

**BOROUGH OF KEYPORT  
REGULAR MEETING MINUTES  
TUESDAY, SEPTEMBER 17 2024 7:00 PM**

**CALL TO ORDER: 7:12 PM**

**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 Meetings Act, P.L.1975, c.231.

**ROLL CALL:**

Members present: Councilmember Brady, Councilmember Gross, Councilmember McNamara, Councilmember Peperoni, Councilmember Reilly (arrived at 7:29 PM), Council President Vecchio (arrived at 7:29 PM), Mayor Araneo

**PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

**PROCLAMATIONS**

Childhood Cancer Awareness Month – read by Councilmember McNamara

Prostate Cancer Awareness Month – read by Mayor Araneo

Suicide Prevention and Awareness Month – read by Councilmember Brady

**COMMITTEE REPORTS**

*(Councilmember is lead or co-lead liaison of Committees in bold)*

**Councilmember Brady: Environmental, Recreation/Senior Center, Fire/First Aid/OEM, Municipal Alliance, Green Team**

- Environmental Commission – noted Commissioner Mike Lane was nominated for the Governors 25<sup>th</sup> Annual Environmental Excellence Award for his lifetime efforts protecting the Keyport environment. Clean Ocean Action will hold its annual beach clean-up.
- Recreation – noted the Food Truck event was successful. Upcoming events include the 5k this weekend and the Halloween house decorating contest.
- MAC – thanked all who attended the Overdose Awareness vigil.

**Councilmember Gross: KBBC, Public Works/Water-Sewer, Recreation/Senior Center, Redevelopment**

- Public Works – performed work on pot holes, hydrant replacement, and the Senior Center parking lot.
- KBBC – recent successful events held, including the Car Show. Upcoming events include Howl-o-ween, Wake the Dead Zombie Stroll, Bewitched, and Miracle on Front Street.

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

- Green Team – Oyster presentation will be held Monday 9/30, at the Keyport Yacht Club, as part of the 2024 Explore the Bayshore series. November will be about clams.

**Councilmember Peperoni: Planning Board, Recycling, Health/Registrar/Construction/Fire Bureau/Code Enforcement/Zoning, Redevelopment, Harbor Commission,**

- No report.

Mayor Araneo commented that Councilmember Reilly and Council President Vecchio will provide their reports upon their arrival to this meeting.

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

- contamination at the beach – noted that NJ DEP dug test pits and collected samples for analysis. DEP backfilled the test pits and will have results in the next few weeks.

- Library – Library Director submitted her resignation, with her last day being November 15th. Friends of the Library seeking volunteers. Treasurer leaving at the end of the year.

**Council President Vecchio: Harbor Commission, NPP, Public Works/Water-Sewer**

- Harbor Commission – Snapper Contest was successful. Thanked all volunteers.
- NPP – Beach Park playground equipment is expected to arrive tomorrow.

**Councilmember Reilly: Fire/First Aid/OEM, Police, Municipal Alliance, Finance/Grants, Cannabis**

- Municipal Alliance – met on Thursday; noted the Overdose Awareness event was very moving. They will also be available at Red Raider Night on September 26<sup>th</sup> from 5PM-7PM at Central School.
- Read the First Aid and Police calls for service reports. Noted there is no report for the fire at the marina yet.
- Grant received to start a club at the high school.
- Thanked all first responders

Mayor stated that **R2024-309** will be tabled to October 19<sup>th</sup>.

Council President Vecchio stated she will abstain on **R2024-305**.

Councilmember Gross stated he will abstain on **R2024-311**.

Councilmember Peperoni stated he will abstain on **R2024-314**.

Councilmember McNamara recalled that the Library had asked for some surplus property. Requested DPW make sure they get some if they're still interested.

**PUBLIC COMMENTS**

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

Opened: 7:33 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

Carl Pena – commented that the meeting has 13 virtual attendees right now.

Fernando Messercola, Park Ave. Port Monmouth – spoke to **R2024-314**, and asked to do 3x3 patch in the street and seal infrared.

Mike Lane, First Street – asked for explanation of **R2024-305**, to which the Borough Attorney explained that it authorizes the mayor to execute the original 2018 financial agreement on behalf of the town.

