

BOROUGH OF KEYPORT
WORKSHOP MEETING MINUTES
TUESDAY, AUGUST 1, 2023 – 7:00 P.M.

CALL TO ORDER: 7:00 PM by Mayor Araneo

SUNSHINE LAW NOTICE: Read by Municipal Clerk
Minutes of the Workshop 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 Reilly, Councilmember Vecchio, Councilmember Peperoni,
Councilmember McNamara, Council President Davidson, Mayor Araneo
Absent: Councilmember Demarest

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
Mayor Araneo dedicated the remembrance to Lieutenant Governor Sheila Oliver and Former Keyport Fire Captain Richard Wilson.

PROCLAMATION
Overdose Awareness Month – read by Councilmember Vecchio

PRESENTATION
Borough Hall Roof – presentation by Kevin Settembrino, Settembrino Architects
Mr. Settembrino reviewed seven reports provided by the Borough. Observed roof leaks on the first floor, which are due to older rooftop units. The units need to be studied in terms of their age, then we remove and replace them. The roof needs to be replaced. Leaks in the basement are due to water coming in horizontally through electrical conduits, which would be easy to fix. Proposal provided for complete roof replacement project, and includes an older roof top unit (RTU) evaluation. Also includes non-roof repairs, such as flashing and through-wall flashing. Will go out to bid or through State contract. Budget is \$400,000 to \$500,000, which is construction costs; a 2-year maintenance bond will be required. Warranty is 25 years.

RESOLUTION
R2023-240 Resolution Setting the Last Date to Pay Third Quarter 2023 Taxes before Interest Will Accrue

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

- WORKSHOP ITEMS FOR DISCUSSION**
1. Amending Police Department ABC Registration Requirements (Ordinance Intro below)
 2. Amending Water and Sewer Regulations (Ordinance Intro below)
Borough Administrator noted that the current ordinance doesn’t specify who owns what on the sewer side. Consensus is for ownership as follows: curb-to-main is borough and curb-to-home is homeowner.

Councilmember Davidson said she is on the fence regarding the \$170 charge for call-outs. She asked if the Borough has ever charged homeowners in the past.
 3. Harbor Commission Bylaws
Mayor asked whether the commission has seen the revised bylaws. Councilmember Vecchio replied that they’ve been distributed but she hasn’t heard anything back yet.

Councilmember McNamara noted that the ordinance is short on this topic. Some things in the bylaws are already in the ordinance. Borough Attorney will make changes to the Ordinance for introduction based on feedback.

- 4. Management of Parks/Waterfront
Discussion included suggestions for amendments. Borough Attorney will incorporate the suggestions into the ordinance.
- 5. Special Event Permits
Discussed rain dates, fees, and 60-day notice.

INTRODUCTION OF ORDINANCES

1. Ordinance – Amending Chapter 6 Alcoholic Beverage Control Police Department Registration Requirements

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING SECTIONS OF CHAPTER 6 ENTITLED “ALCOHOLIC BEVERAGE CONTROL” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT**

- 1a. Motion to introduce:
MM: Peperoni 2nd: Davidson
Roll Call: Ayes: Reilly, Vecchio, Peperoni, McNamara, Davidson
Nays:
Absent: Demarest
Abstain:
- 1b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing
MM: Peperoni 2nd: Davidson Ayes: all present Nays:

2. Ordinance – Amending Chapter 23 Board of Health Regulations Section 23-8 Tattooing and Body Piercing

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING SECTIONS OF CHAPTER 23 ENTITLED “BOARD OF HEALTH REGULATIONS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT**

- 2a. Motion to introduce:
MM: Peperoni 2nd: Vecchio
Roll Call: Ayes: Reilly, Vecchio, Peperoni
Nays: McNamara, Davidson
Absent: Demarest
Abstain:
- 2b. Motion authorizing the Clerk to publish the Ordinance in the Asbury Park Press for a Public Hearing
MM: Peperoni 2nd: Vecchio Ayes: all present Nays:

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments.
Opened: 8:22 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

John Merla, 34 Broad Street – Noted the crane dropped a unit on top of the roof when Borough Hall was being built. Roof was under warranty and Borough should have sought reimbursement through insurance. Asked about warranty for water plant and painting on the water tower. Opposes extension to Mariner’s Village developer. Lights are out by St. Joe’s Church (376 Maple Place). Commented on water pooling on Maple Place and Beach Park cleanup. Thanked Mayor for Overdose Awareness proclamation.

Michael Lane, 51 First Street – Asked about developers PILOT proposal for Mariner’s Village. Borough Administrator noted that a specialist is looking at the PILOT and there is no existing PILOT.

Elmer J. Graham Jr., 22 St. Peters Place – Agrees that the roof needs to be fixed.

Closed: 8:43 PM Motion by Peperoni, Carried by Davidson. Ayes by all present.

EXECUTIVE SESSION

Resolution #2023-241 read by Borough Attorney.

R2023-241 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): **Cannabis Litigation**

RESOLUTION #2023-241

**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 privilege matters related to cannabis litigation 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 August 1, 2023 and determined that an Executive Session closed to the public shall be held on August 1, 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 8:44 PM
Moved by Peperoni, Carried by Davidson. Ayes by all present.

Councilmember Vecchio left at 8:45pm

Council reconvened to Open Session at 9:11 PM

ADJOURNMENT

Motion to Adjourn

MM: Peperoni 2nd: Davidson Ayes: all present Nays:
Time of Adjournment: 9:12 PM