

**BOROUGH OF KEYPORT
WORKSHOP MEETING MINUTES
TUESDAY, APRIL 2, 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

Mayor Araneo requested a moment of silence in memory of Gus Aversa of Mike's Sub Shop

PRESENTATION

RevolutionNJ – presentation by Tom Gallo acknowledged the Keyport Historical Society has been accepted as a participant. Mr. Gallo wanted to make everyone aware of the 250th anniversary celebration. A resolution has been adopted and a committee will be formed. A social media page will be created.

WORKSHOP ITEMS FOR DISCUSSION

1. Newsletter – presentation by Kelly Kennedy, LPi Communities

Ms. Kennedy summarized the process of preparing a borough newsletter. LPi Communities works with businesses for advertising support which covers the print side of the newsletter. Publications are full-color and are collated, stapled, and delivered to the borough. LPi helps with the design and the layout while the borough provides the content. LPi asks for a letter of referral before they contact the businesses. Councilmember McNamara expressed concern about staff responsibility.

2. Food Truck Event – event summary provided by Denise Nellis and Mary Holtz on behalf of the Recreation Committee, along with a representative from JMK Events

Event organizer takes care of everything from marketing and staff to portable toilets and garbage. Discussed payment of police staffing, road closure, parking, shuttle bus, fencing, cleanup of waste from petting zoo animals, permits, alcohol, and inspections. Concerns were expressed regarding waiving fees, use of borough hall bathrooms, placement of portable toilets on the grass, dumpster pick up, fundraising and donations.

3. Tax Abatements – Tax Assessor Mike Delre in attendance via speakerphone

Discussed tax abatements being offered on new construction and why tax abatements are being offered by builders prior to governing body approval. Concerned about potential for litigation if new construction abatements are halted now. Borough attorney said policy determination needs to be made. The borough can amend the ordinance.

The Meeting was opened to the public for comments

Opened: 8:32 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

Michael Lane, 51 First Street – said he received a tax abatement when he first moved to Keyport. He had to prove expenses for the improvements and he received a reduction of thirty percent.

The Meeting was closed to the public for comments at 8:35 PM moved by Peperoni, Carried by Reilly with ayes by all present

Councilmember Brady – okay with approving the abatements in front of us now because they've gone through the process. Pointed out that some of the abatement applications are from developers.

Councilmember Reilly – does not want developers to advertise that tax abatements are available. How do we let everyone know that abatements are available for improvements?

Mayor Araneo – information could be given to residents with their permits.

Borough Administrator Kim Humphrey – we are working on a welcome packet for new residents.

The Meeting was opened to the public for comments on the resolutions tabled on March 19th
Opened: 8:39 PM Motion by Peperoni, Carried by Vecchio. Ayes by all present.

Robert Bergen, 16 Green Grove Avenue – commented regarding the DCA handbook. It's a delicate balance and you have to be careful the abatement is not too high or too low. You don't need to incentivize new development. Make it clear developers cannot advertise abatements. He suggested adding a schedule to the ordinance for amount of abatement between zero and thirty percent.

George Walling, 54 Second Street – these abatements are already showing on MOD IV.

John Merla, 34 Broad Street – the abatements were structured to give people a break. Planning Board resolutions state no co's before completion but they are getting temporary co's. Page seven of the DCA handbook states it is not just up to the assessor to approve abatements. You are supposed to get input from police, fire, and public works.

Mike Lane – commented on the food truck resolution. The boat ramp parking lot should not be used for visitors to the event. Should consider boat traffic as part of the planning. It is opening day for the Yacht Club and cannons will be fired.

George Walling – asked if anyone did a background check on the event organizer. Chief received no negative feedback aside from the parking.

Donna Purcell, 396 Maple Place – sees the food truck event as a win-win. She said there comes a time when the borough has to take responsibility for a recreation event. She is already receiving permit applications for the food. She put the event planner in touch with Larry from County Board of Health.

Elmer J. Graham, Jr., 22 St. Peters Place – to piggy-back on what Donna said, it's a win-win. The more people we get into the borough, they are going to patronize our businesses.

Jack Straub – said the layout needs to be addressed.

The Meeting was closed to the public for comments
Closed: 9:00 PM Motion by Peperoni, Carried by Vecchio. Ayes by all present.

Councilmember McNamara clarified we are approving a social affair permit and not approving the event.

