

Minutes of the Regular 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 7:00PM. Deputy Borough Clerk Michele Clark 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 and Borough Attorney James Polles, Esq. Borough Administrator Gallo was absent

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PROCLAMATION

Mayor Aumack presented a proclamation to Rev. Robert K. Williams of the Second Baptist Church in recognition of its 125th Anniversary

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.)

Deputy Borough Clerk Clark read the items listed on the Consent Agenda:

R164-18 Payment of Bills

R165-18 Authorizing the Rejection of Bids Submitted in Response to Request for Bids for the Improvements to Veteran's Park and Terry Park

R166-18 Authorizing a Contract with CME Associates Relating to Surveying, Design, Permitting, Bid and Construction Phase Services for Main Street Park Improvements

R167-18 Resolution of Support from Borough Council Authorizing the Application to the Complete Streets Technical Assistance Grant Program

R168-18 Authorizing Excel Environmental Resources, Inc. to Apply for Grant Funding by the New Jersey DEP for Site Assessment and Remediation of Property in the Borough of Keyport – *76 Broad Street*

R169-18 Authorizing Excel Environmental Resources, Inc. to Apply for Grant Funding by the New Jersey DEP for Site Assessment and Remediation of Property in the Borough of Keyport – *162 Second Street*

R170-18 Appointing Chief of Police of the Borough of Keyport Police Department – *Mark Hafner*

R171-18 Authorizing the Hiring of a Special Law Enforcement Officer - *Moustafa El-Sayed (Class II SLEO)*

R172-18 Authorizing the Extension of the Lease Agreement for 120 Francis Street, Unit 18

R173-18 Community Development Block Grant Resolution Authorizing the Mayor to Sign a Certification Prohibiting the Use of Excessive Force and a Certification Prohibiting the Use of Federal Funds for Lobbying

R174-18 Setting the Last Date to Pay Third Quarter 2018 Taxes Before Interest Will Accrue

R175-18 Appointing Library Board of Trustees Member – *Rosemary Besrutschko*

R176-18 Authorizing the Release of Performance Bond for the Property Commonly Known as Block 39, Lots 12, 13 and 14 on the Tax Map of the Borough, Subject to Posting a 2-Year Maintenance Bond, Payment of all Outstanding Engineering or Inspection Escrow Fees, and Replenishing the Escrow Account to an Amount Not Less Than \$1,730.00 – *Alaric Properties, LLC, 45 Beers Street*

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:11PM moved by Sheridan, carried by Goode with ayes by all present

Ed Carew, 64 Broadway – spoke in reference to **R175-18** Appointing Library Board of Trustees Member – *Rosemary Besrutschko*. He only just found out about the resignation of Joe Wedick from the Board and asked the Mayor about possible input from the Library Board for a replacement. He understands the Mayor has the right to appoint but is disturbed there was no communication with the Board.

Councilwoman Pacheco – stated she also only just found out about the appointment when she read the resolution in her packet.

Ed Burlew – asked about **R168-18** Authorizing Excel Environmental Resources, Inc. to Apply for Grant Funding by the New Jersey DEP for Site Assessment and Remediation of Property in the Borough of Keyport – *76 Broad Street* and also about **R169-18** Authorizing Excel Environmental Resources, Inc. to Apply for Grant Funding by the New Jersey DEP for Site Assessment and Remediation of Property in the Borough of Keyport – *162 Second Street*

Mayor Aumack – explained the resolutions allow us to assess and see if the sites are contaminated.

Councilwoman Kennedy – also offered an explanation and said these are vacant properties, one of which is an old gas station.

Elmer Graham, Jr., 22 St. Peters Place – asked for an explanation of **R165-18** Authorizing the Rejection of Bids Submitted in Response to Request for Bids for the Improvements to Veteran's Park and Terry Park.

Mayor Aumack – explained that the bids came in higher than the Engineer estimated.

Elmer Graham, Jr. – asked for an explanation of **R166-18** Authorizing a Contract with CME Associates Relating to Surveying, Design, Permitting, Bid and Construction Phase Services for Main Street Park Improvements.

Councilman Goode – explained that this just means we are moving on to the next phase of the project.

Elmer Graham, Jr. – asked for an explanation of **R173-18** Community Development Block Grant Resolution Authorizing the Mayor to Sign a Certification Prohibiting the Use of Excessive Force and a Certification Prohibiting the Use of Federal Funds for Lobbying.

