

Minutes of the Work 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 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, Borough Attorney Jong Sook Nee, Esq., and CFO Tom Fallon

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.)

Clerk Heilweil read the resolutions listed on the Consent Agenda:

R150-16 Payment of Bills

R151-16 Making Application to the Local Finance Board Pursuant to N.J.S.A. 40A:2-7(d), N.J.S.A. 40A:2-11(c) and N.J.S.A. 40A:2-26(e)

R152-16 Authorizing a Contract with Matrix New World Engineering, PC, for Planning and Engineering Services to Improve the FEMA Community Rating of the Borough

R153-16 Approving Right-of-Way Use Agreement with Aurora NJ Development LLC

R154-16 Authorizing Additional Sick Time for Time Taken Off for Organ Donation – Carol Fox

R155-16 Authorizing the Purchase of Vehicles from Approved State Contract Vendors

R156-16 Appointing Administrative Clerk in the Police Department – Gerilyn Bender-Rabinowitz

R157-16 Opposing New Jersey Natural Gas Proposed 24% Rate Increase

R158-16 Certifying the Cost of Cleaning Up Properties and Placing a Lien Upon Such Lands – 114 Maple Place

R159-16 Amending Payment Plan – Brzucki

R160-16 Amending Payment Plans

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:03PM moved by Sheridan, carried by Lamberson with ayes by all present

Mrs. Kyne, 4 First Street – complained about her high water bill.

Administrator Gallo – explained this is not an inside/outside discrepancy issue. The meter has been found to be 100% accurate and the water did run through the meter.

Bob Ludwig, 50 Beers Street – offered a bit of advice on **R152-16** Authorizing a Contract with Matrix New World Engineering, PC, for Planning and Engineering Services to Improve the FEMA Community Rating of the Borough. He suggested keeping a watch on the CRS program.

Ed Burlew, 59 W. Front Street – asked about the **R157-16** Opposing New Jersey Natural Gas Proposed 24% Rate Increase. He also asked about placing liens on properties where the owner cannot be located.

Elmer Graham, Jr., 22 St. Peters Place – asked about **R153-16** Approving Right-of-Way Use Agreement with Aurora NJ Development LLC. He also asked about **R155-16** Authorizing the Purchase of Vehicles from Approved State Contract Vendors. He asked about the Brown’s Point Marina hearing, as he was unable to attend.

Michael Lane, 51 First Street – spoke about the Borough’s redevelopment process. He stated the public only received the plan hours before the meeting. He asked Council whether they have walked the property. He is concerned about the riparian and dredge spoil site.

Mayor Aumack – asked Mr. Lane to give him a copy of his concerns in writing so that he can absorb it.

Mr. Lane – believes the specifications in the development need to be reworked. He believes there are errors in the redevelopment plan.

Administrator Gallo – respectfully disagrees with Mr. Lane. He believes it is important not to slow down this process. He asked Mr. Lane for the errors in the plan.

Mr. Lane – would like an update on:

- Input on dumpsters on the waterfront
- First Street traffic calming – crosswalk
- Resiliency report – should use as a basis for moving forward

Administrator Gallo – stated enforcement has begun regarding dumpsters on the waterfront. We will come up with a plan for community dumpsters for the businesses. He stated we haven’t seen any progress on First Street calming.

Bob Ludwig – stated he disagrees with Mr. Lane regarding errors in redevelopment plan. The developer stated intent to comply with concerns.

There being no further comments or questions, the Meeting was closed to the public at 7:39PM moved by Sheridan, carried by Lamberson with ayes by all present

APPROVAL OF RESOLUTIONS

Motion to approve items on the Consent Agenda moved by Chamberlain, carried by Goode

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

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #5-16 – COLA rate

The Clerk read the Ordinance by Title: **ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK**

1a. Motion to Open Public Hearing at 7:40PM moved by Sheridan, carried by Lamberson with ayes by all present

Seeing no one, Motion to Close Public Hearing at 7:41PM moved by Sheridan, carried by Chamberlain with ayes by all present

1b. Motion to adopt Ordinance moved by Goode, 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 Goode with ayes by all present

2. Ordinance #6-16 – Charter Boat Lease Agreement Extension

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT AUTHORIZING THE EXTENSION OF THE CHARTER FISHING BOAT LEASE AGREEMENT WITH C.J.F.C. LLC**

- 2a. Motion to Open Public Hearing at 7:42PM moved by Sheridan, carried by Chamberlain with ayes by all present

Bob Ludwig – stated he supports this Ordinance.

