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 7:02PM and Borough Clerk Heilweil read the Sunshine Law Notice.

ROLL CALL

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

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Mayor Aumack led a moment of silence to remember those victims and families of the tragedy in Orlando, Florida.

PRESENTATIONS

Chief Eng presented awards to the following Keyport firefighters:

- Richie Wilson – in recognition of 50 years of dedicated service, accepted by John McCleaster
- James Poling – in recognition of 60 years of dedicated service
- Harry M. Aumack, II – in recognition of 60 years of dedicated service

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 on the Consent Agenda.

R177-16 Payment of Bills
R178-16 Authorizing the Award of an Annual Grass Cutting and Lawn Maintenance Contract with JPV Services
R179-16 Authorize Reduction of Sewer Bill – Aks
R180-16 Authorize Execution of Keyport Municipal Alliance Grant Agreement
R181-16 Authorizing Payment Plan – Robinson & Bellamy
R182-16 Requesting Approval of Items of Revenue and Appropriation – NJSA 40A:4-87 – Sustainable Jersey Small Grant
R183-16 Requesting Approval of Items of Revenue and Appropriation – NJSA 40A:4-87 – Clean Communities Program
R184-16 Liquor License Renewals 2016-2017
R185-16 Renewal of Kurtis Enterprises LLC Liquor License for 2015-16
R186-16 Authorize Salary Increases for Non-Union Employees
R187-16 Authorizing the Purchase of Certain Equipment for the Keyport Police Department

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:10PM moved by Sheridan, carried by Cooper with ayes by all present

George Walling, Second Street – asked which liquor licenses are being renewed this evening.

Collette Kennedy, Atlantic Street – spoke about the Lights of Love event to be held tomorrow evening at 7:30PM in remembrance of the victims of the Orlando tragedy.

Ed Burlew, 59 W. Front Street – asked whether the prosecutor has an office here.

Administrator Gallo – stated the prosecutor meets either in the conference room or the storage room by the elevator.

Ed Burlew – stated he is upset about the food trucks situated once a month at the farmer's market. He would like to see it stopped. He feels the food trucks are in competition with the local restaurants.

Michael Lane, 51 First Street – stated he felt there should not have been food vendors at the Antiques & Artisan Festival. They are in competition with the local restaurants. He would like the following items covered:

- status for enclosing the dumpsters downtown
- status of First Street traffic crosswalk
- tax assessor's retirement – who will handle mechanical problems with assessments
- Williamson Street

He further questioned certain items on the Boatworks Redevelopment Plan adopted at the last meeting. He feels the errors would have been very simple to correct.

Administrator Gallo – stated while there are some minor typographical errors, he understands that there are items Mr. Lane would like to see but that are not necessary. He feels the Borough listed to the public input on this project. Regarding a subdivision, it neither confirms nor requires a subdivision.

Michael Lane – stated he believes by allowing for subdivision the Borough is setting itself up for an abandoned piece of property.

Trevor Taylor, CME, Borough Engineer – stated a previous subdivision was approved about ten (10) years ago. The plan was included with the approved CAFRA permit.

Karl Kemm, Esq., Borough Attorney – stated the purpose of the subdivision does not affect whether or not one can have a subdivision. The Planning Board will review this.

Mayor Aumack – stated the typographical errors will be corrected.

Michael Lane – stated he is urging the Council for a higher quality standard in the redevelopment process.

Nuray Aiken, 24 First Street – stated she believes there is a problem at the traffic light at Broad and First Streets. The light changes too fast.

Mayor Aumack – stated he will have the Chief contact the County.

Elmer Graham, Jr., 22 St. Peters Place – congratulated the Mayor on his 60 years of service with the Fire Department. He asked about **R181-16** Authorizing Payment Plan – Robinson & Bellamy and **R187-16** Authorizing the Purchase of Certain Equipment for the Keyport Police Department.

