

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 7:01PM and Borough Clerk Heilweil read the Sunshine Law Notice.

ROLL CALL

On Roll Call the following were present: Councilmembers Pacheco, Sheridan, Kennedy, Lamberson, Cooper and Goode. Others present: Mayor Aumack, Borough Administrator Stephen Gallo and Borough Attorney James E. Polles, Esq.

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.)

Borough Clerk Heilweil read the items listed on the Consent Agenda:

R158-18 Payment of Bills

R159-18 Certifying the Cost of Cleaning Up Properties and Placing a Lien Upon Such Lands – 22 Van Dorn & 370 Atlantic

R160-18 Authorizing the Final Payment Estimate and Closeout Change Order to the Contract with Lucas Brothers, Inc. For the 2016 Road Improvement Program

R161-18 Authorizing the Mayor and Clerk to Execute a Project Agreement with Monmouth County for Performance and Delivery of Fiscal Year 2018 Community Development Projects

R162-18 Authorizing the Associated Humane Societies to be the Borough of Keyport's Sponsor for the TNR Program

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:04PM moved by Pacheco, carried by Kennedy with ayes by all present

Mike Lane, 51 First Street – asked for an analysis of the water conservation notice on the website. He reported an unstable boat parked in the front yard of the Olsen residence on E. Front Street.

Ed Burlew, 59 W. Front Street – mentioned there is no parking for those using the playground at Beach Park. The sign there says parking for trailers only.

Administrator Gallo – stated we will be removing the signs.

Ed Burlew – stated he heard someone is suing the KBBC and wanted to know if the Borough's attorney is representing the KBBC. He was told that Jehovah's Witnesses were told not to park at the Division Street parking lot which is owned by the Borough.

There being no further comments or questions, the Meeting was closed to the public at 7:23PM moved by Sheridan, carried by Lamberson with ayes by all present

APPROVAL OF RESOLUTIONS

Motion to approve items listed on the Consent Agenda moved by Pacheco, carried by Sheridan

Roll Call: Ayes: Pacheco, Sheridan, Kennedy, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #12-18 – Vacation of a portion of Myrtle Avenue

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, VACATING A PORTION OF MYRTLE AVENUE PURSUANT TO NJSA 40:67-19**

1a. Motion to Open Public Hearing at 7:26PM moved by Sheridan, carried by Goode with ayes by all present

Elmer Graham, Jr., 22 St. Peters Place – asked for an explanation of Ordinance #12-18 – Vacation of a Portion of Myrtle Avenue.

Administrator Gallo – explained this ordinance vacates a portion of Myrtle Avenue which runs along the parks on the bay. It is being used as park land now.

Mike Lane – stated both contiguous lots are owned by the Borough. He asked how the tax map will be updated and requested a time frame.

There being no further comments or questions, the Public Hearing was closed at 7:29PM 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: Pacheco, Sheridan, Kennedy, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

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

2. Ordinance #13-18 – Five-Year Tax Exemptions for Improvements

The Clerk read the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING BOROUGH CODE CHAPTER XII, SECTION 12-16 AUTHORIZING FIVE-YEAR TAX EXEMPTIONS FOR IMPROVEMENTS TO DWELLINGS PURSUANT TO NJSA 40A:21-1 ET AL. AS WELL AS AMENDING BOROUGH CODE CHAPTER XII, SECTION 12-16 AUTHORIZING FIVE-YEAR TAX EXEMPTIONS FOR IMPROVEMENTS TO MULTIPLE DWELLINGS AND COMMERCIAL OR INDUSTRIAL STRUCTURES PURSUANT TO NJSA 40A:21-1 ET AL. AND RATIFYING CERTAIN TAX EXEMPTIONS AUTHORIZED BY THE BOROUGH COUNCIL**

2a. Motion to Open Public Hearing at 7:30PM moved by Goode, carried by Sheridan with ayes by all present

Dennis Fotopoulos, 77 Beers Street – asked for an explanation of the amendments.

Administrator Gallo – provided an explanation of the ordinance. The amount of improvement was raised to \$25,000. Under the designation of rehabilitation we can offer up to a five-year abatement.

Dennis Fotopoulos – sought clarification between a PILOT and a five-year exemption.

Administrator Gallo – pointed out that schools are always 100% funded.

Dennis Fotopoulos – said that some towns offer a portion of the PILOT to the schools.

Michael Lane – thinks this is a good program. Mr. Lane asked several questions regarding the wording in the ordinance and the procedure. He recommended we do new construction by ordinance. In that way, there would also be a public hearing.