There being no further comments, Motion to Close the Public Hearing at 7:42PM moved by Goode, carried by Chamberlain with ayes by all present

- 2b. Motion to adopt Ordinance moved by Sheridan, carried by Chamberlain

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

- 2c. Motion authorizing the Clerk to publish the Ordinance as adopted moved by Sheridan, carried by Goode with ayes by all present

INTRODUCTION OF ORDINANCES

1. Ordinance – Bond Ordinance

The Clerk read the Ordinance by Title: **BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE PERRY STREET WATER TREATMENT PLANT IN AND BY THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING \$3,750,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,250,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

- 1a. Motion to introduce moved by Sheridan, carried by Goode

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 – Redevelopment Plan

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY ADOPTING THE 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**

- 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 Chamberlain with ayes by all present

PUBLIC HEARING ON 2016 MUNICIPAL BUDGET

The Clerk read the Budget by Title: **2016 MUNICIPAL BUDGET OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, FOR THE YEAR 2016**

The Meeting was opened to the public for comments or questions at 7:47PM moved by Sheridan, carried by Chamberlain with ayes by all present

CFO Tom Fallon – gave an explanation and summary of the budget. The budget has been approved to move forward with adoption. The tax rate is decreasing by one cent. Less than 2% increase on the budget on average over these last six (6) years. Tax levy will increase 1.9%.

Elmer Graham, Jr. – complimented Council on putting this budget together. Asked why the tax levy is increasing when tax rate is decreasing.

Councilman Howe - stated we are generating more revenue because assessed values have increased.

Mike Lane – asked whether Sandy Recovery Bond has been closed. Assessments increased 3 ½%.

CFO Tom Fallon – reported it is paid off.

Mike Lane – stated the tax burden was shifted to residential units.

There being no further comments or questions, the Public Hearing was closed at 7:57PM moved by Chamberlain, carried by Sheridan.

RESOLUTION #161 -16 - ADOPTING 2016 MUNICIPAL BUDGET

Motion to adopt 2016 Municipal Budget moved by Sheridan, carried by Howe

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

COMMUNICATIONS AND PETITIONS

1. Application for Use of the Senior Center from the Art Society of Keyport (ASK) on Thursdays for the purpose of holding painting classes from June 2nd – December 31st, 2016 from 7-9PM

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

2. Application for Jason Wankel for membership in Eagle Hose Co. #4 and notice that the membership accepted the resignation of Marc Thalheimer as an active member

Motion to approve moved by Goode, carried by Chamberlain with ayes by all present with the exception of Councilman Howe who abstained

3. Letter from Keyport Fire Department requesting permission to hold the St. Patrick's Parade on Saturday, March 25, 2017, beginning at 1PM

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

4. 2016-17 School District Budget Statement

Councilwoman Lamberson would like to respond to this.

Motion to receive and file moved by Sheridan, carried by Goode with ayes by all present with the exception of Councilman Howe who voted Nay

6. Email from Principal Waters requesting the closure of Broad Street between Monroe and Jackson Streets on June 17th between 4:30 and 8 PM for the purpose of KHS Graduation ceremony. Rain date is June 20th.

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

NEW BUSINESS

Councilman Chamberlain - inquired about the signs prohibiting feeding the birds at the waterfront.

Administrator Gallo – stated the signs have been ordered.

Ed Carew – asked about the anti-idling signs. He stated they have come in and we are awaiting their installation. We also need an enforcement plan.

UNFINISHED BUSINESS

1. Taxi Ordinance

We met with a couple taxi companies to work out the details of a new taxi ordinance. The new ordinance will have a limit on the number of violations allowed in order to continue operating.