RESOLUTIONS TABLED MARCH 19, 2024

- R2024-110 Approving a Five-Year Tax Abatement for 5 Raritan Cove in the Borough of Keyport
- R2024-111 Approving a Five-Year Tax Abatement for 9 Raritan Cove in the Borough of Keyport
- R2024-112 Approving a Five-Year Tax Abatement for 10 Raritan Cove in the Borough of Keyport
- R2024-113 Approving a Five-Year Tax Abatement for 266 Van Dorn Street in the Borough of Keyport
- R2024-117 Authorizing the Issuance of a Social Affair Permit for David Gibson Memorial Fund – Food Truck Festival **rain date removed*

APPROVAL OF RESOLUTIONS

Motion to approve resolutions **R2024-110 through R2024-113 & R2024-117**, which were tabled March 19, 2024.

MM: Peperoni 2nd: Vecchio

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

Councilmember Brady asked for clarification on the closeout amount in **R2024-135** Authorizing Final Payment and Closeout Change Order for Lucas Brothers Inc. for Improvements to Church Street, which the Borough Administrator provided.

Mayor Araneo followed up on **R2024-135** Authorizing Final Payment and Closeout Change Order for Lucas Brothers Inc. for Improvements to Church Street by asking about the punch list, which the Borough Administrator replied.

Councilmember Reilly asked to pull **R2024-131** Approving a Five-Year Tax Abatement for 208 Main Street in the Borough of Keyport from the Consent Agenda, seconded by McNamara.

Councilmember McNamara asked if the street address could be put into resolutions, not just the block and lot. She asked about the process and procedures for moving forward with **R2024-133** Resolution of the Borough of Keyport, in the County of Monmouth, State of New Jersey, Authorizing the Borough of Keyport Unified Planning Board to Undertake a Non-Condemnation Redevelopment Area Preliminary Investigation and Feasibility Study for Block 21.01, Lots 24, 25 and 26 on the Tax Map of the Borough of Keyport and the Borough Administrator responded. She asked to add the grant amount to **R204-134** Authorizing the Borough of Keyport to Enter into a Subrecipient Agreement with the New Jersey Department of Community Affairs for the Implementation of the Boardwalk Preservation Fund Grant Program (\$800,694.00). She asked for more information about certain KBBC events, which was provided.

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.)

- R2024-127 Payment of Bills Listed on the March 22, 2024 Bills List
- R2024-128 Payment of Bills Listed on the April 2, 2024 Bills List
- R2024-129 Authorizing Emergency Temporary Appropriations
- R2024-130 Authorizing Tax Collector to Cancel Taxes and Process a Refund
- R2024-131 Approving a Five-Year Tax Abatement for 208 Main Street in the Borough of Keyport
- R2024-132 Authorizing the Continued Participation in the Emergency Intra-County Mutual Aid and Assistance Agreement between Participating Units in the County of Monmouth
- R2024-133 Resolution of the Borough of Keyport, in the County of Monmouth, State of New Jersey, Authorizing the Borough of Keyport Unified Planning Board to Undertake a Non-Condemnation Redevelopment Area Preliminary Investigation and Feasibility Study for Block 21.01, Lots 24, 25 and 26 on the Tax Map of the Borough of Keyport
- R2024-134 Authorizing the Borough of Keyport to Enter into a Subrecipient Agreement with the New Jersey Department of Community Affairs for the Implementation of the Boardwalk Preservation Fund Grant Program
- R2024-135 Authorizing Final Payment and Closeout Change Order for Lucas Brothers Inc. for Improvements to Church Street
- R2024-136 Authorizing Appointment of Special Law Enforcement Officers
- R2024-137 Approving Changes to Keyport Bayfront Business Cooperative Events

APPROVAL OF RESOLUTIONS

Motion to approve resolutions **R2024-127 through R2024-137** on the Consent Agenda, with the exception of **R2024-131** which will be considered separately.

MM: Peperoni 2nd: Brady

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

Motion to approve resolution **R2024-131**.

MM: Brady 2nd: Reilly

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

PUBLIC COMMENT

The Meeting was opened to the public for comments for items listed on the agenda only.
Opened: 9:13 PM Motion by Reilly, Carried by Gross. Ayes by all present.

Michael Lane – asked about the U.S. Postal Service lease, to which the Borough Administrator responded that they will be paying month-to-month and not renewing the lease. The Borough Attorney stated that the lease won't end until later in the year and they'll be provided notice that the property will be studied as an area in need of redevelopment. Asked about an appraisal and estimated costs of review. The governing body noted we are just starting the process.

