

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 Chamberlain, Sheridan, Howe, Lamberson, Cooper and Goode. Others present: Borough Administrator Stephen Gallo and Borough Attorney Andy Provence.

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.

R221-15 Payment of Bills

R222-15 Certifying the Cost of Cleaning up Five Properties and Placing a Lien upon such Lands

R223-15 Of Support for Reconstruction of Bridge MA-14 on County Route 6 (West Front Street/Amboy Avenue) Over Matawan Creek, in the Township of Aberdeen and the Borough of Keyport

R224-15 Authorizing Change Order #3 to Contract with T&T Commonwealth Construction Co., Inc. for Water and Sewer Improvements – Phase II, Contract 1 – Water Distribution and Sewer Upgrades

R225-15 Authorizing Execution of a Memorandum of Understanding by and between Rutgers University Cooperative Extensions and the Borough of Keyport Regarding Stormwater Management

R226-15 Authorizing Approval of Raffle License – Keyport First Aid – for an On-Premise Merchandise Raffle to be held on 10/3/15, 12/5/15, 1/30/16, 4/2/16 and 6/4/16

R227-15 Authorizing Approval of Raffle License – Keyport Matawan Elks Lodge No. 2030 B.P.O.E. – for an Off-Premise 50/50 Cash Raffle to be held August 29, 2015 at 5PM

R228-15 Authorizing Approval of Raffle License – St. Joseph Church – for a Pull Tab/Instant Raffle to be licensed from July 22, 2015 – December 31, 2015

R229-15 Liquor License Renewals

R230-15 Appointing Provisional Electrical Sub-Code Official and Electrical Inspector – Robert Bell

R231-15 Ratifying and Confirming the Actions of the Business Administrator and the Recreation Commission in Hiring Temporary Part-Time Laborers

R232-15 Approving the Council Committee Appointments of Councilman Matthew R. Goode

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:05PM moved by Sheridan, carried by Chamberlain with ayes by all present

Robert Ludwig, 50 Beers Street – asked whether Fantasies is on the Liquor License Renewal resolution and thinks someone may want to pull it for a separate vote.

There being no further comments or questions, the meeting was closed to the public at 7:06PM moved by Sheridan, carried by Chamberlain with ayes by all present

APPROVAL OF RESOLUTIONS

Motion on the Consent Agenda moved by Sheridan, carried by Goode

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode

Nays:

Absent:

Abstain:

RESOLUTION #233-15

AUTHORIZING AN APPLICATION TO THE MONMOUTH COUNTY OPEN SPACE TRUST FUND FOR A GRANT TO IMPROVE MAIN STREET PARK

WHEREAS, the Borough of Keyport owns and maintains a park located at the corner of Main Street and Butler Street known as Main Street Park; and

WHEREAS, the Borough desires to refurbish and improve Main Street Park, including by making ballfield improvements, installing new exercise and playground equipment, and adding a skate park feature; and

WHEREAS, the Mayor and Council desire for the Borough to make application to the Monmouth County Open Space Trust Fund for a grant for such repairs and improvements to Main Street Park.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport that the Borough Administrator is hereby authorized and directed to make application to the Monmouth County Open Space Trust Fund for refurbishment of and improvements to Main Street Park, including ballfield improvements, new playground and exercise equipment, and a skate park feature.

A discussion ensued regarding this resolution.

Administrator Gallo – explained the scope of the project.

Councilman Chamberlain – believes these skateparks are havens for drug activity and fights. He mentioned other towns have closed down their skateparks and does not believe a skatepark is for this town.

Councilman Sheridan – thanked Mr. Gallo and CME for the design. He likes the idea of adding a new playground and exercise equipment. He likes the location which is far enough away from residential properties. He thinks more people will use the trail and further stated this will give the kids in Keyport a place to go.

Councilman Cooper – agreed that the kids do not have enough places to go.

Councilman Goode – asked if modifications can be made after the submission of the plan. Can the skatepark aspect be pulled from the project if need be?

Administrator Gallo – responded this is only a preliminary application. The filing deadline is September 16, 2015.

Councilwoman Lamberson – stated there may be more grant opportunities beyond this one. We will be using concrete to cut down on maintenance issues. She believes there are no additional insurance costs to cover the skatepark. She says idle children are the most likely to engage in illegal activities. She stated it is premature to discuss the plans at this point and felt it would not pull in people from other towns due to the size.

Administrator Gallo – stated no expenses have been incurred at this point. He needs to know if there is enough support to move forward.

Councilman Howe – stated he does not support this even in the preliminary stages. He read an article on skateparks that have been closed. He feels we need an open

space resolution but a skatepark should not be part of the plan.

Councilman Goode – asked what the costs to the Borough would be.

Administrator Gallo – responded in the \$70,000 range for the skatepark and about \$120,000 for the whole project.

The Clerk read Communication #5 – Recreation’s Resolution in Support of Funding a Refurbishment of Main Street Park for up to \$32,000.

The Meeting was opened to the public for comments or questions on at 7:27PM moved by Howe, carried by Sheridan with ayes by all present

Bob Ludwig – asked if the skatepark portion could be minimal as he is not in support of it.

Ed Burlew, 59 W. Front Street – asked whether or not these funds would need to be certified.

There being no further comments or questions, the meeting was closed to the public at 7:29PM moved by Sheridan, carried by Howe with ayes by all present

Mayor Aumack – asked for an explanation of the exercise equipment being considered.

Administrator Gallo - described a slant board used for sit ups.

