

**BOROUGH OF KEYPORT
WORKSHOP MEETING MINUTES
TUESDAY, JUNE 11, 2024, 7PM**

CALL TO ORDER: 7:01 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

Borough Attorney arrived at 7:05pm.

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PROCLAMATION

Pride Month – read by Mayor Araneo

WORKSHOP ITEMS FOR DISCUSSION

1. Second Street Roadway, Curb, and Utility Improvements between Stone Rd. and Atlantic St. Presentation by Borough Engineers, Trevor Taylor and Matt Zwingraf of CME. Noted that there's approximately \$325,000 in NJ DOT local aid grant funds for this project. The cost estimate is \$1.1 million for the roadway and associated improvements (including sidewalks, curbs, aprons), covering about a half mile of road on Second Street. The DOT deadline to award this project is by fall 2024. The engineers also informed on sanitary sewer and storm sewer infrastructure.

Councilmember McNamara asked about the gas company's involvement. The Borough Engineer responded we will make sure they don't have any planned upgrades in the area. The Borough Administrator added that the gas company would be involved in any pre-construction meetings.

Councilmember Vecchio asked for the project scope clarifications; the engineer replied it encompasses streets, sidewalks, curbs, aprons, and side ramps, besides utility infrastructure.

Councilmember McNamara asked about the lead line identification project. The engineer and Borough Administrator provided additional information. We would be replacing the main, replacing the services up to the curb line. Lead lines have been identified, we have 2,448 lines within the Borough.

Councilmember McNamara asked about notifying residents in case anyone is considering converting utilities and, knowing we have a five-year moratorium, the engineer stated we can get notices out well ahead of time.

Councilmember Reilly asked if the lead lines that need to be replaced would require the new sidewalks to be dug up, and the engineer responded they would extend the lines beyond the new sidewalks to prevent that.

The Borough Administrator explained that Bond Counsel would prepare an ordinance to be introduced at the next governing body meeting. We could then move forward with funding an award for engineering, and a resolution to advertise for bids for phases 1 and 2.

2. New Zoning Application Process
Explained by Paul Murphy, Property Maintenance Officer. Noted Trevor Taylor, CME, is Zoning Officer, conducting zoning reviews and granting permits, and Mr. Murphy is Zoning Enforcement, reviewing complaints and performing enforcement. Explained that a resident could submit a zoning permit application to Administration (Denise Nellis) who will forward it to Mr. Taylor, who will review it before approving or denying it. A person with a zoning complaint would direct it to Mr. Murphy for a response.

Councilmember McNamara asked about communicating this to residents. Mr. Murphy stated the information will be posted on the website. The Borough Administrator further noted it will be included in a printed Borough calendar.

3. Amended Tax Abatement Ordinance

The Borough Attorney provided an overview of the existing tax abatement ordinance and confirmed that changes to the ordinances would remove abatements for new construction but not for renovations, with an effective date of July 1st. Noted that the Tax Assessor asked that if someone files before the effective date would it be approved and honored by council even if it's the approval is at a council meeting after July 1st; consensus was that the application would need to be complete and meet the requirements by June 30th to receive council approval at the July meeting.

INTRODUCTION OF ORDINANCES

1. Ordinance – Mariner's Village Long-Term Tax Exemption and Financial Agreement

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY APPROVING THE NEW APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH MARINER'S VILLAGE AT KEYPORT URBAN RENEWAL, LLC**

Mayor Araneo asked about the standpipe. Counsel responded that the standpipe is required as part of the construction process prior to receiving the CO.

Councilmember McNamara asked for clarification on the pier being used and there being no standpipe. Counsel explained there is a difference with the existing pier and its approvals, which is different from the new construction and associated requirements. The Borough Attorney provided additional clarification.

Councilmember McNamara asked about compliance with other issues such as restrooms and parking. The Borough Attorney suggested Code Enforcement could issue violations.

Councilmember Brady asked about the timeline as documented.

1a. Motion to introduce:

MM: Peperoni 2nd: Gross

Roll Call: Ayes: Brady, Gross, McNamara, Peperoni, Reilly

Nays:

Absent:

Abstain: Vecchio

1b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing:

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

PUBLIC COMMENT

The Meeting was opened to the public for comments.

Opened: 7:28 PM Motion by Peperoni, Carried by Brady. Ayes by all present.

Sandy Marion, 91 Perry St. – Concerned about the truck traffic and road blocks on Perry Street, Jackson Street, Cass Street, and Beers Street and asked for a progress update. The Borough Administrator explained the ordinance was approved and will be enforced after the estoppel period.

George Walling, 54 Second Street – asked about road work on his street and how construction will affect his property which has a 10-year old driveway to the curb. The Borough Administrator responded, noting the roles of the Borough Engineer and contractor and how any damages would be addressed. Asked about property maintenance and zoning violations, to which the Borough Administrator and Paul Murphy replied.

Mike Lane, 51 First Street – distributed handouts to council members. Expressed concerns about standpipes in high rises and the Uniform Construction Code (UCC) for marinas. Referenced a letter from the Borough Engineer and Mr. Vecchio citing the need for a standpipe and noting that

requirements aren't being met. Believes they shouldn't be allowed to use this pier and urged Council to support the Engineer and Code Enforcement official. Noted that the Planning Board adopted plans with the standpipe in the plan, but the plans haven't been executed. The Borough Attorney responded, noting the property owner appealed. Mr. Lane suggested reopening the issue and working with the Harbor Commission.

Jack Straub, 235 Main Street – this issue has come up before the Harbor Commission, of which he is a member. Referenced the fire code and suggested the property is in violation of it. Announced that the Harbor Commission will be sending a recommendation to the Borough Administrator and Planning Board suggesting that the Planning Board make the standpipe a condition of any extension.

John Merla, 34 Broad Street – asked for a status update on the old coat factory at 162 Second Street, which the mayor and Borough Administrator responded. He expressed displeasure with absentee property owners. Asked about dredging at the boat ramp. Announced that he and some others volunteered to clean up the Valley National property on the highway with the KBBC sign, and also received permission to maintain it throughout the summer. We are not accepting anything nor being billed. It is all volunteer work.

Elmer J. Graham, 22 St. Peters Place – supportive of the Second Street project.

Mike Lane, 51 First Street – pleased that the Second Street sidewalks will be upgraded but disappointed the Church Street sidewalks weren't included.

Carlo Pena, Raritan Boulevard (livestreaming the council meeting) – shared metrics, noting that at peak attendance 40 members tuned in and 19 stayed throughout, with no comments or concerns noted.

Closed: 7:53 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

EXECUTIVE SESSION

Resolution #2024-205 read by Borough Attorney.

R2024-205– 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): union contract negotiations pursuant to N.J.S.A. 10:4-12(4).

RESOLUTION #2024-205

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, matters regarding union contract negotiations, personnel matters, and matters that are protected by attorney-client privilege 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 June 11, 2024 and determined that an Executive Session closed to the public shall be held on June 11, 2024 at approximately 7:00

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.

Motion to go into Closed Session at 7:55 PM.
Moved by Peperoni, Carried by McNamara. Ayes by all present.

Council reconvened to Open Session at 8:59 PM.

ADJOURNMENT

Motion to Adjourn
MM: Peperoni 2nd: Reilly Ayes: all present Nays:
Time of Adjournment: 9:00 PM