

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

Mayor Aumack called the meeting to order at 7:00PM. Borough Clerk Heilweil read the Sunshine Law Notice.

ROLL CALL

On Roll Call the following were present: Councilmembers Pacheco, Sheridan, Kennedy, Lamberson, Cooper and Goode. Others present: Borough Administrator Stephen Gallo and Borough Attorney Karl Kemm.

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

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.)

Borough Clerk Heilweil read the items listed on the Consent Agenda:

R89-17 Payment of Bills

R90-17 Certifying the Cost of Snow Removal and Placing a Lien upon Such Lands
– *five properties*

R91-17 Granting the Application of Hilvo Inc. Trading as Ye Cottage Inn for a Plenary Retail Liquor License for the 2016-2017 License Term

R92-17 Authorizing Tax Collector to Issue Duplicate Tax Certificates for 16-00003

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:02PM moved by Sheridan, carried by Cooper with ayes by all present

Dan Fox, Fire Chief – asked about the storage trailer on the highway by the water tower that has been sprayed with graffiti.

Michael Lane, 51 First Street – complimented the Borough that the car under the tarp on St. Peters is gone. General commercial district does not allow boats. There has been a boat at 92 Broad for about a year. He brought up an issue with two Master Plan teams he is involved with. A resident made a recommendation of a redevelopment area zone overlay excluding the RA zone. He spoke of noticing criteria for redevelopment areas. None of the Master Plan neighborhood plans indicate any need for redevelopment. He asked the attorney whether the Planning Board can address areas in need of redevelopment.

Borough Attorney Kemm - responded the Planning Board can make a recommendation for Master Plan review.

Borough Administrator Gallo – stated for the past six months we have had input from about one hundred residents. The residents' suggestions have always been passed along to those involved.

Mike Lane – stated this overlay issue can be dealt with after the Master Plan is in place. Zoning has to be in place before an overlay.

Mayor Aumack – stated the next step in this process will take place at Thursday's Planning Board meeting.

Andrew Kelsey, 29 St. Peters Place – stated he doesn't think the Planning Board meeting is a good place for the public to voice its opinion. He suggested videoing board meetings.

Borough Administrator Gallo – stated subcommittee chairs will be available to answer questions at the Planning Board meeting.

Andrew Kelsey – said he would like a Borough calendar available in iCloud format.

Councilwoman Kennedy – stated a calendar is sent out in the March water bill.

Elmer Graham, Jr., 22 St. Peters Place – stated he also favors televising the meetings. He asked about **R91-17** Granting the Application of Hilvo Inc. Trading as Ye Cottage Inn for a Plenary Retail Liquor License for the 2016-2017 License Term and also **R92-17** Authorizing Tax Collector to Issue Duplicate Tax Certificates for 16-00003. He urged Master Plan be placed on the Borough website.

Borough Administrator Gallo – stated a draft of the Master Plan is on the website and a final version will be as well.

There being no further comments or questions the meeting was closed to the public at 7:40PM moved by Sheridan, carried by Cooper with ayes by all present

APPROVAL OF RESOLUTIONS

Motion to approve items listed on the Consent Agenda moved by Pacheco, carried by Sheridan

Roll Call: Ayes: Pacheco, Sheridan, Kennedy, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

COMMUNICATIONS AND PETITIONS

1. Request for Use of Borough Property (Beach Park Gazebo) for the purpose of a wedding – April 8, 2017 – Stacey Czerniowski

Motion to approve moved by Sheridan, carried by Pacheco with ayes by all present

2. Minutes of the Keyport Senior Bus Project Sub-Committee Meeting of January 24, 2017

Motion to receive and file moved by Lamberson, carried by Cooper with ayes by all present

3. Transfer Application of Edward Lewandowski from Liberty Hose Fire Department to Raritan Hose Fire Department

Motion to approve moved by Goode, carried by Sheridan with ayes by all present

4. Letter from Keyport Fire Department requesting approval in regards to the Annual Firemen's Fair to be held July 31, 2017 to August 5, 2017:

- Exclusive use of the Firemen's Parking Lot from Thursday, July 27 through Sunday, August 6, 2017
- Close traffic on American Legion Drive from West Front Street to entrance of parking lot from 6PM – Midnight, Monday, July 31st through Saturday, August 5, 2017
- Suspend two-hour parking ordinance and No Parking side of Beers Street to Elizabeth Street from Saturday, July 30 through Sunday, August 6, 2017

