

BOROUGH OF KEYPORT
REGULAR MEETING MINUTES
TUESDAY, JUNE 20, 2023 – 7:00 P.M.

CALL TO ORDER: 7:01 PM by Mayor Araneo

SUNSHINE LAW NOTICE: Read by Municipal Clerk

Minutes of the Regular 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, The Independent, and Newark Star Ledger and posted on the Bulletin Board in accordance with the Open Public Meeting Act, P.L.1975, c.231.

ROLL CALL:

Members present: Councilmember Demarest, Councilmember Reilly, Councilmember Vecchio, Councilmember Peperoni, Councilmember McNamara, Council President Davidson, Mayor Araneo

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PROCLAMATION

2023 Pride Month – Read by Mayor Araneo

COMMITTEE REPORTS

(Councilmember is lead or co-lead liaison of Committees in bold)

Councilmember Demarest: KBBC, Public Works/Water-Sewer, Harbor Commission, Recreation/Senior Center

- Conducted first round of interviews for DPW Supervisor vacancy
- KBBC didn't meet due to lack of quorum

Councilmember Reilly: Environmental, Fire/First Aid/OEM, Finance/Grants, Heath/Registrar/Construction/Fire Bureau/Code Enforcement/Zoning, Cannabis

- KFD monument unveiling for Chief Timothy Pfleger
- Environmental Commission met May 22nd and created list of top 10 priorities; next meeting June 26th

Councilmember Vecchio: Harbor Commission, Municipal Alliance, Police, NPP

- Harbor Commission – floating dock installed; waiting on quotes before dredging can begin; attorney review of bylaws; Snapper Contest Sept. 16th
- Police – officers participated in Special Olympics torch run; 5th graders graduated LEAD program
- Municipal Alliance meeting was canceled

Councilmember Peperoni: Health/Registrar/Construction/Fire Bureau/Code Enforcement/Zoning, Recreation/Senior Center, Recycling, Municipal Alliance, Police, Redevelopment

- Read Fire Prevention, Health Department and Construction Department reports
- Recreation didn't meet due to lack of quorum

Councilmember McNamara: Finance/Grants, Cannabis, Green Team, NPP

- Thanked mayor for pride month proclamation; desires to increase support next year
- Green team participated in two community events: Red Raider Night and Keyport Garden Walk
- NPP – Kearney Street Park gets new ADA tables. Planting to be completed soon. Ribbon cutting in early fall. NPP ARP grant submission for Beach Park waterfront property; T-Mobile grant application on tonight's agenda.
- Cannabis – Simply Pure submitted name change
- Public hearing tonight on the budget
- Asking for equipment for Cedar Street Park

Council President Davidson: Planning Board, Redevelopment, Fire/First Aid/OEM, Public Works/Water-Sewer

- Redevelopment meeting next week to discuss potential projects
- Planning Board meeting Thursday at 7pm.

MAYOR'S UPDATES

Mayor Araneo: Library, Planning Board, KBBC, Green Team, Cultural/Civic, Mayors Wellness Campaign

- Attended police award ceremony May 18th, organized by Chief Torres; swore/swearing in Zarrin Stephens as full-time police officer
- Keyport Fire Department inspection May 20th; attended monument unveiling
- Attended DCA shared services meeting
- Participated in American Legion Memorial Day events
- Attended Red Raider Night June 1st
- Garden Walk had a few thousand visitors; thanked all volunteers
- Noted five-hour Planning Board test and attended meeting.
- KBBC June 13th meeting didn't have a quorum; rescheduled for June 26th
- Attended Film Ready New Jersey workshop
- Library Board June 8th meeting cancelled; rescheduled for June 15th but unable to attend
- KBBC held Woofstock event
- Borough held Juneteenth ceremony on 6/17 in the Mini Park. Planted crepe myrtle tree.
- Performed a wedding on June 17th
- Borough Administrator and Police Chief working with JCPL pilot program to replace street lights with LED lights

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments on agenda items only.

Opened: 7:30 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

Jen Henning, 102 Main Street – Asked for explanation of self-examination of the budget, to which the CFO explained that the Borough meets certain requirements and is allowed to self-examine and certify. Asked about **R2023-191**, to which the Borough Administrator responded.

John Merla, 34 Broad Street – Asked about **R2023-195, R2023-186, and R2023-199**, to which the Borough Administrator responded.

