

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 7:03PM and Borough Clerk Heilweil read the Sunshine Law Notice.

ROLL CALL

On Roll Call the following were present: Councilmembers Chamberlain, Sheridan, Howe, Lamberson, Cooper and Goode. Others present: Mayor Aumack, Borough Administrator Stephen Gallo and Borough Attorney Jong Sook Nee Esq.

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.)

R105-16 Payment of Bills

R106-16 Certifying the Cost of Snow Removal and Placing a Lien upon Such Lands –
(seven properties)

R107-16 Certifying the Cost of Cleaning Up Properties and Placing a Lien Upon Such
Lands – 5 Locust Street

R108-16 Authorizing a Funding Agreement with Longview Ventures and Authorizing the
Preparation and Referral of a Redevelopment Plan for the Property Commonly
Known as Block 22, Lots 12.01, 19 and 20 on the Tax Map of the Borough of
Keyport

R109-16 Authorizing the Development of Community Gardens at Property Located at
Elizabeth Street and Church Street, Also Known as Block 84, Lot 18 on the
Official Tax Map of the Borough of Keyport

R110-16 Authorizing a Contract with CME Associates Relating to the Calculation of
Water and Sanitary Sewer Connection Fees

R111-16 Authorizing the Planning Board to Re-Investigate Whether the Property
Commonly Known as Block 20, Lots 1, 2 and 3 on the Tax Map of the Borough
Should be Designated as an 'Area in Need of Redevelopment' Pursuant to the
Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

R112-16 Requesting Support of the Monmouth County Board of Chosen Freeholders
for the Manna House

R113-16 Rescinding Resolution #92-16 Authorizing the Renewal of Membership in the
Monmouth Municipal Joint Insurance Fund

R114-16 Declaring Certain Property of the Borough Surplus and Providing for its
Disposition – Inflatable Bounce House

R115-16 Seeking Support of the Borough of Keyport's Request for Funding from NJ
DOT for the Clark Street Improvement Project

R116-16 Appropriation Transfer

R117-16 Extending the Grace Period to Pay Second Quarter 2016 Water-Sewer Bills
Before Interest Will Accrue

R118-16 Granting a Taxi Cab Owner's License to Keyport Yellow Taxi for One Vehicle

R119-16 Authorizing the Execution of a Certificate of Approval Relating to the Keyport
First Aid Squad, Inc. Seeking Tax-Exempt Financing for an Ambulance

R120-16 Accepting Findings of New Jersey Civil Service Commission Regarding
Classification of Employee

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:07PM moved by Sheridan, carried by Chamberlain with ayes by all present

Bob Ludwig, 50 Beers Street - requested the following resolutions be considered for separate consideration: **R108-16** Authorizing a Funding Agreement with Longview Ventures and Authorizing the Preparation and Referral of a Redevelopment Plan for the Property Commonly Known as Block 22, Lots 12.01, 19 and 20 on the Tax Map of the Borough of Keyport; **R111-16** Authorizing the Planning Board to Re-Investigate Whether the Property Commonly Known as Block 20, Lots 1, 2 and 3 on the Tax Map of the Borough Should be Designated as an 'Area in Need of Redevelopment' Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and **R118-16** Granting a Taxi Cab Owner's License to Keyport Yellow Taxi for One Vehicle. He stated that with reference to **R111-16** Authorizing the Planning Board to Re-Investigate Whether the Property Commonly Known as Block 20, Lots 1, 2 and 3 on the Tax Map of the Borough Should be Designated as an 'Area in Need of Redevelopment' Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., Mr. Lane had pointed out that a notification for this project has been filed for the March 24th Planning Board meeting.

Borough Attorney Nee – explained the redevelopment law and the required notices, which already went out. The Council has to formally request the Planning Board reinvestigate the property.

Bob Ludwig – stated plans have been made many times for this property. He believes there is a “shell-game” being played with ratables. He also feels the strictness of the rules prohibits public input.

Ed Burlew, 59 W. Front Street – stated the bulkhead at Ye Cottage Inn was finally repaired and it looks nice. He asked for an explanation of **R110-16** Authorizing a Contract with CME Associates Relating to the Calculation of Water and Sanitary Sewer Connection Fees.

Administrator Gallo – stated it has to do with connection fees for redevelopment

Ed Burlew – made mention that the American Legion, which has a club license, had a sign out stating “Open to the Public”.

Elmer Graham, Jr., 22 St. Peters Place – asked if there would be a fundraiser for the Manna House. He also asked about declaring the bounce house surplus and for an explanation of the appropriation transfer.