- Use of public works equipment and DPW work force from July 31st through August 5, 2017 for removal of solid waste and recyclables and equipment
- Use of Borough picnic tables and portable stage from July 30th through August 5, 2017
- Fireworks for Saturday, August 5, 2017 beginning approximately 11PM
- Notify Kiwanis that flea market cannot be held during this period (July 30-August 6) and advise KBBC that the Farmers Market will need relocating for Thursday, August 3, 2017

Motion to approve and forward to DPW and Police Department moved by Goode, carried by Sheridan with ayes by all present

5. Application for transfer of Keyport Fireman Darnell McDonald from Liberty Hose to Raritan Hose Company

Motion to approve moved by Goode, carried by Sheridan with ayes by all present

6. Request for road closure of Chingarora Avenue from 4th Street to 3rd Street on March 25th from 11AM-5PM for a block BBQ to coincide with the Keyport St. Patrick's Day parade. Petition included.

Motion to approve and forward to DPW and Police Department moved by Goode, carried by Sheridan with ayes by all present

APPROVAL OF MINUTES

December 6, 2016 – Work Session

December 20, 2016 – Regular Session

January 17, 2017 – Regular Session

February 7, 2017 – Work Session

Motion to approve December 6, 2016 Work Session Minutes and December 20, 2016 Regular Session Minutes moved by Sheridan, carried by Goode

Roll Call: Ayes: Sheridan, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain: Pacheco, Kennedy

Motion to approve January 17, 2017 Regular Session Minutes and February 7, 2017 Work Session Minutes moved by Goode, carried by Cooper

Roll Call: Ayes: Pacheco, Sheridan, Kennedy, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain: Sheridan (from January 17, 2017 Regular Session Minutes)

REPORTS OF DEPARTMENTS

1. Municipal Clerk's Report for January 2017
2. Tax/Water/Sewer Collector's Report for January 2017
3. Board of Health Treasurer's Report for January 2017
4. Building Department Monthly report for January 2017
5. Municipal Court Monthly Report for December 2016 & January 2017
6. Keyport Alliance Grant Program – Mid-Year Report

Motion to receive and file moved by Sheridan, carried by Pacheco with ayes by all present

COMMITTEE REPORTS

Councilwoman Pacheco: Buildings/Grounds/Library:

- read Library report of events
- Library awarded ESL grant
- next Board of Trustees meeting is March 9th at the Library

Councilman Sheridan: Finance/Grants/Redevelopment:

- looking to introduce Municipal Budget March 7th

Councilwoman Kennedy: Public Works/Recycling/Property Maintenance:

- Public Works was busy with snow event
- waterfront was packed this past Sunday
- Property Maintenance Office has been busy – read number of cases, summonses and inspections
- crosswalks will be painted by the County

Councilwoman Lamberson: Police:

- read Police Department report for January 2017
- e-ticketing is in full operation
- asked who is responsible for snow removal at crosswalks by schools
- Harbor Commission met for Spring/Summer events

Borough Administrator Gallo – stated school maintenance (Ken Krohe) is taking care of snow removal at the crosswalks.

Councilman Cooper: Health/Recreation:

- Went to 145 Therese Street which was purchased and renovated by Community Church. They will rent it and maintain it.

Councilman Goode: Fire/First Aid/Emergency Services

- read Fire Department report including number of calls and hours of service

NEW BUSINESS

1. Pedestrian Scramble

Borough Administrator Gallo – stated this is an innovative approach to managing busy intersections to improve pedestrian safety.

2. Scheduled June 6th meeting of the Mayor & Council – Reschedule or Cancel?

Decision was made to wait a month before deciding.

UNFINISHED BUSINESS

None

ATTORNEY'S REPORT

Borough Attorney Kemm stated he has reviewed the Administrator's report.