John Merla, Broad Street – asked for an update on the change order in **R2024-300**; the mayor explained that it's for traffic control. Asked about **R2024-305** – this approval and designation goes back to 2015. In 2021 according to minutes the agreement that was in place was rescinded but developer stayed the same. Project kept getting extension after extension. Clear tonight we are voting on agreement passed but not signed. Pleased by the appointment of Danny Gross, who he believes will be an asset to the Borough.

Elmer Graham Jr., St. Peters Place – asked about the tax abatement in **R2024-299**, an explanation of the shared service with Union Beach for a registrar in **R2024-307**, and about **R2024-314**, which the mayor replied that the builder needs to open Church Street to install a gas line.

Mike Lane – asked why the resolution says we can modify or make changes, to which the Borough Attorney explained that the Borough can make date changes if needed, ministerial changes. Mr. Lane thinks the resolution should be more restrictive.

Robert Bergen, Green Grove – clarified we are not talking about amendments to the financial agreement and asked who drafted resolution. Response was it was drafted by redevelopment counsel.

John Merla – said it was done the same way in 2018 by Mr. Litwin.

Councilmember McNamara requested **R2024-305** be pulled for separate consideration.

Closed: 7:50 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

**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.)*

- R2024-295 Payment of Bills Listed on the August 23, 2024 Bills List
- R2024-296 Payment of Bills Listed on the September 3, 2024 Bills List
- R2024-297 Payment of Bills Listed on the September 6, 2024 Bills List
- R2024-298 Payment of Bills Listed on the September 17, 2024 Bills List
- R2024-299 Approving a Five-Year Tax Abatement for 14 Raritan Cove in the Borough of Keyport
- R2024-300 Authorizing Change Order No. 1 to Contract with Lucas Brothers Inc. for Improvements to Butler and East Third Street
- R2024-301 Declaring an Emergency Regarding the Needed Repair of a Leaking Water Valve located at Broad and Hurley Street
- R2024-302 Canceling Taxes on Property Owned by a Totally Disabled Veteran – 34 Walling Terrace
- R2024-303 Authorizing the Release the Performance Guarantees Provided by 30 South Second LLC for Site Improvements at 23 Brook Avenue, Block 102, Lot 6
- R2024-304 Authorization for the Refund of Cash Bond for Road Opening Permit - 62 Fulton Street, Block 130, Lot 24
- R2024-305 Resolution Of The Borough Of Keyport, In The County Of Monmouth, State Of New Jersey, Authorizing The Mayor Of The Borough Of Keyport To Execute A Financial Agreement With Mariner’s Village At Keyport Urban Renewal, LLC
- R2024-306 Authorizing Municipal Auction of Surplus Property
- R2024-307 Authorizing Execution of Shared Services Agreement to Provide Registrar and Deputy Registrar Services to Union Beach
- R2024-308 Granting Renewal of Plenary Retail Consumption License for Vestri Corp., t/a Up the Creek
- R2024-309 Authorizing the Person-to-Person and Place-to Place Transfer of a Plenary Retail Consumption License No. 1322-33-008-008 (6 Broad St Waterfront Liquor LLC to Kal Bhairav LLC)
- R2024-310 Appointment to Keyport Bayfront Business Cooperative (KBBC) Board of Directors – Joseph Pesce
- R2024-311 Appointment of a Class I Special Law Enforcement Officer – Daniel Gross
- R2024-312 Appointment of School Crossing Guard – Jane Vail
- R2024-313 Authorizing and Agreement between the County of Monmouth and the Borough of Keyport for the Resurfacing of Geran Street from County Route 3 (Broadway) to Wooley Street
- R2024-314 Granting an Exception to the Moratorium on Road Openings for 130 Church Street (Block 83, Lots 8 and 9)

**APPROVAL OF RESOLUTIONS**

Motion to approve resolutions **R2024-295** through **R2024-314**, tabling **R2024-309** and pulling for separate consideration **R2024-305** on the Consent Agenda

MM: Peperoni 2<sup>nd</sup>: Reilly

**Roll Call:** Ayes: Brady, Gross\*, McNamara, Peperoni\*, Reilly, Vecchio  
Nays:

Absent:

Abstain: \*Gross abstained on R2024-311; \*Peperoni abstained on R2024-314

Motion to approve resolution **R2024-305** on the Consent Agenda.