Mike Lane, 51 First Street – thanked Council for the attorney's response to the FIRM maps and asked for the following to be covered under Unfinished Business:

- Reval Inspections
- Energy Aggregation Program
- Community Rating System
- Waterfront Park Surveys
- Public Hearing for Vacation of Williamson Street

He stated Longview Ventures was approved by the Planning Board under consideration of the Master Plan. He asked why this is not going before the Planning Board with a new plan.

Administrator Gallo – stated a plan was approved over ten (10) years ago and was never built. Some of the stipulations are no longer legal. There will be a total of three (3) public hearings. He explained the process which is open, transparent and legal.

Mike Lane – stated he is not in favor of the redevelopment process based on his experience and referred to “back-room meetings.”

Administrator Gallo - expressed his shock over Mr. Lane's insinuation of “back-room meetings” when Mr. Lane had been invited and attended one of those meetings. He further stated he has tried to include Mr. Lane in this process.

Mike Lane – asked about **R111-16** Authorizing the Planning Board to Re-Investigate Whether the Property Commonly Known as Block 20, Lots 1, 2 and 3 on the Tax Map of the Borough Should be Designated as an ‘Area in Need of Redevelopment’ Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and whether the Borough plans to abandon a portion of Washington Street. He said Washington Street extends into the redevelopment area.

Bob Ludwig – asked how the Borough is dealing with the standing water on the Cummins’ property.

Chief Casaletto – stated the “Open to the Public” sign at the American Legion has now been taken down.

There being no further comments or questions, meeting was closed to the public at 7:50PM moved by Howe, carried by Goode with ayes by all present

APPROVAL OF RESOLUTIONS

Councilman Goode – would like to amend **R112-16** Requesting Support of the Monmouth County Board of Chosen Freeholders for the Manna House to include it as a public benefit as well as the financial challenges.

Motion moved by Goode, carried by Howe to amend to include as well as twenty-eight (28) years of service.

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

Motion to approve items on the Consent Agenda, excluding **R118-16** Granting a Taxi Cab Owner’s License to Keyport Yellow Taxi for One Vehicle, moved by Sheridan and carried by Chamberlain

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

The meeting was opened to the public at 7:55PM for comments or questions on **R118-16** Granting a Taxi Cab Owner’s License to Keyport Yellow Taxi for One Vehicle, moved by Chamberlain and carried by Lamberson with ayes by all present

Bob Ludwig – spoke about Taxi Express having the same phone number as Keyport Yellow Taxi.

George Walling – stated he saw Keyport Yellow Taxi picking up passengers in Keyport.

There being no further comments or questions, the meeting is closed to the public at 8:01PM moved by Sheridan, carried by Goode with ayes by all present

Motion was made by Howe, carried by Goode to Deny **R118-16** Granting a Taxi Cab Owner’s License to Keyport Yellow Taxi for One Vehicle

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

Motion was made by Howe, carried by Goode to suspend all taxi licenses until the new Taxi Ordinance has been adopted. The licensing period begins July 1st.

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #1-16 – Amending No Parking on Front Lawns

The Clerk reads the Ordinance by Title: **ORDINANCE AMENDING ORDINANCE #18-15 AMENDING SECTION 7-3 (“PARKING”) OF CHAPTER VII (“TRAFFIC”) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT TO PROHIBIT THE PARKING OF MOTOR VEHICLES IN FRONT YARDS**

1a. Motion to Open Public Hearing at 8:10PM moved by Sheridan, carried by Goode with ayes by all present

Mike Lane – suggested Council amend Schedule B.

There being no further comments or questions, the Public Hearing is closed at 8:13PM moved by Sheridan, carried by Chamberlain with ayes by all present

1b. Motion to adopt Ordinance moved by Howe, carried by Sheridan

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

1c. Motion authorizing the Clerk to publish the Ordinance as adopted moved by Sheridan, carried by Lamberson with ayes by all present

INTRODUCTION OF ORDINANCES

1. Ordinance – Authorizing Administrative Fee for Snow & Ice Removal

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING SECTION 4-5, SNOW AND ICE REMOVAL, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT**

1a. Motion to introduce moved by Chamberlain, carried by Sheridan

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

1b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing moved by Sheridan, carried by Goode with ayes by all present