There being no further comments or questions, the Meeting was closed to the public at 7:43PM moved by Sheridan, carried by Goode with ayes by all present

APPROVAL OF RESOLUTIONS

Motion to approve items listed on the Consent Agenda moved by Sheridan, carried by Cooper with ayes by all present

Roll Call: Ayes: Sheridan, Lamberson, Cooper, Goode
Nays:
Abstain: Sheridan (abstained only from voting on **R186-16** Authorize Salary Increases for Non-Union Employees)
Absent: Chamberlain, Howe

ADOPTION OF ORDINANCE

1. Ordinance # 7-16 – Improvements to Perry Street Water Treatment Plant

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 $3,500,000 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 adopt Ordinance moved by Sheridan, carried by Lamberson

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

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

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #9-16 – Amend Property Maintenance Code

The Clerk read the Ordinance by Title: **AMENDING SECTION 12-4, PROPERTY MAINTENANCE CODE, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT**

1a. Motion to Open Public Hearing at 7:48PM moved by Sheridan, carried by Goode with ayes by all present.

Seeing no one, Motion to Close the Public Hearing at 7:49PM moved by Sheridan, carried by Goode with ayes by all present

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

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

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

2. Ordinance #10-16 – Amend Vacant Property Ordinance

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING CHAPTER XII, SECTION 19 (ABANDONED PROPERTIES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT, TO INCREASE THE REGISTRATION FEES FOR PROPERTIES INCLUDED ON THE ABANDONED PROPERTY LIST**

2a. Motion to Open Public Hearing at 7:51PM moved by Sheridan, carried by Lamberson with ayes by all present

Michael Lane – stated he likes the concept but had a technical question. He stated on page 2 of the Ordinance “vacant” should be changed to “abandoned.”

There being no further comments or questions, the Public Hearing was Closed at 7:54PM moved by Sheridan, carried by Goode with ayes by all present

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

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

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

3. Ordinance #11-16 – **Bond Ordinance for Ladder Truck**

The Clerk read the Ordinance by Title: **BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A LADDER TRUCK IN AND BY THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING $1,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $950,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

3a. Motion to Open Public Hearing at 7:55PM moved by Sheridan, carried by Lamberson with ayes by all present

Elmer Graham, Jr. – asked whether we need a new fire truck.

Mayor Aumack – stated we need a new ladder truck. Our current one is 30 years old and it is becoming difficult and expensive to find parts.

Ed Burlew – asked what this bond equates to for the tax payer per year.

Mayor Aumack – stated about $38 per household per year for ten (10) years.

There being no further comments or questions, the Public Hearing was Closed at 7:59PM moved by Sheridan, carried by Goode with ayes by all present

3b. Motion to adopt Ordinance moved by Goode, carried by Sheridan

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

3c. Motion authorizing the Clerk to publish the Ordinance as adopted moved by Goode, carried by Cooper with ayes by all present

4. Ordinance #12-16 –**Bond Ordinance for Various Road Improvements**

The Clerk read the Ordinance by Title: **BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS IN AND BY THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING $950,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $442,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

4a. Motion to Open Public Hearing at 8:00PM moved by Sheridan, carried by Cooper with ayes by all present

Seeing no one, Motion to Close the Public Hearing at 8:01PM moved by Goode, carried by Sheridan with ayes by all present

4b. Motion to adopt Ordinance moved Sheridan, carried by Cooper

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

4c. Motion authorizing the Clerk to publish the Ordinance as adopted moved by Sheridan, carried by Cooper

INTRODUCTION OF ORDINANCE

1. Ordinance – Charge for Manual Water Meter Reading

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT AUTHORIZING A CHARGE FOR MANUAL WATER METER READS**

1a. Motion to introduce moved by Goode, carried by Cooper

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

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 Cooper with ayes by all present

ADOPTION OF MINUTES

Motion to approve May 3, 2016 – Work Session Meeting Minutes moved by Sheridan, carried by Cooper with ayes by all present