Councilman Goode – explained that this is just a requirement for CDBG money.

Elmer Graham, Jr. – asked about the Governor and Lt. Governor coming for a Town Hall meeting. He also asked why the public meeting regarding the First Aid Building grant is being held at 10AM.

There being no further comments or questions, at 7:24PM the Meeting was closed to the public, moved by Sheridan and carried by Pacheco with ayes by all present

APPROVAL OF RESOLUTIONS

Motion to pull **R175-18** Appointing Library Board of Trustees Member – *Rosemary Besrutschko* for separate consideration moved by Pacheco, carried by Lamberson with ayes by all present

Motion to approve items listed on the Consent Agenda, with the exception of **R175-18** Appointing Library Board of Trustees Member – *Rosemary Besrutschko*, which was pulled for separate consideration, moved by Kennedy and carried by Sheridan

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

R175-18 Appointing Library Board of Trustees Member – Rosemary Besrutschko Councilwoman Pacheco – would like to make a motion to hold this resolution over to the next Council meeting. She had concerns all Councilmembers may not have seen the email regarding the appointment and also had concerns the Library Board was not consulted.

Motion to hold over **R175-18 Appointing Library Board of Trustees Member – Rosemary Besrutschko** to next Council meeting moved by Pacheco, carried by Lamberson

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

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. 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**

1a. Motion to Open Public Hearing at 7:27PM moved by Sheridan, carried by Goode with ayes by all present

Mike Lane, 51 First Street – spoke about changes to the ordinance and suggested putting version numbers on the documents.

There being no further comments or questions, the Public Hearing was Closed at 7:45PM moved by Sheridan, carried by Pacheco with ayes by all present

1b. Motion to adopt Ordinance moved by Kennedy, 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 #14-18 – Animal House Ordinance

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT COUNTY OF MONMOUTH, NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XII, ENTITLED “BUILDING AND HOUSING,” OF THE “CODE OF THE BOROUGH OF KEYPORT, NEW JERSEY,” IN ORDER TO CREATE A NEW SECTION 12-21 THEREOF, RELATING TO RENTAL PROPERTIES**

- 2a. Motion to Open Public Hearing at 7:46PM moved by Sheridan, carried by Goode with ayes by all present

Liz Dinnigan, 213 First Street and Carol McBride, 31 Myrtle Avenue – spoke about property maintenance as well as other issues regarding tenant at 219 First Street. They asked what residents can do now that we will have this ordinance.

Councilman Goode – stated a bond is to be posted by the landlord if issues are reported. He said to keep calling the police and Councilwoman Lamberson will have a conversation with the police.

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

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

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

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

INTRODUCTION OF ORDINANCES

1. Ordinance – Prohibit Trailer Parking on First Street

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING CHAPTER VII, TRAFFIC, SECTION 7-3.11 “PARKING OF TRAILERS RESTRICTED,” TO PROHIBIT ALL TRAILER PARKING ON FIRST STREET FROM BROAD STREET TO CHURCH STREET**

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

Roll Call: Ayes: Pacheco, Sheridan, Kennedy, 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 Pacheco with ayes by all present

2. Ordinance – Removal of Certain Parking Restrictions

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING CHAPTER VII, TRAFFIC, AT SCHEDULE II REGARDING DESIGNATIONS OF AREAS WHERE PARKING IS PROHIBITED DURING CERTAIN HOURS**

- 2a. Motion to introduce moved by Sheridan, carried by Pacheco

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

- 2b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing moved by Sheridan, carried by Goode with ayes by all present

3. Ordinance – Amend Salary Ordinance for Senior Maintenance Repairer/Water Repairer and SLEO III

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING AND SUPERSEDING THE ORDINANCE FIXING THE SALARIES OF THE VARIOUS OFFICERS, CLERKS AND EMPLOYEES OF THE BOROUGH OF KEYPORT**

3a. Motion to introduce moved by Sheridan, carried by Goode

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

3b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing moved by Sheridan, carried by Goode with ayes by all present

APPROVAL OF MINUTES

Motion to approve the May 1, 2018 Work Session Minutes and the May 15, 2018 Regular Session Minutes moved by Sheridan, carried by Pacheco

Roll Call: Ayes: Pacheco, Sheridan, Kennedy, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain: Lamberson – May 1, 2018 Work Session Minutes

COMMUNICATIONS AND PETITIONS

1. Keyport Ghost Tour Updated 2018 Proposal (tabled from last meeting)

Councilwoman Kennedy – stated on October 20th there is going to be a large-scale event and the mini park will be in use by the KBBC. Asked that the Ghost Tour begin at a location other than the mini park on the 20th.

