

BOROUGH OF KEYPORT
REGULAR MEETING MINUTES
TUESDAY, JULY 18, 2023 – 7:00 P.M.

CALL TO ORDER: 7:00 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, 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

Mayor Araneo dedicated the remembrance to Union Beach Councilmember Anthony Cavallo.

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

- KBBC – he thanked Mayor and participants for the Half-way to Mardi Gras event
- DPW – he said they are water and sewer, and the aesthetics of the town

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

- Environmental Commission Chairman Ken Degroat resigning
- Read the calls for service from Keyport First Aid and Fire Department
- New vehicle for Police Chief put into service
- Residents complemented Borough Administrator and responsiveness

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

- Keyport Police recruiting volunteers to serve on domestic violence response team
- Speed study completed
- Reminder: it's illegal to block sidewalks with vehicles
- Beach was raked
- Upcoming dates/events include: International Overdose Awareness Day is August 31st, Snapper Fishing Contest Saturday Sept. 16

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

- Read Health Department and Treasurer's reports
- Recreation's 5k – new route to be certified; early signup discount

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

- Cannabis – attended NJ CRC Municipal Town Hall on July 12 – covered process overview
- Cannabis litigation updates – no decision on one case and one has been rescheduled
- NPP – funded for year 4; Year 3 funding approved; NPP ARP grant submitted - no updates on Beach Park; Monthly statewide NPP meetings canceled until the fall; T-Mobile grant submitted; DCA reporting has been completed
- 2023 Municipal Budget passed July 5th
- Firehouse Subs grant request submitted for American Legion Drive

- Green team reaching out to save coastal wildlife

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

- Redevelopment and Planning Board meetings coming up
- Expect to have Planning Board Ordinances for discussion soon

MAYOR'S UPDATES

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

Mayor Araneo provided a 6-month update on the following matters:

- Met with DEP regarding unaddressed violations at DPW yard and water plant
- JIF compliance
- Risk manager
- Redevelopment high priority - Brownfield sites and steering committee
- Grants, including risk of losing funding
- Borough Hall and Police Department, including Borough Hall HVAC
- Recreation Bylaws; Director for next year
- DPW building lease
- Labor counsel
- Civil Service
- Personnel policy
- Inconsistencies with contracts
- Code enforcement and ordinances; hired second code enforcement officer
- Revised ordinances submitted to Court
- Deputy Clerk hired
- DPW landscaping and landscaping company
- Parks and playgrounds
- Capital plan for road improvements
- Environmental Commission appointments: Joe Sheridan as chairman, Roy Jimenez as a commission member

PUBLIC COMMENT PORTION

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

Opened: 7:23 PM Motion by Peperoni, Carried by Davidson. Ayes by all present.

John Merla, 34 Broad Street – Asked questions about Cannabis CRC and business process, Planning Board ordinances and projects sold, the first aid equipment to be purchased pursuant to **R2023-233**, the emergency declaration in **R2023-234**, and the extension of lease agreement in **R2023-238**.

Jim Bishop, 90 Division Street, Fire Department member – Voted to switch uniform hats. Eagle Hose has a new truck coming, which cost 700k, but it needs a new radio; the existing portable radios are used.

Mike Lane, 51 First Street – First Street new units have no recreation space and no parking for visitors. Asked about **R2023-213, 214, 215, 216, and 217**, and about **R2023-236** to which the Borough Attorney responded.

Collette Kennedy, 421 Atlantic Street – Noted that **R2023-236 and 237** were passed last year and aren't new.

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

MINUTES FOR APPROVAL

April 18, 2023 Regular Council Meeting Minutes

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

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.)