MM: Peperoni 2<sup>nd</sup>: Reilly

**Roll Call:** Ayes: Gross, Peperoni, Reilly  
Nays: Brady, McNamara  
Absent:  
Abstain: Vecchio

**INTRODUCTION OF ORDINANCES**

**1. Ordinance – Amending Fees for Zoning Permits**

The Clerk read the Ordinance by Title: **ADOPTING AMENDMENTS TO CHAPTER 25 (LAND USE REGULATIONS), ARTICLE 1 (ZONING), SECTION 29 (ZONING FEES) TO AMEND CERTAIN FEES FOR ZONING PERMITS**

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

**2. Ordinance – Amending Parking Ordinance**

The Clerk read the Ordinance by Title: **ADOPTING AMENDMENTS TO SCHEDULE 1 (NO PARKING) OF CHAPTER 7 (TRAFFIC), SECTION 3.3 TO REFLECT ADDITIONAL NO PARKING AREAS WITHIN THE BOROUGH**

- 2a. Motion to introduce:  
MM: Peperoni 2<sup>nd</sup>: McNamara  
**Roll Call:** Ayes: Brady, Gross, McNamara, Peperoni, Reilly, Vecchio  
Nays:  
Absent:  
Abstain:
- 2b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing:  
MM: Peperoni 2<sup>nd</sup>: Reilly Ayes: all present Nays:

**REPORTS**

1. Municipal Clerk’s Report for August 2024
  2. Tax/Water/Sewer Collector’s Report for August 2024
  3. Board of Health Treasurer’s Report for August 2024
  4. Building Department Report for August 2024
  5. Municipal Court Report for August 2024
- MM: Reilly 2<sup>nd</sup>: McNamara Ayes: all present Nays:

**PUBLIC COMMENTS**

The Meeting was opened to the public for comments.  
Opened: 7:56 PM Motion by Peperoni, Carried by McNamara. Ayes by all present.

Carl Pena – asked for clarification on police staff, and the mayor replied that the Borough doesn’t comment on personnel matters. He also noted that the Arts Society has new leadership and has quite a few things planned, including a memorial service for Charlie Merla.

Robert Bergen – asked about the “illegal junkyard” at Cass Street and how potential runoff from the property will be handled. The Borough Engineer responded that zoning was denied, but not the site plan.

John Merla – asked about the boat ramp facility, noting that they opened two weeks late and they left two weeks early based on the contract, and asked whether a walkthrough of the building was done; recommended the site be inspected. Observed that people are putting signs and stickers on Borough decorative poles and JCP&L poles. The mayor will ask property maintenance to remove them and address it with whomever is putting them there. Commented that people want to know what is going on with the post office.

Carla Pena – asked about a Welcome to Keyport sign. The mayor replied that it didn’t move forward.

Elmer Graham – commented that he asked a post office employee about the office moving and was told it was rumor. Mentioned the American Legion and We Care Adult Daycare.

Mike Lane – commented on the PILOT and asked if the numbers still work for developer and whether the Borough has any insight on the dates. Asked about the First Street crosswalks, to which the Borough Engineer replied that the Borough is working with NJ DOT and waiting for additional comments from them. Asked about the four-way stops and the criteria the county considers; the Borough Engineer responded that the county performed a study and did not approve that four-way stop. Noted that he walked with the Borough Administrator from Beach Park to Aeromarine and asked about her observations of the bulkhead’s condition. Asked about removal of the debris, to which the Borough Attorney advised that NJ DEP has jurisdiction now. Commented that he provided documentation with the Baykeeper and urged debris be removed before the next severe storm. Asked about utility pole cleanup.

Joe Merla, First Street – asked the Borough Engineer if the Police Chief and Captain were involved in the request for the First Street four-way stops. Suggested the police should support this effort with county.

Robert Bergen – asked if what was authorized tonight is the execution of the long-term financial agreement that was adopted pursuant to an Ordinance that was adopted back in 2018. Correct.

Closed: 8:17 PM Motion by Peperoni, Carried by Reilly. Ayes by all present.

**ADJOURNMENT**

Motion to Adjourn

MM: Peperoni 2<sup>nd</sup>: Reilly Ayes: all present Nays:

Time of Adjournment: 8:17 PM