

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 and Borough Clerk Heilweil read the Sunshine Law Notice.

ROLL CALL

On Roll Call the following were present: Councilmembers Chamberlain, Sheridan, Howe, Lamberson, Cooper and Goode. Others present: Borough Administrator Stephen Gallo and Borough Attorney Gordon Litwin.

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PROCLAMATION

Three students from Keyport High School came forward for a photo with the Mayor. Mayor Aumack read the Red Ribbon Week Proclamation. The students handed out ribbons and bracelets for this event.

PRESENTATION

Stacia Scaduto of Community Utility Consultants, Inc. (CUC) gave a presentation regarding the Borough's Community Aggregation Program:

- CUC has been working on this since April 2014 and has had several auctions with the latest one being today;
- The Energy Aggregation program offers savings to residents. The current rate is .095 cents at auction. Today's rate for JCP&L is 10.3 cents;
- Opt-out period will be after the holidays. Supply will start March 1, 2016. Opt-out period is 30 days, but one can opt-out at any time. There are no fees or penalties to either opt-out or participate;
- This is a savings program. If there are no savings, there is no program and everyone is then opted-out. Because this is a traded commodity, prices are only held for 24 hours.

Administrator Gallo gave a further explanation of the program. He thinks with the results of today's auction we should opt-in and move ahead.

At 7:245PM the Meeting was opened to the public for comments or questions on **Resolution 296-15** – Authorizing the Execution of an Agreement with Constellation Energy Services, Inc. for the Supply of Electricity to Residential Participants of the Keyport Community Aggregation Program

Ed Burlew – asked if the program was open to commercial or residential customers.

Stacia Scaduto – stated only residential for now. Commercial customer participation can be looked at further.

Councilman Howe – the resolution states the current collective savings will be \$525,000 over the course of the 18-month term of the program.

Michael Lane – asked how the savings for Keyport was determined.

Bob Ludwig – asked about eligibility.

Ed Burlew – asked if there were problems with service, who do you call; JCP&L.

Mike Lane - asked if there is any penalty for over-usage or under-usage; No.

There being no further comments or questions the Meeting was closed to the public at

7:31PM moved by Goode, carried by Howe with ayes by all present

Motion to adopt **Resolution 296-15** – Authorizing the Execution of an Agreement with Constellation Energy Services, Inc. for the Supply of Electricity to Residential Participants of the Keyport Community Aggregation Program moved by Sheridan, carried by Howe

RESOLUTION 296-15

AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH CONSTELLATION ENERGY SERVICES, INC. FOR THE SUPPLY OF ELECTRICITY TO RESIDENTIAL PARTICIPANTS OF THE KEYPORT COMMUNITY AGGREGATION PROGRAM

OFFERED: Sheridan

SECONDED: Howe

AYES: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode

NAYS:

ABSENT:

ABSTAIN:

Administrator Gallo – Letter of Intent will be signed tomorrow morning.

Uriel, Keyport High School Student Council – came forward with the following comments:

- looking forward to this week's Beach Sweep
- baseball and volleyball teams are having a fundraiser
- preparing for October 24th Homecoming – kickoff is at 12 noon

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.)

Clerk Heilweil read the resolutions listed on the Consent Agenda.

R290-15 Payment of Bills

R291-15 Support for New Jersey Senate Bill S2677 – Amending the Law Concerning County and Municipal Stream Cleaning Activities

R292-15 Authorizing CME Associates to Update the Official Tax Map of the Borough

R293-15 Authorizing Excel Environmental Resources to Apply for Grant Funding by the NJDEP for Site Assessment and Remediation of the Former Stultz Fuel Property

R294-15 Awarding Professional Services Contract to Excel Environmental Resources to Conduct a Preliminary Environmental Assessment of the Former Stultz Fuel Property

R295-15 Authorizing the Preparation of Bid Specifications and Advertising for Bids for a Replacement Ladder Truck for the Keyport Fire Department

PUBLIC COMMENT PORTION

The Meeting was opened to the public for comments or questions on items listed on the agenda at 7:37PM moved by Sheridan, carried by Lamberson with ayes by all present

Bob Ludwig, 50 Beers Street – stated the Cummins's property on Beers Street still has standing water. The grass along the sidewalk has not been cut.

Michael Lane, 51 First Street – asked items be covered under Unfinished Business:

- 2016 Reval – process to determine property values
- asked who the owner of Stultz Oil is and if the Borough has any commitments to that property

- cover no inspections or permits for buildings at Brown's Point Marina
- who is paying for the redevelopment plan being done by CME at Brown's Point Marina
- how is Council dealing with Ordinance 100-07

Ed Carew, 64 Broadway – pointed out that the Borough does not have a current map of the waterfront

Mayor Aumack – that is why it is being surveyed.