2. Ordinance – Confirmatory Deed for Estate of Eloise Schanck

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT AUTHORIZING THE EXECUTION OF A CONFIRMATORY DEED FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 85, LOT 6, 7 AND 8 ON THE TAX MAP OF THE BOROUGH**

2a. Motion to introduce moved by Sheridan, carried by Chamberlain

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

2b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing moved by Sheridan, carried by Goode with ayes by all present

3. Ordinance – Taxi Ordinance

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT AMENDING SECTION 5-10 (“TAXICABS”) OF CHAPTER V (“LICENSING AND BUSINESS REGULATIONS”) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT**

3a. Motion to introduce moved by Sheridan, carried by Chamberlain

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

3b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing moved by Sheridan, carried by Chamberlain with ayes by all present

COMMUNICATIONS AND PETITIONS

1. Social Affair Permit for Keyport Matawan Elks #2030 for an event to be held on August 27th from 11AM-7PM (*Chief has signed off*)

Motion to approve moved by Sheridan, carried by Goode with ayes by all present (except Howe who voted No)

2. Application for a Raffle License – Keyport Matawan Elks #2030 for a Tricky-tray to be held April 2, 2016 from 4-9PM

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

3. Application for a Bingo License – Keyport-Matawan Elks #2030 for a Coach Bingo to be held April 2, 2016 from 4-9PM

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

4. Application for the Use of Waterfront Park for the purpose of a wedding – Melissa Oswald/Raymond Whitehead – to be held Thursday, July 14th at 2PM

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

5. Application for a Raffle License – Knights of Columbus #3402 St. Joseph’s for a Pull-Tab machine to be licensed for one year

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

6. Letter from the Keyport Fire Department making the following requests regarding its Annual Fireman’s Fair to be held August 8-13:

-Exclusive use of the municipal parking lot referred to as the Firemen’s Parking lot from

set up day Saturday, August 6 through break-down day Sunday, August 14th

-That the Borough close to through traffic, except for local residents and businesses, that section of American Legion Drive from West Front Street to the entrance of the municipal parking lot just beyond the waterfront gazebo from 1800 hours to 0000 hours (6PM to midnight) beginning Monday, August 8 through Saturday, August 13, 2016

-Suspension of the two-hour parking ordinance in the West Front Street business district and suspension of the No-Parking side of Beers Street to Elizabeth Street from Saturday, August 6 through Sunday, August 14th

-Use of public works equipment and DPW work force, during the period of August 8 through August 13, for removing solid waste and recyclables and equipment to and from Firemen's parking lot. The Fire Department will make arrangements and pay for a dumpster for the removal of generated Fair solid waste

-Use of the Borough's picnic tables and portable stage from August 8-13

-Permit fireworks for the 50th Anniversary of the Keyport Firemen's Fair for two nights, Wednesday, August 10 and Saturday, August 13

-Advise Kiwanis that the flea market cannot be held during this period. Also advice KBBC that Farmers' Market will need relocating or cancellation for Thursday, August 11

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

REPORTS OF DEPARTMENTS

1. Municipal Clerk's Report for February 2016
2. Tax/Water/Sewer Collector's Report for February 2016
3. Board of Health Treasurer's Report for February 2016
4. Keyport Municipal Court Report for February 2016
5. Building Department's Monthly Report for February 2016

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

COMMITTEE REPORTS

Councilman Chamberlain: Buildings/Grounds/Library:

- There was a walk-through at the Library
- Ye Cottage Inn fixed the bulkhead temporarily
- Man fed the birds on the waterfront and ended up getting summonsed

Councilman Sheridan: Finance/Grants/Redevelopment:

- Finance Committee met – budget to be introduced April 5th
- Keyport Historical Society working on ADA compliance
- Memorial Day Parade – May 29th
- Great time at the St. Patrick's Day Parade

Councilman Howe: Public Works/Recycling/Property Maintenance:

- Reminded all to shovel sidewalks after a storm but also to get lawns and gardens cleaned up
- Recycling e-waste is now a call/pick-up service
- Read property maintenance violation report
- Encouraged the public to report vacant properties

Councilwoman Lamberson: Police:

- Boat ramp shed will be delivered tomorrow. There was a question about a water line to the Pier. DPW has been very helpful.
- Monmouth County Special Needs Registry which helps police officers assist

those with special needs. Would like to have flyers inserted with the water bills.