Motion by Kennedy to approve proposal with the understanding that on October 20th the tour will gather at a location other than the mini park, carried by Sheridan with ayes by all present

2. Letter from Contractor requesting rescinding of the \$500 fine received during the demolition of 62 Fulton

Discussion ensued regarding circumstances of the demolition and the fine.

Motion to table and review file moved by Kennedy, carried by Sheridan with ayes by all present

3. Letter from Chief of the Keyport Fire Department advising of appointed positions within the Fire Department effective January 1, 2018

Motion to receive, file and provide a copy to the Clerk moved by Goode, carried by Pacheco with ayes by all present

4. Flyer regarding Free Eye Screening to be held Thursday, July 26, at the Middletown Senior Center

Motion to receive, file, send copy to Senior Center and post on Borough website moved by Goode, carried by Cooper with ayes by all present

5. Letter from Keyport Historical Society requesting to be charged no more than the minimum quarterly fee for water and sewer for 34 Main Street Museum

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

6. Request for Use of Park Facilities (Veteran's Park) by Keyport First Aid and Eagle Hose on Sunday, August 26, 2018 from 12Noon to 4PM for the purpose of a picnic. Also requesting the use of 12 Borough Picnic tables

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

7. Minutes of the June 26th Keyport Senior Bus Project Sub-Committee Meeting

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

8. Application for Raffle License from Keyport Indians for an Off-Premise Super 50/50 Cash Raffle to be held at 120 Francis Street on November 4, 2018 at 7PM

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

9. Email from Recreation Committee KeyportFest 5K Race Director requesting permission to place ten lawn signs at various Borough locations for a 30-day period prior to the September 22nd Race

Motion to approve and thank the Keyport 5K Race Director moved by Sheridan, carried by Goode with ayes by all present

10. Letter from owner of Dawn's Auto Body expressing interest in purchasing Division Street Parking lot and requesting a meeting to discuss the matter

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

11. Public Notice regarding Public Meeting to be held at Borough Hall on July 30th at 10AM to discuss the contents of a Keyport First Aid Squad application to be submitted to the Monmouth County Office of Community Development

Motion to receive, file and post on Borough website and electronic sign moved by Goode and carried by Sheridan

12. Email from Sherri Paris of New Logic Marine Science requesting use of Council Chambers for Marine Science Camp in the event of severe weather August 6th through August 10th between 9AM and 2PM

Motion to approve with understanding they will clean up after themselves moved by Kennedy, carried by Cooper with ayes by all present

REPORTS OF DEPARTMENTS

1. Municipal Clerk's Report for June 2018
2. Tax/Water/Sewer Collector's Report for June 2018
3. Board of Health Treasurer's Report for June 2018
4. Building Department Monthly Report for June 2018
5. Municipal Court Monthly Report for June 2018
6. Keyport Alliance To Prevent Alcoholism & Drug Abuse Report (K.I.D.S. Keyport's Intervention for Drug-Free Streets) for grant cycle ending June 30, 2018

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

COMMITTEE REPORTS

Councilwoman Pacheco: Board of Health/Library

- Library Board met early July and discussed chimney repairs
- Staff will undergo some training in July

- Community Survey – 50 responses have been received
- Spoke about filling current trustee vacancy
- Library will participate at National Night Out August 7th
- Friends of the Library have some events coming up
- Summer fund raiser – Night at the Speak Easy August 18th
- Poetry readings in the garden – dates and times to be announced
- Stage a Story will be held in August
- Improvements to Library discussions continue
- ESL and Massage & Meditation July 3rd
- Story time and crafts July 30th
- Next Trustee Meeting August 9th
- Read the Board of Health Monthly Report

Councilman Sheridan: Finance/Grants/Redevelopment

- Historical Society House Tour will be December 15th
- Tales of Prohibition in Keyport at the Museum August 6th at 7:30PM
- Excellent job by KBBC on the Car Show
- Thanked Steve Gallo for all he's done for the Borough