Elmer Graham, Jr. – would like to give some PILOT money to the schools.

There being no further comments or questions, the Public Hearing was closed at 8:05PM moved by Sheridan, carried by Goode with ayes by all present

2b. Motion to Table to next meeting moved by Lamberson, carried by Pacheco

Roll Call: Ayes: Pacheco, Sheridan, Kennedy, Lamberson, Cooper
Nays: Goode
Absent:
Abstain:

Attorney Polles – will advise whether this needs to be republished.

COMMUNICATIONS AND PETITIONS

1. 2018 Keyport Ghost Tour Proposal

Motion to Table to next meeting moved Kennedy, carried by Sheridan with ayes by all present with the exception of Councilman Goode who voted nay.

Request the following:

- a schedule
- the hiring of an off-duty police officer
- park at Fireman's Lot

2. Letter of Resignation from Library Board of Trustees member Joseph Wedick

Motion to accept with regret moved by Pacheco, carried by Sheridan with ayes by all present

APPROVAL OF MINUTES

Motion to approve the April 17, 2018 – Regular Session Minutes moved by Sheridan, carried by Goode

Roll Call: Ayes: Sheridan, Kennedy, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain: Pacheco

NEW BUSINESS

Councilwoman Lamberson mentioned Borough employees parking on the Borough streets for more than three hours.

UNFINISHED BUSINESS

Administrator Gallo would like to introduce the Zoning Ordinance & Flood Prevention Ordinance at the next meeting

Councilman Cooper stated he had spoken with former Councilman Chamberlain. LimeBike will be providing free helmets.

ATTORNEY'S REPORT

Nothing to report

ADMINISTRATOR'S REPORT

Administrator Gallo reported on the following:

- Met with Paul McKeefry
- Held a planning session regarding the July 4th holiday events
- Met with Larry Vecchio regarding development
- Held a conference call regarding Mariner's Village
- Held a meeting with Grants Counsel
- Briefed the Secretary of the Harbor Commission

Ongoing Capital Projects:

- **Maple Place Fire Hydrant Replacement** – we have had to delay this project due to our equipment operator being injured. We are working to get this done using a temp.
- **Beach Park and Beers Street Outfall Reconstruction** – this project is out to bid. We should be able to award in the near future.
- **Improvements to Benjamin Terry and Veteran's Parks** – we have received bids which came in over the engineer's estimate. We are meeting with the CFO tomorrow to discuss a plan to move forward.
- **Scattered Site Redevelopment Plan** – Redevelopment Counsel is drafting the letter that must be sent to all affected property owners before we make the redevelopment declaration with condemnation.

Upcoming Capital Projects:

- **2018 DOT Local Aid project** is in design. It includes sections of Monroe, Madison and Main Streets, a new parking lot at the waterfront, a dumpster enclosure and Walnut Terrace. The project is in the final design phases prior to bidding.
- **TAP Grant Streetscape Project** – DOT is preparing a list of approved vendors for us to select from.
- We've been advised that NJDOT has awarded us \$340,000 for the 2018 Local Aid Paving project. Streets to be included are sections of Division Street, E. Front Street and Third Street. This project will likely be done in 2019.
- **Main Street Park** – we have received word that we are approved for \$147,000 in CDBG funds for the project bringing the available funds up to \$373,000. We are meeting with the CFO tomorrow to discuss the project budget.

Redevelopment:

- **Brown's Point Redevelopment Plan** – we are finalizing the tax documents and expect to have a proposed PILOT agreement for consideration at the next meeting.
- **Aeromarine Redevelopment Plan** – we continue to wait for the land owner to come up with a realistic redevelopment proposal. We will have a conference call with the owners later this week.
- **Longview/Boatworks Redevelopment Plan** – I received an email from a vice president of PRC who said he'd look into the status and let me know. I haven't heard anything back.
- **Ye Cottage Inn** – we are waiting for the results of our title search on this property.

Water and Sewer Projects:

- **USDA-RD Funded Perry Street Water Treatment Plant Upgrades** – Our QPA reviewed and approved the specs. The project is currently out to bid.

Other:

- **Bike Share Program** – the LimeBike program continues to be a major success. We've received a small handful of complaints that we have been able to resolve with the caller. Union Beach, Aberdeen and Atlantic Highlands have all

expressed interest in the program and expanding it to their community. The County Planning Division is also very interested.