There being no further comments or questions the Meeting was closed to the public at 7:47PM moved by Sheridan, carried by Howe with ayes by all present

APPROVAL OF RESOLUTIONS

Motion to approve the Consent Agenda moved by Goode, carried by Sheridan

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #17-15 - Mischief Night & Halloween Curfew

The Clerk reads the Ordinance by Title: **AN ORDINANCE AMENDING SECTION 4-22.3 ("CURFEW ESTABLISHED; EXCEPTIONS") OF CHAPTER IV ("POLICE REGULATIONS") OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT TO SET CURFEWS FOR THE NIGHTS OF OCTOBER 30th AND 31ST**

- 1a. Motion to Open Public Hearing at 7:49PM moved by Sheridan, carried by Howe with ayes by all present

There being no comments or questions from the public the Hearing was closed at 7:49PM moved by Goode, carried by Sheridan with ayes by all present

- 1b. Motion to adopt Ordinance moved by Howe, carried by Sheridan

ORDINANCE #17-15

**AMENDING SECTION 4-22.3 ("CURFEW ESTABLISHED; EXCEPTIONS") OF
CHAPTER IV ("POLICE REGULATIONS") OF
THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT
TO SET CURFEWS FOR THE NIGHTS OF OCTOBER 30th AND 31ST**

Roll Call: Ayes: Chamberlain, Sheridan, Howe, Lamberson, Cooper, Goode
Nays:
Absent:
Abstain:

- 1c. Motion authorizing the Clerk to publish the Ordinance as adopted moved by Sheridan, carried by Goode with ayes by all present

INTRODUCTION OF ORDINANCES

1. Ordinance – Prohibiting Front Lawn Parking with Snow Exception

The Clerk reads the Ordinance by Title: **AMENDING SECTION 7-3 ("PARKING") OF CHAPTER VII ("TRAFFIC") OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT TO PROHIBIT THE PARKING OF MOTOR VEHICLES IN FRONT YARDS**

- 1a. Motion to introduce moved by Howe, carried by Goode

Roll Call: Ayes: Chamberlain, Sheridan, Howe, 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 Goode with ayes by all present

COMMUNICATIONS AND PETITIONS

1. Notice from Liberty Hose Fire Company that the application of Pedro Santiago has been accepted to NJ State Firemen's Association (subject to State approval) and that the resignation of Dan Neff as an active member has been accepted
2. Notice from Liberty Hose Fire Company that the transfer application of Brian McCann to NJ State Firemen's Association (subject to State approval) has been accepted
3. Notice from Liberty Hose Fire Company that the transfer application of Lawrence Stonerock to NJ State Firemen's Association (subject to State approval) has been accepted

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

REPORTS OF DEPARTMENTS

1. Municipal Clerk's Report for September 2015
2. Tax/Water/Sewer Collector's Report for September 2015
3. Board of Health Treasurer's Report for September 2015
4. Building Department Monthly Report for September 2015
5. Keyport Municipal Court Report for September 2015

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

COMMITTEE REPORTS

Councilman Chamberlain: Buildings/Grounds/Library:

- Abstained from his report since he has been absent due to illness

Mayor Aumack – spoke of the Library's Haunted Castle. Also mentioned "Friends of the Library" who have become a 501(c)3 within less than a year of being formed.

Councilman Sheridan: Finance/Grants/Redevelopment:

- Had a finance meeting earlier tonight
- Eight houses listed for the Historical Society's Holiday House Tour
- KBBC Country Jamboree
- Recycling Committee's paper shredding event

Mayor Aumack – mentioned there were close to 5,000 people at the waterfront for the Country Jamboree.