Collette Kennedy, 421 Atlantic Street – Commented on **R2023-180** and suggested relocating Beach Park. Asked why **R2023-199** was only part-time. Suggested a public hearing be held concerning the playground at Cedar Street.

Michael Lane, 51 First Street – Asked about **R2023-183** engineering expenses. Questioned tax payer charges related to **R2023 -187** and asked resolution be modified to state the applicant will pay for the work associated with the name change. **R2023-189** suggested the cost of preparing the resolution be deducted from the full refund. Commented on **R2023-190** liquor license renewals.

Elmer Graham Jr., 22 St. Peters Place – Asked about **R2023-185**, to which the CFO explained adheres to current federal IRS regulations. Asked about **R2023-192**.

Cally Gallopo, Third Street – Commented regarding cannabis.

Patrick Maroney, 315 Main Street – Echoed comments about public input regarding park improvement projects.

Closed: 7:49 PM Motion by Peperoni, Carried by Vecchio. Ayes by all present.

PUBLIC HEARING/ADOPTION OF ORDINANCE

1. Ordinance #2023-07 – Amending Keyport Yacht Club Property Zoning Designation

The Clerk read the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH OF KEYPORT TO AMEND THE ZONING MAP TO ZONE BLOCK 94, LOT 18 INTO THE GENERAL MARINE COMMERCIAL DISTRICT (“GMC”)**

- 1a. Motion to Open Public Hearing: 7:49 PM
MM: Peperoni 2nd: Reilly

Andrew Kelsey, 29 St. Peters Place – Asked when the Yacht Club opened and why a residential lot would be converted to a parking lot. Discourages parking lot creation. Believes this only benefits the Yacht Club and it’s been fine for 100 years without the parking lot. Opposes ordinance.

Bob Rapinski, Commodore, Keyport Yacht Club (KYC) – Supports the ordinance to keep the lot from being an eyesore and instead having overflow parking for events. Yacht Club is committed to the front being kept open space and beautified with the back used for overflow parking. Won’t build a house or structure. Expands the marina footprint to help and benefit Keyport.

Michael Lane, 51 First Street – Yacht Club is a major financial contributor in Keyport. Ten weekends during summer KYC hosts sailboat racing and parking is problematic. Land use requirements must be enforced. KYC must bring site plan to Planning Board. More than half the lot purpose will be for recreational purposes. Supports ordinance; keep the port in Keyport.

Joe Merla, 120 First Street – 60-year neighbor of the Yacht Club and strongly supports the project.

Collette Kennedy, 421 Atlantic Street – Not providing opinion, but asked if the 200-foot notification was completed, to which the Clerk responded.

Jack Straub, 235 Main Street – Supports ordinance. KYC pays into Business Improvement District (BID)/KBBC. Marinas were excluded years ago and encourages the marinas be included in the BID.

Donna Purcell, 396 Maple Place – Supports Yacht Club project and keeping an open view.

John Merla, 34 Broad Street – Asked whether the zoning change was endorsed by the Planning Board. KYC has been a good neighbor but perhaps it should cover the cost of the ordinance change.

Elmer Graham Jr., 22 St. Peters Place – Supports the project.

- 1b. Motion to Close Public Hearing: 8:06 PM
MM: Peperoni 2nd: Davidson
- 1c. Motion to adopt Ordinance
MM: Peperoni 2nd: Vecchio
Roll Call: Ayes: Demarest, Reilly, Vecchio, Peperoni, McNamara, Davidson
Nays:
Absent:
Abstain:
- 1d. Motion authorizing the Clerk to publish the Ordinance as adopted
MM: Reilly 2nd: Davidson Ayes: all present Nays:

Resolution #2023-172 to Read the 2023 Municipal Budget by Title

MM: Peperoni 2nd: Davidson
Roll Call: Ayes: Demarest, Reilly, Vecchio, Peperoni, McNamara, Davidson
Nays:
Absent:
Abstain:

PUBLIC HEARING ON THE 2023 MUNICIPAL BUDGET

The Clerk read the Budget by Title: **MUNICIPAL BUDGET OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, FOR THE YEAR 2023**

CFO provided summary of the 2023 municipal budget.

- 1a. Motion to Open Public Hearing: 8:14 PM
MM: Peperoni 2nd: Reilly

John Merla, 34 Broad Street – Commented on pilot program at senior housing; increase in legal fees; parks and playground line item; open space trust fund, and fuel costs.

Michael Lane, 51 First Street – Commented on the budget and asked for written report for budget in the future.