- **Complete Streets Project/Pedestrian Safety** – we have applied for several grant funds to assist in the development of a Keyport Complete Streets Program.
- **Harbor Issues:**
 - The Boat Ramp has been cleaned and is open for business. The pay station has been installed and will be operational in a day or so.
 - Victor Hartley has announced his business in Keyport and advises that the hopes to be operational in Keyport with this fishing vessel by mid-July. We have applied for the necessary license to allow this operation.
 - Andy Raichle is working on a comprehensive white paper about the entire Keyport Harbor. We are considering applying for grant funding to create a transient dock space.
- **County Dispatch** – we are in the process of scheduling a Town Hall meeting in the next few weeks. Bob Dawson, Undersheriff, will attend to answer any questions.
- **Zoning and Flood Control Ordinance Updates** – the draft copies of the proposed ordinances have been in circulation for two weeks. I have received feedback and incorporated the suggestions in a new draft which I have this evening. With these changes, we should be ready to introduce.

Current Grant Opportunities:

- **NJDEP Resiliency Planning Funds** – we are reaching out to Aberdeen, Hazlet and Union Beach to form a regional alliance to pursue this grant. This is required by the program. The grant will fund planning activities which will form the basis for future capital grant funding eligibility.
- **People4Bikes** – we are pursuing this small grant to provide support equipment and signage for our bike share program.
- **Sustainable Jersey – Complete Streets** - we are applying for this grant to assist us in the preparation of a complete streets policy development and adoption.
- **Transportation Alternatives Grant (TAP)** – we are discussing applying for this grant with Monmouth County, Aberdeen and Matawan to fund the connection of the Henry Hudson Trail to Aberdeen.
- **Transportation Alternatives Grant (TAP) – Safe Routes to Schools** – we are applying for this grant to help fund new sidewalks, crosswalk enhancement and signage en route to Keyport Schools.
- **Boat Grant** – we are discussing this program with our marine and coastal engineer to begin the process of developing a Keyport dock and dine and a transient boat dock.
- **CDBG 2019** – we are working with the Keyport First Aid Squad to apply for funding for handicapped accessible rest rooms.
- **Monmouth County Open Space** – we are applying for funding to overhaul the park on Kearney Street.

No Turn On Red at Front & Broad has been approved.

PUBLIC COMMENT PORTION

The Meeting was opened to the public at 8:32PM for comments or questions moved by Sheridan, carried by Lamberson with ayes by all present

Ed Burlew – regarding the vacation of Atlantic Street by the Yacht Club, he feels the resident owner should made to remove the blacktop and put in dirt.

Mayor Aumack – agreed to look into it.

George Walling, 54 Second Street – asked who is doing the title search on the Ye Cottage Inn property. He also asked about the Animal House ordinance.

Administrator Gallo – stated the Borough is having the title search done.

Elmer Graham, Jr. – asked why no helmets came with the bikes. He also asked about the complete streets meeting.

Mike Lane – thinks the “Animal House” ordinance is a good ordinance. He would like a notification program to those landlords who rent homes where Police are often called. He also asked about water conservation warning.

Administrator Gallo – we were asked to remind users of voluntary restrictions while the system is stressed.

George Walling – asked if there was a survey done near the bridge when the bridge was being done.

John Merla, 34 Broad Street – regarding the lot on Division Street, Bedle paved the lot, paid for the asphalt, and the Borough did the work. That was to be used as an overflow lot.

There being no further comments or questions, the Meeting was closed to the public at 8:51PM moved by Sheridan, carried by Lamberson with ayes by all present

Motion to go into Closed Session after a 4-minute break moved and carried with ayes by all present

CLOSED SESSION

RESOLUTION #163-18

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, negotiation of certain contract matters regarding redevelopment matters in the Borough, specifically, with regard to a potential real estate transaction/redevelopment project, pursuant to N.J.S.A. 10:4-12(b)(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 July 10, 2018 and determined that an Executive Session closed to the public shall be held on July 10, 2018 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: Sheridan

SECONDED: Pacheco

AYES: Pacheco, Sheridan, Kennedy, Lamberson, Cooper, Goode

NAYS:

Council reconvened to Open Session at 9:24PM and Attorney Polles stated what was discussed in Closed Session:

- Potential contract negotiations of certain Borough-owned property as an Area in Need of Redevelopment study
- Employment contract with Borough Administrator who waived his Rice Notice requirements

ADJOURNMENT

Motion to Adjourn at 9:25PM moved by Goode, carried by Pacheco with ayes by all present