- R2023-211 Payment of Bills Listed on the July 14, 2023 Bills List
- R2023-212 Payment of Bills Listed on the July 18, 2023 Bills List
- R2023-213 Requesting Approval of Items of Revenue and Appropriation – N.J.S.A. 40A:4-87 Clean Communities Program
- R2023-214 Requesting Approval of Items of Revenue and Appropriation – N.J.S.A. 40A:4-87 NJ DEP Stormwater Assistance Grant
- R2023-215 Requesting Approval of Items of Revenue and Appropriation – N.J.S.A. 40A:4-87 Office on Aging – ARPA Title IIIB
- R2023-216 Authorizing Refund of Certificate of Occupancy/Transfer of Title Fee
- R2023-217 Authorizing Refund of Pool Filling Permit Fee
- R2023-218 Authorizing Waiving Late Fee Assessed for Landlord Registration
- R2023-219 Resolution of the Mayor and Council of the Borough of Keyport Authorizing the Preparation and Submittal of a Community Development Block Grant Funding Application for Fiscal Year 2024
- R2023-220 Approving Updated Bloodborne Pathogens Exposure Control Plan
- R2023-221 Authorizing Liberty Hose Co. #3 to Solicit Donations on a Public Roadway
- R2023-222 Approving the Issuance of a Social Affair Permit for the Keyport Fire Department
- R2023-223 Approving New Jersey State Firemen’s Association Application for Membership
- R2023-224 Authorizing a Salary Increase for Civil Service Clerical Administrative Duties
- R2023-225 Accepting the Resignation of Employment from a Keyport Borough Special Police Officer Class II
- R2023-226 Accepting the Resignation of Employment from a Keyport Borough Special Police Officer Class II
- R2023-227 Authorizing the Use of Borough Property for the Annual Scarecrow Contest Winners Event
- R2023-228 Approving Add-On Requests by the Keyport Bayfront Business Cooperative for the BeWitched Event
- R2023-229* Approving Rain Date Request by the Keyport Bayfront Business Cooperative for the Cars & Blues Show
- R2023-230 Authorizing Hiring Two Part-Time Temporary Administrative Assistant Interns for the Keyport Senior Center
- R2023-231 Granting Renewal of Plenary Retail Consumption Liquor License – Fantasies, Inc. For the 2023-2024 License Term
- R2023-232 Reduction of Performance Guarantee for the Project on the Property Located at Block 9, Lots 35 and 36
- R2023-233 Authorizing the Purchase of First Aid Equipment through the New Jersey State Cooperative Purchasing Program
- R2023-234 Declaring an Emergency Regarding the Needed Replacement of the Main Supply Well Motor at the Water Plant on Perry Street
- R2023-235 Declaring an Emergency Regarding the Needed Repair of a Water Main Located inside the Sandpiper Development off Beers Street
- R2023-236 Borough of Keyport, County of Monmouth, State of New Jersey Resolution in Support of Assembly Bill No. A-4789 Supporting an Increase in Municipal Energy Tax Receipts Property Tax Relief Aid to Offset the Increase in Local Government Costs for Employee Health Care and Prescription Benefits Coverage
- R2023-237 Borough of Keyport, County of Monmouth, State of New Jersey Resolution in Support of Senate Bill No. S-3906 Concerning the “New Jersey Debt Defeasance and Prevention Fund”
- R2023-238** Authorizing the Extension of the Lease Agreement for 120 Francis Street, Unit 18, Keyport, New Jersey

* Motion to Table **R2023-229** – Moved by Peperoni, Carried by Vecchio; no objections.

** **R-2023-238** Pulled

APPROVAL OF RESOLUTIONS

Motion to approve Resolutions **R2023-212 through R2023-237, except for R2023-229 which was tabled**, on the Consent Agenda. **Resolution R2023-238** was pulled for Executive Session discussion.

MM: Peperoni 2nd: Vecchio

Roll Call: Ayes: Demarest, Reilly, Vecchio, Peperoni, McNamara, Davidson

Nays:
Absent:
Abstain:

REPORTS

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

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

NEW BUSINESS

Colliers Engineer Joseph Raftery will be Borough Engineer going forward. Provided updates on paving; municipal building water damage; stormwater management compliance; NJ DOT tap grant to be completed fall of 2023 and project will go out to bid, Church street substantially complete; CDBG Broad Street project substantially complete; NJ DOT improvements to Butler and E. Third construction ongoing, water main work completed; and improvements to Fulton, 7th and 8th work complete and due inspection.

UNFINISHED BUSINESS

DAIS UPDATES

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments.

Opened: 7:58 PM Motion by Davidson, Carried by Vecchio. Ayes by all present.

Andrew Kelsey, 29 St Peters Place – Asked engineer for update on curb ramps because many retain water for days. Asked what council will do to make sure it doesn't keep happening. Asked about sidewalks and lamp posts.

John Merla, 34 Broad Street – Commented that the ADA curb ramps create more of a hazard than a help. Concerned about flooding on Broad Street draining onto Division Street. Asked if the Skipper Bus leaves Keyport.

Councilmember Davidson stated for the record that the weather today was not typical rain with basic flooding.

Collette Kennedy responded that residents were surveyed regarding the Skipper Bus stops. She spoke about flooding after rain.

George Walling, 54 Second Street, stated that the agenda doesn't specifically place a time limit for public comments on agenda items.

Mike Lane, 51 First Street, commented about Brownfields Committee member appointments; Henry Hudson Trail flooding; Kapushy's property needing clean up; the U.S. Post Office lease expiration and the Redevelopment Committee addressing it; and utility pole cleanup on First Street.

Melissa O'Connell, 79-81 Broad Street, addressed the engineer regarding water running in through the front door of her store today.

Closed: 8:23 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

EXECUTIVE SESSION

Resolution #2023-239 read by Borough Attorney.

R2023-239 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 for the following

item(s): attorney-client communications related to request for use of borough property and lease agreement.

RESOLUTION #2023-239

**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, attorney-client communications related to request for use of borough property and lease agreement.

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 18, 2023 and determined that an Executive Session closed to the public shall be held on July 18, 2023 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 8:27 p.m. Moved by Davidson, Carried by McNamara.
Ayes by all present.

Council reconvened to Open Session at 8:51 p.m.

ADJOURNMENT

Motion to Adjourn

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

Time of Adjournment: 8:51 PM