIVE SESSION

Resolution #2024-75 read by the Borough Attorney.

R2024-75 – 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. 10:4-12b for the following item(s): attorney-client privilege matters related to contract negotiations - Borough Hall roof pursuant to N.J.S.A. 10:4-12b(7)

RESOLUTION #2024-75

**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 an Executive 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, attorney-client privileged matters related to contract negotiations - Borough Hall roof, pursuant to N.J.S.A. 10:4-12b(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 February 6, 2024 and determined that an Executive Session closed to the public shall be held on February 6, 2024 at approximately 7 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.

Motion to go into Closed Session at 8:40 PM.

Moved by Peperoni, Carried by McNamara. Ayes by all present.

Council reconvened to Open Session at 9:46 PM.

ADJOURNMENT

Motion to Adjourn

MM: Peperoni 2nd: Gross

Ayes: all present

Nays:

Time of Adjournment: 9:47 PM