Jack Straub, 235 Main Street – Asked about zoning board miscellaneous expenses increasing from \$5,000 to \$11,000, to which the CFO responded that it's a professional retainer.

Elmer Graham Jr., 22 St. Peters Place – Outstanding job preparing this budget; the CFO's explanation was excellent. Asked if there is any money in budget for veterans programs this year. Mayor said it's a very tight budget. Working with American Legion and would like to do hometown heroes but that's a donation.

Denis Fotopoulos, 77A Beers Street – Commented on the budget.

Collette Kennedy, 421 Atlantic Street – Asked about FEMA expenses, Mayor's Wellness Campaign, and storm drain issues.

- 1b. Motion to Close Public Hearing: 8:50 PM
MM: Peperoni 2nd: Reilly

Resolution #2023-173 Self-Examination of Budget

MM: Reilly 2nd: Peperoni

Roll Call: Ayes: Demarest, Reilly, Vecchio, Peperoni, McNamara, Davidson
Nays:
Absent:
Abstain:

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.)

- R2023-174 Payment of Bills Listed on the May 19, 2023 Bills List
- R2023-175 Payment of Bills Listed on the June 16, 2023 Bills List
- R2023-176 Payment of Bills Listed on the June 20, 2023 Bills List
- R2023-177 Removed
- R2023-178 Removed
- R2023-179 Declaring an Emergency Regarding the Needed Repair of a Water Main Located at the Intersection of Atlantic Street and Hurley Street
- R2023-180 Authorizing Submission of the Neighborhood Preservation Program (NPP) Revised Year 3 Implementation Plan
- R2023-181 Approval to Submit a Grant Application and Execute a Grant Contract for the T-Mobile Hometown Grant Program
- R2023-182 Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Improvements to Second Street Project
- R2023-183 Authorizing Award of a Non-Fair and Open Contract for Engineering Services for Cedar Street Park Improvements
- R2023-184 Authorizing a Contract for the Acquisition of Recreation Equipment for the Borough of Keyport Cedar Street Park Improvements with MRC Recreation through the Educational Services Commission of New Jersey Cooperative Pricing System #ESCNJ 20/21-06
- R2023-185 Adopting Revised 457 Plan Agreement
- R2023-186 Authorizing Contract Purchase of 2024 Ford F750 Truck

R2023-187	Amending Resolution #2022-225 to Reflect a Name Change to the Support Resolution and Other Documents with Respect to the Class 5 Cannabis Retailer License Involving Simply Pure Keyport, LLC
R2023-188	Authorizing Refund of Kayak Storage Locker Rental Fee
R2023-189	Authorizing Refund of Keyport Senior Center Trip Fee
R2023-190	Authorizing Renewal of Certain Plenary Retail Consumption, Plenary Retail Distribution and Club Liquor Licenses for the 2023-2024 License Term
R2023-191	Authorizing Renewal of the 2023 Employee Handbook and the Policies and Procedures for the Borough of Keyport
R2023-192	Approving a Five-Year Tax Abatement for 7 Therese Avenue in the Borough of Keyport
R2023-193	Removed
R2023-194	Authorizing Appointment of Special Law Enforcement Officers
R2023-195	Authorizing Appointment of Licensed Part-Time Backup Water/Wastewater Operator
R2023-196	Authorizing an Hourly Salary Rate Increase for a Department of Public Works Part-Time Laborer
R2023-197	Authorizing a Salary Step Increase for a Department of Public Works Laborer
R2023-198	Authorizing Reappointment of the Municipal Clerk
R2023-199	Authorizing Appointment of a Part-Time Deputy Municipal Clerk
R2023-200	Authorizing Appointment of a Safety Coordinator
R2023-201	Approving Add-on Request by the Keyport Bayfront Business Cooperative (KBBC) Cars & Blues Show
R2023-202	Authorizing Bayshore Buccaneers to Solicit Donations on a Public Roadway
R2023-203	Authorizing Keyport First Aid Squad Picnic to Use Veterans Park for Annual Picnic
R2023-204	Authorizing Keyport Fire Department to Use Fireman's Park Parking Lot for Annual Hose Testing
R2023-205	Authorizing Keyport Fire Department to Use Fireman's Park Parking Lot for Pump and Ladder Testing
R2023-206	Authorizing Reimbursement for Memorial Day Wreaths
R2023-207	Authorizing the Keyport Bayfront Business Cooperative to Hold a Second Borough-Wide Yard Sale

APPROVAL OF RESOLUTIONS

Councilmember McNamara asked about and commented on **R2023-186, R2023-188, R2023-196** and **R2023-197, R2023-201, and R2023-207**.

