

Minutes of the Special 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 Special Meeting 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 Kennedy called the Meeting to Order at 6PM and the Deputy Borough Clerk Michele Clark read the Sunshine Law Notice.

ROLL CALL

On Roll Call the following were present - Councilmembers Sheridan, Cooper, Pacheco, Fotopoulos, and McDermott. Others present - Mayor Kennedy and Borough Administrator Stephen J. Gallo.

Councilman Goode arrived at 6:04PM

Redevelopment Attorney Joseph P. Baumann arrived at 6:06PM

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

DISCUSSION/PRESENTATION

Redevelopment of 75 Manchester Avenue, Keyport, New Jersey

Mayor Kennedy - Explained the structure of tonight's meeting, then introduced Borough Administrator Gallo.

Administrator Gallo - Thanked the Community for coming tonight and introduced Andrew Janiw of Beacon Planning, Barbara Elhen, a Professional Planner, Redevelopment Council, Joe Bauman who is on his way and Alaina Patske, his associate.

Mayor and Council are here to hear your input regarding 75 Manchester Avenue.

Councilman Goode arrived at 6:04 p.m.

The Property has been vacant a long time and has fallen into disrepair. Property is a Brownfield and contains environmental contaminants that need to be remediated. The Borough does not own this property. It has a \$900K assessment and the owner pays \$21K per year in property taxes. This location was part of our Scattered Sites Redevelopment Plan which we declared an area in need of Redevelopment with condemnation.

Joseph Baumann arrived at 6:06PM

Another meeting is planned in the near future; we'll have as many meetings as necessary. Planner will develop a Redevelopment Plan, the draft plan will be released and then meetings will be held to discuss.

Andrew Janiw – Beacon Planning, said we are Redevelopment Planners and have done work for Cateret and South Amboy and other towns around NJ. We've been asked to look at a piece of property that has been designated as an area in need of Redevelopment and asked to revitalize the property. Mr. Janiew explained the local Redevelopment and Housing laws.

There are Eight (8) criteria used to judge a property as an area in need of rehabilitation. In 2007 Keyport was designated an area in need of rehabilitation. The Borough undertook a study of scattered sites throughout the area in need of Redevelopment and this property qualifies. The buildings are starting to deteriorate, have water damage, have had break ins or graffiti and are in very bad shape. The building are substandard and unsafe.

Andrew Janiw read the definition of a Metropolitan Planning Area (MPA)—Keyport met all the marks required to be designated an MPA. Redevelopment create an opportunity and opens doors and prioritizes properties in communities. The 75 Manchester property is a mixed zone of residential/light industrial.

Mr. Janiw went over Keyport's attributes—shops, restaurants, waterfront, variety of housing, townhomes, single family, duplexes, access to the highways and Parkway, bus service, train service; 3,200 housing units; 51% single family detached; 50% rentals; 50% owner occupied and people desire to be in Keyport.

He spoke about the vision for the community—properly plan and developmeny and redevelopment for a better quality of life—there are underutilized properties. This is an opportunity to create something admirable for the community. What are your concerns regarding this property? What would you like to have here?

Mayor Kennedy - This is a community meeting and not a hearing. There is no decision being made tonight.

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions at 6:28PM moved by Sheridan, carried by Pacheco with ayes by all present.

Elmer Graham, 22 St. Peters Place - Suggested a business move in and generate more jobs for the community.

Rebecca Kahane, 76 Manchester - Concerned about the amount of homes or units that will be placed there. Street is not large. She also spoke about leaving space there for a park for kids.

Councilman Fotopoulos - Is your concern about vehicle parking or density or both?

Rebecca Kahane - Both. There have been issues with businesses that have come there leaving garbage and safety issues. She would prefer single family homes.

Councilman Fotopoulos - Explained infrastructure and parking are our concerns.

Emily Fowkes, 205 Seventh St – Said she has lived here for two (2) years, and it's been an eyesore. She would like it taken down and see it cleaned up, grow grass and plant trees.

Debbie Nardone, 79 Green Grove - Agrees with Emily that the building is an eyesore and she is concerned with traffic as well. She said she has had water in her basement since the new building went up on Green Grove.

Patrick Maroney, 313 Main Street - Would like to see more single family homes with decent sized yards. Younger families have no place to grow so they leave Keyport.

Ted Polk, 78 Manchester - Would like to see single family homes, not condos or townhouses.

Christa Weston, 64 Fulton Street - This property is in her backyard and she does not want anything high.

Tetyana Boyko, 78 Manchester – She bought a distressed house for \$60K. She's thinking we should divide the property and sell it to people who can afford it.

Michele Byrnes, 83 Manchester – Has lived here for (six) 6 years and commutes to the City. She values the quiet. She purchased her home to be in a quiet community. Please don't take it away.

Joe Walling, 197 Seventh St. - Spoke about the truck noise in the middle of the night when the property was rented out. Too many traffic issues; school system not big enough to handle more kids.

Councilman Fotopoulos - Keyport schools are not at capacity.

Joe Walling - Wants to keep area quiet. Knock the building down and plant trees.

Brind'Amour, 28 Perry Street - Moved to Keyport for a small town community vibe. Agrees

with building residential and a park. Keyport doesn't need to be a corporate hub.

Anthony Burns, 83 Manchester Ave. - Thinks the building is a fire hazard. He asked why hasn't it been torn down? The building rattles when the wind blows.

Chris McLean, 75 Green Grove - Moved here for the small town feel. Excited to see the town grow, but feels high capacity housing will put too many people on our streets. The project should be people-driven, not money-driven.

Ezra Hill, 86 Manchester Ave. - Wants to see the building torn down. Is there a time line as to when we can have it torn down?