Councilwoman Kennedy: Public Works/Construction Department/Recycling/Property Maintenance

- KBBC held 2 successful events, Dogs Night Out and the Car Show
- Almost 120 cars this year; kudos to everyone who worked the event
- Treasure Hunt scheduled after Fireman's Fair
- Large Fall Festival will be held October 20th
- Stakeholder's Meet and Greet in August
- Read statistics of Construction Department
- Recycling Committee Meeting was held last night
- Received updated vacant properties list – 14 homes in demolition process will be taken off the list
- Looking for part-time custodian

Councilwoman Lamberson: Police/Drug Alliance

- Read statistics for Detective Bureau
- "Coffee With a Cop" held at Dunkin Donuts in May – well received
- Police Assisted with Garden Walk and concerts in June
- Stronger than the Stigma community walk held June 29th – thanked all for their assistance
- Police presence at Car Show and will be at Fireman's Fair
- 3-tier approach for safety and traffic control
- National Night Out will be held August 7th at the waterfront
- Read Police/Detective Incident/Arrest Report
- Snapper Contest will be held September 15th

Councilman Cooper: Recreation/Senior Center

- First day of Summer Camp will be July 2nd – 144 campers signed up so far
- Many Campers have already signed up for the trips
- The 5K will be held on September 22nd

Councilman Goode: Fire/First Aid/Emergency Services

- Read statistics for Fire Department
- Read CERT review report
- New Assistant OEM Coordinator as of January 1st – Michael Scibetti

NEW BUSINESS

None

UNFINISHED BUSINESS

Hurricane Preparedness meeting will be held on Tuesday, August 7th at 5PM

ATTORNEY'S REPORT

Nothing to report

ADMINISTRATOR'S REPORT

Absent

Councilman Goode read the following resolution:

R177-18 Resolution of Appreciation to Stephen J. Gallo for Service to the Borough of Keyport

WHEREAS, Stephen J. Gallo has served as Borough Administrator in Keyport for the past three and a half years; and

WHEREAS, Stephen J. Gallo brought a wealth of local government knowledge, professionalism, and an open door policy with him when he was hired; and

WHEREAS, Stephen J. Gallo's administrative leadership has been instrumental in enabling elected officials in the Borough of Keyport to accomplish many projects to enhance the quality of life and economic development in Keyport; and

WHEREAS, Stephen J. Gallo has been a staunch advocate for collaboration among the community groups, government bodies, agencies, institutions, businesses and other organizations of the Borough of Keyport, examples of which include: encouraging development, improving infrastructure, updating Borough policies, initiating the Complete Streets Initiative, the new Master Plan, and the Scattered Site Redevelopment Plan for the vacant properties; and

WHEREAS, Stephen J. Gallo has been a consistent source of advice, encouragement and support for the Borough of Keyport throughout his tenure as Business Administrator; and

WHEREAS, Stephen J. Gallo has resigned as Keyport's Business Administrator effective August 10, 2018 to accept a position with the Village of South Orange;

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Keyport expresses sincere appreciation to Stephen J. Gallo for his service to the Borough, his support, his vision and leadership on projects to enhance the quality of life and promote economic development and for the example he has set; and

BE IT FURTHER RESOLVED THAT, the Mayor and Council of the Borough of Keyport proclaims their deep admiration for the experience and wisdom he made available, which will be missed.

OFFERED: GOODE

SECONDED: PACHECO

AYES: PACHECO, SHERIDAN, KENNEDY, LAMBERSON, COOPER, GOODE

NAYS:

ABSENT:

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions at 8:45PM moved by Sheridan, carried by Pacheco with ayes by all present

Elmer Graham, Jr. – wishing the Administrator gets well soon. He has done a terrific job for the Borough and he wishes him good luck in South Orange. He asked Councilwoman Lamberson what can be done about cars running stop sign on St. Peters Place.

Councilwoman Lamberson – said she will speak with Chief Hafner.

Mike Lane – praised Steve Gallo for the work he has done during the last three and a half years. He also asked whether the Marine Science Camp has provided an insurance certificate.

There being no further comments or questions, the Meeting was closed to the public at 8:50PM moved by Sheridan, carried by Pacheco with ayes by all present

ADJOURNMENT

Motion to Adjourn at 8:50PM moved by Sheridan, carried by Pacheco with ayes by all present