- Read Police Department calls for service report
- Operation Take-Back – April 20th, 10AM-2PM

Councilman Cooper: Health/Recreation:

- Easter Egg Hunt – Saturday, March 19th
- Plans are underway for the Summer Recreation Program
- Working on having movie nights

Councilman Goode: Fire/First Aid/Emergency Services

- Thanked CERT for help with the Parade
- Read Fire Department report of calls
- Fire Chief Fox's wife will be donating a kidney tomorrow

NEW BUSINESS

MA-14 Bridge – Street lights will need to be removed. The bridge will close in May and the approvals allow it to be closed for over 500 days. Signs will be posted. There will also be a pedestrian shuttle to get over the bridge.

Councilman Chamberlain - asked about 45 Beers Street.

Administrator Gallo - explained the water connection fees are prohibiting the project from moving forward. Copper has been removed and asbestos abated in preparation for demolition.

UNFINISHED BUSINESS

1. Blood Borne Pathogen Officer

- Will be combined with Safety Officer

2. Waterfront Park Hot Dog Vendor

- It has been advertised requesting proposals. RFP opening date is March 30th at 11AM

Mayor Aumack – stated the 2016 revaluation inspections are completed for this year.

Councilman Howe – stated he had questions for the Tax Assessor for which the Administrator will get answers.

Mayor Aumack – reported there was a meeting today regarding the Williamson Street project.

Administrator Gallo – that project is moving forward with site prep work but not ready for construction.

Councilman Howe – spoke about parking lines by Drew's Bayshore Bistro. Those lines will be repainted.

ATTORNEY'S REPORT

Attorney Nee – stated she has been working on labor matters, as well as redevelopment and rehabilitation.

ADMINISTRATOR'S REPORT

Administrator Gallo reported on the following:

- Meeting with insurance brokers
- Contract Negotiations with DPW
- Interviews – Property Maintenance and Violations Clerk
- Attended St. Patrick's Day Parade
- Meeting with president of Hatch Mott McDonald
- Finance Committee meeting to finalize CY 2016 Municipal Budget
- Harbor Commission Meeting

- 2016 Road Improvement Program
- Water Meter Replacement Project – 75% complete
- Assessment Demonstration Program
- Redevelopment
 - Mariner's Harbor
 - Aeromarine – revision of plan
 - Long View/Boatworks – 26 townhome project
 - Ye Cottage Inn
 - 75 Manchester – several developers expressing interest
- Rehabilitation of Main Street Parking Lot
- County Open Space Grants
- Perry Street Water Treatment Plant
- Replacement of Matawan Creek Bridge (MA-14)
- Post Sandy Planning Grants – now finalized
- FEMA Flood Maps
- New Taxi Ordinance
- First Street Traffic
- Property Maintenance
- Keyport Municipal Court
- Public Works Reorganization

Administrator Gallo – stated he met with the Finance Committee and spoke with our grant writers about obtaining a grant for senior busing.

PUBLIC COMMENT PORTION

The Meeting is opened to the public for comments or questions at 9:15PM moved by Chamberlain, carried by Chamberlain with ayes by all present

Bob Ludwig – stated Beach Park has a lot of debris.

Collette Kennedy, 421 Atlantic Street – asked if the street sweeper has begun being used this season. She asked about the project at Walnut and First Streets. She feels there is a safety issue by Bethany Manor due to a wayfare sign blocking the view at the site triangle.

Administrator Gallo – stated he and the Mayor met with the developer of the Walnut and First Street property. There is a problem due to the cost of the water connection fee.

Mike Lane – stated Keyport Yacht Club has races on Wednesday nights. He mentioned it due to the Wednesday night firework display planned this year for the Firemen's Fair.

Nancy Carew, 64 Broadway – stated the #817 bus is picking up passengers in front of her house. She would like to know if there is anything prohibiting them from picking up in front of a private residence.

Chief Casaletto – stated he will look into it.

Nancy Carew – requested that the Borough not use the Round-Up type products for weeds.

Elmer Graham, Jr. – asked how our water in Keyport is tested for safety.

Administrator Gallo – explained that our water is regularly tested. He suggested getting your own lead test if you have an older home, since lead is leached from the plumbing.

Bob Ludwig – stated that at the last meeting he mentioned an issue with no crossing guards at the later hours for after-school functions. He asked if it has been remedied.

Administrator Gallo – stated the school has been contacted.

There being no further comments or questions, the meeting is closed to the public at 9:40PM moved by Sheridan, carried by Chamberlain

CLOSED SESSION

No Closed Session

ADJOURNMENT

Motion to Adjourn at 9:40PM moved by Sheridan, carried by Howe with ayes by all present