Administrator Gallo - The engineer would have to inspect the building. Keeping the building preserves the owner's rights.

Jackie Kovacs Olsen, 45 Church St. - She grew up on Eighth Street and remembers when it was a working factory. When we redid the zoning ordinance and Master Plan, residents said they wanted single family homes.

Mike Lane, 51 First Street – He mentioned the new Master Plan with 100 residents having input. The property would have been zoned for single family homes were it not for Mr. Green Tea's imminent plan to move in. There is a wetland area between homes and the Henry Hudson Trail. There are issues with buffering. Spoke about new zoning ordinance criteria and Smart Growth Team. Feels there are real issue with bringing more rentals. He spoke of a 2007 newsletter published regarding a meeting where there were concerns about density, no visitor parking, and traffic flow.

Ted Polk - He moved here in 2016 from Bethesda, MD. It is better to keep residential areas as single family homes. Moved here to get away from that high density housing.

Joe Baumann – He discussed our powers as a public body for private property. We now have the ability to take the property through condemnation. Our concern is nothing happens and industrial site continues. We want to advocate for the best for the community. A park has tax implications to the Borough. The goal here is to come up with something we can appreciate, as a community, get rid of the building. He asked people to reflect on what they would like to see here.

Administrator Gallo – This is a blank slate. It's just the beginning process and will take time. There will be several meetings and we need to work together.

Christa Weston - Understands we can't just knock it down and she also said the property is full of weeds.

Attorney Bauman - We want to make sure the property maintenance is being taken care of.

Administrator Gallo - Property issues have gone on for way too long. There have been deals that have not happened. Developers gave hard time to potential purchasers. We need to work with the planner. We will have the engineer out there next week.

Vanessa, 85 Manchester Ave. - How was this meeting noticed? She received a phone blast for the 5K, but not for this meeting.

Andrew Kelsey, 29 St. Peters Place - Apartments tend to not generate as much tax revenue—for owner-occupied or smaller units but not apartments. Also, get rid of parking minimums.

Administrator Gallo - Spoke about the comparison between owner-occupied and rentals.

Attorney Baumann - If the people choose to rent out an owner-occupied unit, we can't do anything about that. No plan for giant apartment complex.

Victoria Handle, 47 Manchester Ave. - The building is across from my backyard; wants to see the building gone.

Elmer Graham, Jr. - Spoke about notification and why he is in favor of televising the meetings. Also, tear the building down. Meetings should be on TV or the Internet.

Mike Lane - Said to Andrew of Beacon “you have a real challenge.” There is second path which would be to condemn the building and demolish. Brownfield funding will cover 90% of the cleanup, if not Borough owned—50%. What will it cost to demolish this building?

Tetyana Boyko - Believes Mr. Lane is correct. The Borough should take care of this and demolish it. She will support this.

Councilman Goode - Condemnation is a whole court process that takes time and costs money. It’s not a quick process.

Attorney Baumann - We can get control of the property and then determine the cost.

Judy Hick, 82 Manchester Ave. - Loves our neighborhood and likes it quiet. She doesn’t want traffic and parking issues.

Christa Weston - Who is responsible for cleaning the property? Asked if the owner is getting fined.

Administrator Gallo - Yes, they are getting fined.

Mayor Kennedy Spoke about the vacant property committee. The owners of 75 Manchester never showed up for meetings.

Administrator Gallo Encouraged people to sign in (leave an email address) to be contacted for another meeting in the near future. There are no plans for a high-rise. We’re looking for opportunities to increase revenue and to not increase your taxes.

Chris McLean, 75 Green Grove - no one is opposed to change. The governing body has the final say. Think about us and what the people want.

Councilman Goode - There is a property owner involved, too. We can set up boundaries, but, ultimately, it is the owner’s choice. We can set boundaries only.

Andrew Janiw – We understand the passion for character of the neighborhood.

Councilwoman Pacheco - Her understanding of the goals is to find a developer to come in and keep the character of the neighborhood.

Mayor Kennedy - The property has been for sale for over a decade. Seems to be an absentee landlord. He can lease out and we cannot say no to that for factory or light industrial.

Councilman Fotopoulos - Good point. It’s a question of whether we want high density or single family housing at the lowest density. Late stage millennials are buying homes.

Councilwoman Pacheco - Goal is to find consensus among all of us.

Mayor Kennedy - Asked the planner to identify high density for clarification.

Andrew Janiw - Stated it’s subjective and need to look at configuration of the land. He explained difference between high density and low density.

Mayor Kennedy - No high-rise projected for that area.

Administrator Gallo - The Council is here to listen to the community and see what they want there.

Tetyana Boyko - Will we see the plan?

Mayor Kennedy - Yes, you will be notified.

Tetyana Boyko - Asked about the procedure.

Andrew Janiw - Explained the procedure and the opportunity to object.

The Council will weigh the plan and sentiments and make a decision.

Mayor Kennedy - If a developer was to come in, they can OPRA meeting. No developer wants to invest to come to us for multiple meetings. The developer doesn't want to spend that money.

Mark Ziobro, 3 Maple Place - There was a plan from 2007, was that approved?

Mayor Kennedy - That was Hudson Pointe.

Administrator Gallo – Stated we a starting with a blank slate here.

Mark Ziabro - Spoke about road debris being dumped in his back yard back in 2007. He also mentioned weed issues and mosquitoes.

Dennis McNamara, 162 Broadway - Light industrial is a good neighbor.

There being no further comments or questions, the Meeting was closed to the public at 7:53PM by Sheridan, carried by McDermott with ayes by all present.

ADJOURNMENT

Motion to Adjourn at 7:54PM moved by Sheridan, carried by McDermott with ayes by all Present.