COMMUNICATIONS AND PETITIONS

1. Request for Use of Waterfront Pak gazebo for the purpose of a wedding – Kester/Ernst on June 17, 2016

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

2. Application for a Raffle License – Keyport First Aid – On-Premise Merchandise Raffles to be held Oct. 8, 2016, Dec. 3, 2016, Jan. 28, 2017, April 1, 2017 and June 3, 2017

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

3. Email from Recreation requesting to hold a bonfire at Beach Park on Friday, Oct. 28, 2016 from 7-9PM (rain date Sat., Oct. 29, 2016)

Motion to approve, forward to Fire Department, Police Department and DPW

4. Letter of Resignation from Acting Court Administrator Wendy Patrovich, effective May 13, 2016

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

5. Email from the Township of Aberdeen requesting permission for a fireworks display on Friday, July 1, 2016 at Firemen's Field (baseball field across from St Joseph's)

   Motion to receive, file and forward to the Fire Department and Police Department moved by Sheridan, carried by Goode with ayes by all present

6. Letter of Resignation from DPW laborer Darven Stewart-Romulus, effective June 24, 2016

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

7. Letter from VFW Post 4247 requesting the use of Borough picnic tables for its family annual Picnic to be held on Saturday, October 1, 2016

   Motion to approve and refer to DPW moved by Sheridan, carried by Cooper

8. Application for Use of Waterfront Park gazebo for the purpose of a wedding on October 1, 2016 – Chris Hicks/Tracy Hultay. Further requesting a waiver of the fee as a Keyport firefighter and Borough Employee

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

9. Amended request from the Keyport Fire Department Fair Committee revising its request for use of the municipal parking lot, Firemen's lot, for set up from Thursday, August 4th through breakdown day Sunday, August 14th

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

NEW BUSINESS

Motion to reschedule the June 21st Council meeting to June 28th moved by Sheridan, carried by Cooper with ayes by all present

Councilman Sheridan thanked residents for coming out to vote on Primary Election day.

RESOLUTION #188-16

AUTHORIZING RESCHEDULING OF MEETING DATE

WHEREAS, the Mayor and Council of the Borough of Keyport have determined it is necessary to schedule meetings of the Governing Body in the Borough's Annual Meeting Notice and

WHEREAS, the Council Meeting originally scheduled for Tuesday, June 21, 2016 is moved to Tuesday, June 28, 2016 beginning at 7:00PM in the Keyport Municipal Building, Council Chambers, at 70 West Front Street, Keyport, NJ, for the purpose of conducting regular business.

WHEREAS, the Open Public Meetings Law requires that "48-Hour Notice" of such meetings be given as required by said law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport that notification of said meeting be sent to the Asbury Park Press, The Independent, the Star Ledger and the Two River Times.

BE IT FURTHER RESOLVED that notice of said meeting be posted on the Bulletin Board in the Borough Hall and that a copy of said notice be filed with the Borough Clerk and also furnished to any person who has requested, in writing, that the Governing Body furnish a copy of any regular meetings scheduled or revisions thereof,

and any advanced written notice of any Regular, Special or rescheduled meeting of the Governing Body as required by law.

OFFERED: Sheridan
SECONDED: Cooper
AYES: Sheridan, Lamberson, Cooper, Goode
NAYS:
ABSENT: Chamberlain, Howe
ABSTAIN:

UNFINISHED BUSINESS

1. Draft Entertainment Ordinance

Administrator Gallo – stated we want to encourage live music in the Borough. The current ordinance prohibits live entertainment.

2. Draft Taxi Ordinance

Administrator Gallo – stated we redrafted the proposed taxi ordinance so that it was not so overreaching.

ATTORNEY'S REPORT

Attorney Kemm discussed the entertainment ordinance and the taxi ordinance.