Councilman Howe: Public Works/Recycling/Property Maintenance:

- Gave statistics from the Building Department
- DPW preparing for the winter
- Two sewer lines were repaired
- Boat ramp passes have ended for the season
- Lamps at Maple Place were ordered

Councilwoman Lamberson: Police:

- Read Police Department calls for service and arrests
- Monmouth County DWI road block resulted in one arrest
- Operation Take Back

- 5K race was September 26th – total Police cost was \$192
- October 4th Knights of Columbus Breast Cancer Awareness Walk
- Halloween Parade – Police working with Recreation on this event

Councilman Cooper: Health/Recreation:

- Holiday Light Decorating Contest is in mid-December
- Bon fire has been cancelled

Councilman Goode: Fire/First Aid/Emergency Services

- Read Fire Department report – responded to 29 incidents this month

NEW BUSINESS

Proposed Affordable Housing Project by the Reformed Church of Highland Park

Bill Seaman, 125 Division Street – Community Reformed Church of Keyport – working with Reformed Church of Highland Park to take an abandoned home and make it an affordable housing project. He heard about the Monmouth County Home Production Grant which allows renting below market value to a family receiving assistance for a home that has been purchased and improved by the churches. He will seek approval from the Council in the form of a resolution. He cannot apply for the grant unless a location is chosen.

Councilman Sheridan – offered the Borough's support.

Attorney Litwin – suggested they identify a specific property.

Bill Seaman - The church can get up to \$247,000 to acquire and rehab a three-bedroom, one-bath property. It would not become a tax-exempt property. The church will try to rent to a Keyport family.

Administrator Gallo – suggested a letter of support for the concept.

Attorney Litwin - suggests a resolution that authorizes a letter of support.

Motion made to adopt **Resolution 297-15 Authorizing Letter of Support to Reformed Church of Highland Park**

UNFINISHED BUSINESS

Administrator Gallo – spoke of enforcement action at Brown's Point Marina. This will be relisted under Unfinished Business at the November 10th meeting.

ATTORNEY'S REPORT

ADMINISTRATOR'S REPORT

- Senators Booker and Menendez are sending a letter to FEMA asking them to reconsider the proposed maps
- Spoke of Best Practices Survey which promotes open government policies. We received a score of 88%. We will receive our full local aid allotment.
- Spoke of the Assessment Demonstration Project. This new program is being tried in Monmouth County which will reassess 20% of all stock every five years, as well as in Gloucester County, under a different plan. We plan to do 40% of our properties in 2016, beginning in January. Assessment postcard will be sent out around November 15th.
- Stultz Oil property is being examined as a public works facility but would first like to know environmental concerns of the property. Grant funds could be applied for.
- Met with developers on the Longview project
- Held interviews for Court Administrator
- Met with Church from Highland Park as well as Community Reformed Church of Keyport

- Matawan Creek Bridge
- New Jersey Natural Gas upgrades in the Borough
- Still waiting to hear on our Preliminary Flood Map Appeal
- Stultz location is a Brownfield's property. A grant will be applied for to cover the preliminary assessment.

Attorney Litwin – there will be no charge for the letter of support.

PUBLIC COMMENT PORTION

The Meeting is opened to the public for comments or questions at 8:43PM moved by Sheridan, carried by Chamberlain with ayes by all present

George Walling – asked Councilwoman Lamberson about the former Police Chief's watch and badges for retirees.

Councilwoman Lamberson – asked the Chief who stated a badge would be a better idea since people use cell phones in lieu of watches.

Bob Ludwig – was impressed by the Police presence at the Firemen's Fair. He suggests Council write an accommodation for the officer who patrolled. He stated it was mentioned at a previous meeting that the Administrator had not picked the colors and that was the delay in the new website. Again, mentioned the pooled water at the Cummins property. He wants assurance that something will be done. He mentioned the parking issue on Broad Street by the Wells Fargo Bank. He feels that people park too close to the corner, not meeting the standards for safety set-backs.

Mayor Aumack – would like to see the standards for set-backs in writing. He also mentioned that Broad Street is a County road.

Councilman Chamberlain – stated it would fall under Title 39, and that is what the Chief regulates by. Those statutes are set by the State and the County.

George Walling, 54 Second Street – asked how many accidents have been at that intersection. He believes Mr. Ludwig owes the Administrator an apology.

Chief Casaletto – responded "two" accidents.

Mike Lane – spoke about the reval process and the information received tonight. He says based on Matt Clark's presentation, no one would think the inspections would be done any differently than 20% per year. He spoke of a property on Green Grove that is engaging in activities that are not allowed. A violation has been issued. He would like the vision of the Brown's Point Redevelopment Plan to be placed on the website.

Administrator Gallo – there is no vision at this point. It is a process. He invited Mr. Lane to attend the CME redevelopment meetings.

Chief Casaletto – spoke about movement in parking enforcement.

There being no further comments or questions the Meeting was closed to the public at 9:12PM moved by Howe, carried by Sheridan with ayes by all present

CLOSED SESSION

No Closed Session

ADJOURNMENT

Motion to adjourn at 9:12PM moved by Howe, carried by Sheridan with ayes by all present