ADMINISTRATOR'S REPORT

- met with developer for Mariners Village
- met with Mike Lane regarding land use issues
- held a technical review meeting with Mystic Developers regarding the Cummins property
- met with developers of 30 Broad Street along with Trevor Taylor and Bob Burlew regarding their project
- met with potential developer of 333 First Street
- heard a grievance appeal from Sal Costanza of Local 68
- hosted a public meeting to receive feedback on the Keyport Master Plan
- attended the Harbor Commission meeting

- held a round up meeting for all Post-Sandy planning projects
- attended a special meeting of the Keyport Planning Board
- met with Art Olsen regarding his property
- dealt with the first snow storm of the winter
- Garbage Hauling Contract: We now have a few weeks under the new contract with Suburban Disposal handling our garbage and recycling. We have received a very few complaints about the company's starting hours. We have also received a few compliments about the company's service.
- 2016 Road Improvement Program will include the reconstruction of the following roadways:
 - Elizabeth Street from Beers Street to Broad Street
 - Stout Street from Main Street to Kearney Street
 - Kearney Street from Stout Street to Maple Place
 - Monroe Street from Beers Street to Cass Street
 - Cass Street from Monroe Street to Jackson Street
 - Jackson Street from Cass Street to Perry Street
- Improvements will include water main replacement on Stout Street, Kearney Street and Monroe Street and drainage improvements on Elizabeth Street, Kearney Street, Cass Street and Jackson Street.
- Concrete curb and sidewalk improvements will be made where required.
- Hot mix asphalt pavement installation will be installed on all roadways.
- Project has been awarded to Lucas Brothers, Inc. of Morganville, NJ and will commence toward the end of March
- Matawan Creek Bridge replacement is continuing and it appears they are on schedule
- Brown's Point Redevelopment draft plan was uploaded to the Borough website. We will host a community meeting to present the draft on March 8th. The plan will then be presented to the Keyport Planning Board at their regular meeting of March 23rd.
- Aeromarine Redevelopment plan – we are awaiting a revised plan from the developer based on our prior meetings.
- Ye Cottage Inn – the liquor license renewal for the premises is on our agenda tonight. We expect the new owners to present a plan for building a destination restaurant/bar/entertainment facility in the near future.
- Gales Hardware Store - Bob Burlew and I met with the contract purchaser of the building. He plans to build several luxury rental apartments over retail and professional office space. We encouraged him to provide parking for his tenants on his premises and within his building.
- 333 First Street – Bob Burlew and I met with the potential purchaser of the approved project on First and Walnut. He would like to build the approved 12 townhomes with a few modifications. He will be returning after he has developed a new plan.
- Vacant Property Initiative – a meeting has been scheduled to kick off this project next week.

PUBLIC COMMENT PORTION

The meeting was opened to the public for comments or questions at 8:09PM moved by Sheridan, carried by Cooper with ayes by all present

Ed Carew, 64 Broadway – asked Mayor Aumack for a Library liaison.

Mike Lane – regarding the pedestrian scramble, when pedestrians are in the intersection there is a four-way stop with no turn on red. It is also a significant traffic calming technique

Jane Buggle, 67 E. Front Street – asked the status of Anbaric and the status of the agreement with the Borough.

Borough Administrator Gallo – stated there is an agreement in place. Anbaric is looking to install a high-voltage direct line and will put it into a subterranean vault

(encased in concrete) that will then go into the bay. It is also known as the Poseidon Project. The benefits are a one-time payment along with annual payments during the course of the project. They will repave any streets that are disturbed. The downside would be construction disturbances. As for health effects, there are some concerns about alternating current electromagnetic fields not prevalent in direct current. The health concerns have been discussed with our engineers. We currently have an agreement in principle.

Mayor Aumack – stated this Council has no formal agreement with Anbaric.

There being no further comments or questions the meeting was closed to the public at 8:22PM moved by Sheridan, carried by Cooper with ayes by all present

Motion at 8:23PM to go into Closed Session after a three-minute break moved by Sheridan, carried by Cooper with ayes by all present

Council reconvened to Open Session at 9:14PM. Borough Attorney Kemm stated what was discussed during Closed Session: Chief of Police and a potential contract with the Chief.

CLOSED SESSION

RESOLUTION #93-17

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, (a) personnel and contract negotiation matters relating to Police Chief George Casaletto, and (b) matters subject to attorney-client privilege as authorized by N.J.S.A. 10:4-12(b) 3, 7 and 8.

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 21, 2017 and determined that an Executive Session closed to the public shall be held on February 21, 2017 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: Sheridan

SECONDED: Cooper

AYES: Pacheco, Sheridan, Kennedy, Lamberson, Cooper, Goode

NAYS:

ABSENT:

ADJOURNMENT

Motion to Adjourn at 9:15PM moved by Sheridan, carried by Pacheco with ayes by all present