Mayor Aumack – asked if it was similar to the equipment in Holmdel Park.

Councilwoman Lamberson – asked Recreation Commission Member Chris Matarese the percentage of the park that will be used for the skate park.

Chris Matarese – responded about one-third of the park.

Councilman Chamberlain – stated he feels he is at a disadvantage since he does not know what is planned. He would have to vote “No”.

Administrator Gallo – spoke of the Design Immunity Defense. The JIF requires the Council to approve the final design before it goes to bid. This was a compromise to not use the whole area for a skatepark.

Motion to adopt **R233-15** Authorizing an Application to the Monmouth County Open Space Trust Fund for a Grant to Improve Main Street Park moved by Sheridan, carried by Cooper

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

INTRODUCTION OF ORDINANCE

1. Ordinance – Pawn Shop Ordinance

The Clerk read the Ordinance by Title:

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER V, SECTION 3
 (“KEEPING OF RECORDS CONCERNING THE PURCHASE OF PRECIOUS
 METALS, GEMS OR COINS”) OF THE REVISED GENERAL ORDINANCES OF THE
 BOROUGH OF KEYPORT TO REQUIRE THE LICENSING OF DEALERS OF
 PRECIOUS METALS, JEWELRY AND SECONDHAND GOODS**

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

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 Chamberlain with ayes by all present

COMMUNICATIONS AND PETITIONS

1. Request from Pamela Hutka for a waiver/reduction of the late fee on her Landlord Registration due to medical issues. Includes information from Construction Office.

Motion to reduce the late fee by \$100 moved by Howe, carried by Sheridan

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

2. Letter of Resignation from Electrical Subcode Official Nick Fabiano Jr. effective July 14, 2015

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

3. Letter from Swift Properties regarding renewal of lease for 120 Francis Street, due to expire on July 31, 2015

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

4. Letter from Keyport Bayfront Business Cooperative (KBBC) requesting the following regarding Keyport Thursday's two new events to be held from 4-10PM on *July 2nd, August 6th, July 23rd, and August 20th:

- Use of DPW staff for the purpose of setting up all necessary trash receptacles and manpower for patrol and final clean-up
- Closure of West Front Street from Broad to Main Street for July 2nd and August 6th
- Closure of West Front Street from Broad to Beers Street for July 23rd and August 20th

****This was listed on the June 9th meeting agenda and only July 2nd was approved***

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

5. Resolution from the Recreation Commission in Support of Funding a Refurbishment of Main Street Park for Up to \$32,000

Motion to receive and file moved by Sheridan, carried by Lamberson

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

6. Request for Use of Borough Park Facilities from Keyport First Aid and Eagle Hose for the purpose of a picnic to be held on August 2, 2015 from noon to 5PM

Motion to approve moved by Sheridan, carried by Cooper

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

NEW BUSINESS

None

UNFINISHED BUSINESS

None

ATTORNEY'S REPORT

Borough Attorney Andy Provence reported that the Borough was sued by a losing bidder on Contract 3A-2. The bidder did not provide a bond. A judge confirmed the Borough's actions. The Bidder provided a Stipulation of Dismissal.

ADMINISTRATOR'S REPORT

Administrator Gallo reported on the following:

- Attended the Governor's Business Action Center Interagency Working Group
- Interviewed candidates for Deputy Court Administrator – waiting because list for the Court Administrator has not been certified. He believes the Court Administrator and the Deputy Court Administrator should be hired simultaneously to ensure compatibility
- Longview Project meeting
- Meeting with the Baykeeper
- Reported on Luppataatong area improvements
- Reported on Firemen's Park Boardwalk replacement
- Reported on Improvements to Elizabeth Street
- Prepared a 2015 Municipal Aid Grant for DOT
- CME preparing NJDOT application for Clark Street with Hazlet
- Reported on Matawan Creek Bridge
- New Jersey Natural Gas replacing gas mains and services
- In compliance with Stormwater Management and a report has been prepared
- Filed PFIRM appeal. Received by FEMA
- Hurricane Sandy recovery projects underway
- Awarded \$370,000 in post-Sandy Planning Assistance Grants
- Had a hearing on Municipal Public Access Plan
- Property maintenance has begun cutting grass and placing liens on derelict properties
- St. Joseph's – discussed an affordable housing project – no plans yet
- Water meter replacement project bids came in and were lower than expected
- Meeting with Keyport Yellow Taxi and Police Chief will be held this week

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions at 8:16PM moved by Sheridan, carried by Howe with ayes by all present

George Walling – thinks we should think ahead for a plan in clearing snow for those properties where we are now cutting the grass. He complimented both the Administrator and George Sappah.

Tom Henderson, 95 Chingarora – has a concern about Maple Place Bridge (Mott Street) due to poison ivy growing there. Although it is a County road, the County does not maintain the sidewalks.

Bob Ludwig – asked about the signage at Firemen's Park Boardwalk and also reported high grass at the Cummins property. Spoke about trash which he feels is a safety issue at Waterfront Park.

Administrator Gallo – stated a summons can only be issued for a violation if there is

an ordinance prohibiting the activity.

Bob Ludwig – agrees with Councilman Howe on the issue of the skatepark.

There being no further comments or questions, the meeting was closed to the public at 8:25PM moved by Sheridan, carried by Cooper with ayes by all present

CLOSED SESSION

No Closed Session

ADJOURNMENT

At 8:25PM Motion to Adjourn moved by Sheridan, carried by Chamberlain with ayes by all present