John Merla – commended council for taking the right action on **R2024-133**. Wished attachments were available to review punch list items for **R2024-135**, since he observed multiple homes with cracked aprons in driveway and damaged sidewalks, with this two-year old project. Suggested Councilmember Peperoni should have abstained on voting on **R2024-135** because he lives on this street.

Councilmember Brady asked if the outstanding work to be done covers the items Mr. Merla referenced. The Borough Administrator noted she will follow up on this.

Mr. Merla asked about **R2024-131** and how a tax abatement transfers with the property. Asked about the streets restricted under the ordinance to be introduced, which Mayor Araneo listed.

Mr. Bergen asked about the vote on **R2024-131**; the mayor responded that Councilmember McNamara requested to pull it for a separate consideration. Clerk stated that Councilmember Brady moved to adopt, seconded by Councilmember Reilly. Mr. Bergen suggested there was confusion regarding what the vote was for. The Borough Attorney stated a motion could be made to rescind the action, which was the approval of **R2024-131** granting a tax abatement for 208 Main Street. Councilmember Brady acknowledged having some uncertainty about the vote. Any vote to rescind would be after public comment is closed.

The Meeting was closed to the public.

Closed: 9:31 PM Motion by Peperoni, Carried by Vecchio. Ayes by all present.

RECONSIDERATION OF RESOLUTION 2024-131

Motion to rescind the approval of resolution **R2024-131** Approving a Five-Year Tax Abatement for 208 Main Street in the Borough of Keyport

MM: Peperoni 2nd: McNamara

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

Approval of Resolution **2024-131** Approving a Five-Year Tax Abatement for 208 Main Street in the Borough of Keyport was rescinded.

INTRODUCTION OF ORDINANCES

1. **Ordinance** – Limiting the use of certain streets to certain vehicles

The Clerk reads the Ordinance by Title: **ORDINANCE ADOPTING AMENDMENTS TO CHAPTER 7 (TRAFFIC), SCHEDULE VIII (TRUCKS OVER FOUR TONS AND VEHICLES OVER THE REGISTERED GROSS WEIGHT EXCLUDED)**

2. **Ordinance** – Designating multi-way stop intersections with stop signs installed

The Clerk reads the Ordinance by Title: **ORDINANCE ADOPTING AMENDMENTS TO CHAPTER 7A (TRAFFIC SCHEDULES) OF CHAPTER 7 (TRAFFIC)**

Motion was made to table the introduction of the above ordinances.

MM: Peperoni 2nd: Brady

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

PUBLIC COMMENT

The Meeting was opened to the public for comments.

Opened: 9:36 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

Jack Straub, 225 Main Street – discussed the proposed entrances for the Food Truck event.

Borough Administrator Kim Humphrey said the logistics would be worked out during the pre-event meeting.

Angie Polizzotto, 71 Broad Street – raised concerns about retractable leashes for dogs and requested they be banned from public walkways. These leashes go unseen by the blind and working dogs until it becomes an issue. Chief Torres responded that animals must be under control and within 6 feet of the handler.

John Merla – asked about the landscape contract being considered on an agenda, and the Borough Administrator responded it would be considered at the next meeting, April 16, 2024. Asked about the waterfront leases - concession, boat, and boat house – and if they were sent to Green Acres; the Borough Administrator responded that these were sent.

Elmer J. Graham, Jr., – Likes the newsletter concept. Recommends governing body meetings should be televised, on Zoom or public television.

Mike Lane – Urged Browns Point Marina standpipe. Mentioned support for this by Mr. Vecchio, Fire Prevention. Concerned with the safety of this area and the number of people who live on their boats.

George Walling – asked the attorney if the council can approve an ordinance in regard to standpipes being done now. Understands Mr. Perlman said he will not do it until after he gets approved for his projects.

Jack Straub – Mr. Vecchio's original citation was thrown out of court on a technicality. He suggests that the Planning Board make it a requirement before granting an extension.

Robert Bergen – commented regarding whether it's a violation of the fire code and what's the technicality.

There being no further comments the Meeting was closed to the public.

Closed: 9:51 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

ADJOURNMENT

Motion to Adjourn

MM: Peperoni 2nd: Brady

Ayes: all present

Nays:

Time of Adjournment: 9:51 PM