Council President Davidson expressed concern about **R2023-202** and whether kids would be soliciting in the roadways. Asked whether the borough is able to charge back cannabis costs.

Motion to approve resolutions **R2023-174 through R2023-207** on the Consent Agenda, with amended language in **R2023-202** to restrict children from being in the roadway.

MM: Davidson 2nd: Vecchio

Roll Call: Ayes: Demarest, Reilly, Vecchio, Peperoni, McNamara, Davidson
Nays:
Absent:
Abstain:

REPORTS

1. Municipal Clerk's Report for May 2023
2. Tax/Water/Sewer Collector's Report for May 2023
3. Board of Health Treasurer's Report for May 2023
4. Building Department Report for May 2023
5. Municipal Court Report for May 2023

MM: Davidson 2nd: Reilly Ayes: all present Nays:

NEW BUSINESS

UNFINISHED BUSINESS

DAIS UPDATES

Paul Murphy, Property Maintenance – Provided property maintenance update. Works with many other departments. Biggest issues now are fences, sheds, garages, boats and cars, and grass. Looking for different ways to be reactive and proactive regarding garbage issues.

Liz Dinnigan, 213 First Street – Commented on fireworks deployed in front of her house and fireworks debris. Police Chief said to call when that happens.

Derek Jordan, Engineer –NJNG has completed line work on Church Street and should be back out in July to mill and overlay.

Borough Administrator – Storm Drain jetted in response to an odor on Broad Street. Outfall pipe is ¾ way filled with sand. Water main break at Hurley Street and Atlantic Street was repaired. Also had a water main break at Sandpiper. Borough had to make that repair since the Borough has an easement.

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments.

Opened: 9:12 PM Motion by Davidson, Carried by Reilly. Ayes by all present.

Andrew Kelsey – Asked about curb ramps and when they will be done. Borough Administrator said engineer went out to look at them and certain ones need to be reset. Mr. Kelsey stated that curb ramps are missing between senior tower and CVS. Borough Administrator asked for an email listing locations. Engineer replied that they are on punch list.

Liz Dinnigan, 213 First Street – Commented on speeding cars; crosswalk at Waverly not paved; people sleeping on the beach; spotted lanternfly problem; off-leash dogs; and pride week and pride flag.

Jason Sena – Commented that when there is no ordinance in place only government flags can be raised, such as the American flag and Prisoner of War (POW) flag.

John Merla, 34 Broad Street – Commented on the rust on the sidewalk in front of First Street and Walnut Street and also pedestrian safety on Broad Street. Parking isn't done. Commented on the dumpster ordinance, community garden ordinance, Green Grove Cemetery, petition for traffic study on First Street, and poles with lights missing or not working. He said Borough Hall back door should be open for meetings.

Collette Kennedy, 421 Atlantic Street – Commented about South Main Street paving over the crosswalk; understood that the project was approved to go all the way to waterfront flagpole at boat ramp but was missed. Commented on attorney bills.

Michael Lane, 51 First Street – Commented on a Planning Board 2/27/23 letter regarding land use requirements; speeding on First Street, 4-way stop signs, Beach Park, and 162 Second Street asbestos.

Andrew Kelsey – Asked who is paying for the lights on the poles that are out that are not being maintained. Commented on the traffic on First Street.

Collette Kennedy – commented on stop sign installation being halted because of DPW painting. Spoke about pride month and how everyone got held up on a flag; offered help next year.

Heather Lanzaro, 142 Washington Street – spoke about pride month not being addressed by borough. Asked for wellness check on neighbor; displeased with the response. Spoke about brawl involving her son; unhappy with response. Asked about bridge into Matawan and whether right turn on red will be allowed again. Stated we can do better with pride month.

Jack Straub – Beach Park is an asset and it may be time to address parking. Suggested some of the trailers could go to the peninsula where the museum was.

Elmer Graham Jr., 22 St. Peters Place – Commented that the Mayor and council doing a terrific job. Asked about televising meetings and zoom. Noted We Care Adult Care.

Closed: 10:07 PM Motion by Peperoni, Carried by Davidson. Ayes by all present.

ADJOURNMENT

Motion to Adjourn

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

Time of Adjournment: 10:07 PM