ADMINISTRATOR'S REPORT

Administrator Gallo reported on the following:

- Met with the Engineer this afternoon regarding dumpster enclosures. We are hoping to piggy-back with rehabilitation of Main Street parking lot.
- Met with Freeholder Arnone regarding the First Street traffic study and crosswalks
- Evaluating applications for Tax Assessor's position
- Will be planting grass where April 8th fire occurred
- Continuing vacant property initiative
- Potential Developer for Ye Cottage Inn
- Met with property owner on Third Street regarding paving of his block
- Met with all Planners regarding our post-Sandy planning projects
- Met with Bayshore Regional Sewage Authority regarding maintenance work they are planning for one of interceptors in town
- Met with the Garden Club regarding the Garden Walk
- Met with Freeholder Arnone, County Engineer and Aberdeen Administrator regarding the possibility of extending the Henry Hudson Trail and other county-related issues
- Met with Cindy Valesi and her brother regarding the purchase of Swift family property
- Conducted interviews for Court Violations Clerk
- Met with Sal Costanza of Local 68 on several occasions
- Held a kick-off meeting of our Master Plan Steering Committee
- Met with developers for Mariner's Village – expect a revised plan within the next few weeks
- Keyport Wall of Honor
- Entertainment Ordinance
- 2016 Road Improvement Program
- Water Meter Replacement
- Perry Street Water Works
- Keyport Resiliency
- Master Plan
- Stormwater Outfall Rehabilitation
- Ladder Truck
- FEMA Pre-disaster Mitigation Funding

- Redevelopment
  - Mariner's Harbor Redevelopment
  - Aeromarine
  - Long View/Boatworks
  - Ye Cottage Inn
  - 75 Manchester
- County Open Space Grants
- MA-14 Bridge Replacement
- Post-Sandy Planning Grants
- New Taxi Ordinance
- Crosswalks and curbs
- Keyport Summer Recreation
- Great turnout for movie night at Waterfront Park

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions at 8:46PM moved by Sheridan, carried by Cooper with ayes by all present

Gail Paris, 50 Beers Street – thanked Council and the Administrator for working on getting a senior bus. She asked what happens to the old ladder truck and suggested it be used for education.

Ed Burlew, 59 W. Front Street – asked whether liquor license renewals have gone out.

Clerk Heilweil – responded yes, they went out from the State by email at the beginning of May. They can only be renewed online, same as last year.

Michael Lane – stated he would like to see no food vendors when the event is on Front Street. He is concerned with walking traffic on Broad Street heading toward the laundromat. He asked again about Williamson Street.

Administrator Gallo – stated Attorney Litwin has stayed in contact in order to determine where they are in the Williamson Street project.

Michael Lane – suggested Council have a ceiling on the maximum amount of debt service. Also spoke about the lack of a written report from the Planning Board to Council on the Boatworks redevelopment plan.

Collette Kennedy – spoke of the flea market now being held in St. John's parking lot in Hazlet. She is concerned about safety.

Mayor Aumack – asked the Police Chief to look at that.

Elmer Graham, Jr. – says legislation in Trenton should be the last to approve budgets. He asked about proposals for Ye Cottage Inn property.

There being no further comments or questions, the Meeting was closed to the public at 9:08PM moved by Sheridan, carried by Goode with ayes by all present

Motion to go into Closed Session moved by Goode, carried by Sheridan with ayes by all present

CLOSED SESSION

RESOLUTION #189-16

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 certain matters relating to contract negotiations relating to cell towers on Borough property as authorized by *N.J.S.A.* 10:4-12(b).

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 14, 2016 and determined that an Executive Session closed to the public shall be held on June 14, 2016 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: Goode
SECONDED: Sheridan
AYES: Sheridan, Lamberson, Cooper, Goode
NAYS:
ABSENT: Chamberlain, Howe

Council reconvened to Open Session at 9:18PM.

Attorney Kemm went over items discussed in Closed Session:

- cell tower installation on water tower
- status of employment matter regarding dispatch
- waiver of construction times for MA-14 Bridge

ADJOURNMENT

Motion to Adjourn at 9:19PM moved by Sheridan, carried by Cooper with ayes by all present