2. August Council meetings

The August 2, 2016 meeting is canceled so Mayor and Councilmembers may attend National Night Out.

3. Resolution 163-16 – Keyport Master Plan Steering Committee – Appointment of three (3) members, not on the Planning Board

Three (3) Councilmembers and three (3) private citizens will be appointed to the Keyport Master Plan Steering Committee.

Councilman Cooper – asked about the grant application for the Senior Citizen bus.

Administrator Gallo – explained the due date for the grant is in June. The DPW superintendent is creating a plan for curb painting.

ATTORNEY'S REPORT

Attorney Nee reported that she attended hearings and the lawsuit regarding the Keyport Yacht Club and Lynn Kosobucki has been dismissed. The Plaintiff believes the Borough is still involved since the Borough did not respond.

ADMINISTRATOR'S REPORT

Administrator Gallo reported on the following:

- Fire cleanup continuing at 39-45 W. Front Street
- Claim for damage has been submitted to Monmouth JIF. They will also represent the Borough.
- CERT did a great job collecting gift cards. Collette Kennedy stated over \$5,000 was collected.
- Attended FEMA kick-off meeting
- Met with several taxi company owners to discuss revisions to proposed taxi ordinance
- Met with developers of Longview/Boatworks project
- Met with KBBC
- Met with Mr. Flynn – Keyport Board of Education
- Negotiations continued with Local 68 and Sal Costanza

- Met with owners of Olsen’s Marina and their real estate agent
- Met with Maser Engineering regarding post-Sandy Planning Projects
- Pre-construction meeting with NJNG
- Interviewed Court Administrator candidate
- Safety meeting
- Met with Mike Lane on variety of topics
- Met with insurance adjusters regarding property damage claim
- Meetings regarding entertainment ordinance and vacant properties
- Road Improvement Program
- Water Meter Replacement Project
- Redevelopment
 - Mariner’s Harbor
 - Aeromarine
 - Longview/Boatworks
 - Ye Cottage Inn
 - 75 Manchester
 - Olsen’s Marina
- Keyport Main Street parking lot
- County Open Space grants
- Perry Street Water Treatment Plant
- MA-14 bridge replacement
- Post Sandy planning grants
- FEMA Flood Maps
- New Taxi Ordinance
- First Street traffic
- Property maintenance
- Public Works reorganization
- Master Plan
- Crosswalks and curbs

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions at 8:37PM moved by Sheridan, carried by Chamberlain with ayes by all present

Bob Ludwig – stated that although the building is down, 45 Beers Street demolition is not completely done yet. Also asked about the senior bus.

Ed Burlew – complimented Administrator Gallo. He would like to purchase an eight-passenger golf cart to use as a shuttle for parking at Burlew’s.

Administrator Gallo – explained this is done in other municipalities. He believes it is a sign of vibrancy.

Maryann McKay - explained that the Art Show request listed under Communications was not for this year. She said she didn’t send it.

Karen, 30 Oyster Creek Drive – mentioned Verizon Fios is now available for Keyport residents but her entire complex cannot get Fios.

Collette Kennedy – spoke about the 3-hour parking and street sweeping signs. Mentioned Beach Sweep was on Saturday and the Borough was one of 70 locations cleaned up. Stated local churches are doing fund-raisers this weekend for fire victims.

Mike Lane – will send an email regarding redevelopment plan. He mentioned Board of Education staff trip to Florida and said the Board has a user-friendly budget posted on their website. He asked about storm preparation.

Elmer Graham, Jr. – asked about moving forward at 45 Beers Street.

Larry Vecchio, 55 W. Front Street – says Keyport market values have declined due to the school system. Stated we are the only municipality in the Bayshore that has gone down.

There being no further comments or questions the Meeting was closed to the public at 9:10PM moved by Howe, carried by Chamberlain with ayes by all present

CLOSED SESSION

No Closed Session

ADJOURNMENT

Motion to Adjourn at 9:11PM moved by Howe, carried by Chamberlain with ayes by all present