

**BOROUGH OF KEYPORT**  
**REGULAR MEETING AGENDA**  
**TUESDAY, NOVEMBER 1, 2022 – 7:00 P.M.**  
**MUNICIPAL COMPLEX, COUNCIL CHAMBERS**  
**70 W. FRONT STREET, KEYPORT, NJ**

**CALL TO ORDER: PM**

**SUNSHINE LAW NOTICE:**

**ROLL CALL:** \_\_\_\_ Mayor Kennedy \_\_\_\_ Council President McNamara

\_\_\_\_ Councilmember Pacheco \_\_\_\_ Councilmember McDermott \_\_\_\_ Councilmember Davidson

\_\_\_\_ Councilmember Araneo \_\_\_\_ Councilmember Peperoni

*As a courtesy to those around you, please silence your cell phones*

**PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

**COMMITTEE REPORTS**

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

**Councilmember Pacheco: Police/MAC, Redevelopment, Harbor Commission, Board of Health/Registrar, Veterans**

**Councilmember McDermott: Environmental, KBBC, Fire/First Aid/OEM, NPP, Cultural/Civic**

**Councilmember Davidson: DPW/Construction/Fire Bureau/Property Maintenance, Planning Board, Recreation/Senior Center, Parking, Mayors Wellness Campaign**

**Councilmember McNamara: Recreation/Senior Center, Green Team, Finance/Grants, Parking, Cannabis\*, Mayors Wellness Campaign**

**Councilmember Araneo: Finance/Grants, NPP, Parking, Police/MAC, Harbor Commission, Cannabis\*, Cultural/Civic**

**Councilmember Peperoni: Fire/First Aid/OEM, Board of Health/Registrar, Recycling, DPW/Construction/Fire Bureau/Property Maintenance, Redevelopment, Veterans**

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

**PUBLIC COMMENT PORTION**

The Meeting is opened to the public for comments on Resolutions and Communications only.

Opened:

Closed:

**MAYOR'S UPDATES**

## **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.)*

- R2022-226 Payment of Bills Listed on the October 21, 2022 Bills List
- R2022-227 Payment of Bills Listed on the November 1, 2022 Bills List
- R2022-228 Approving the Corrective Action Plan for the 2021 Municipal Audit
- R2022-229 Governing Body Certification of the Annual Audit
- R2022-230 Approving a One-Time 30-Day Extension of the Keyport Bayfront Business Cooperative's Board of Director's Election Timeline
- R2022-231 Authorizing the Borough Administrator to Initiate the Promotion Process to Fill a Police Sergeant Vacancy and Initiate the Hiring Process to Fill a Police Officer Vacancy

## **APPROVAL OF RESOLUTIONS**

Motion on the Consent Agenda

MM: 2<sup>nd</sup>: Roll Call: Pacheco, McDermott, Davidson, McNamara, Araneo, Peperoni

## **PUBLIC HEARING/ADOPTION OF ORDINANCE**

### **1. Ordinance #2022-23 Amending the Salary Ordinance**

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY ESTABLISHING SALARIES AND WAGES FOR DESIGNATED EMPLOYEES**

1a. Motion to Open Public Hearing

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

1b. Motion adopt Ordinance

MM: 2<sup>nd</sup>: Roll Call: Pacheco, McDermott, Davidson, McNamara, Araneo, Peperoni

1c. Motion authorizing the Clerk to publish the Ordinance as adopted

MM: 2<sup>nd</sup>: Ayes: Nays:

## **INTRODUCTION OF ORDINANCES**

### **1. Ordinance – Authorizing an Amendment to the Bethany Manor Financial Agreement to Extend the Financial Agreement with Certain Conditions**

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AUTHORIZING AN AMENDMENT TO THE FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF KEYPORT AND BETHANY MANOR URBAN RENEWAL, LLC, TO EXTEND THE FINANCIAL AGREEMENT FOR AN ADDITIONAL SEVEN YEARS, EXPRESSLY CONDITIONED ON (A) THE CONTINUATION OF HOUSING AFFORDABILITY CONTROLS ON THE PROPERTIES FOR THE ENTIRETY OF THE PILOT TERM; (B) THE PRESENTATION OF AN ACCEPTABLE WRITTEN TENANT RELOCATION PLAN BEFORE THE COMMENCEMENT OF WORK; AND, (C) THE PRESENTATION OF ACCEPTABLE PLANS AND SPECIFICATIONS RESPECTING THE REPAIR**

**AND/OR REPLACEMENT OF PROJECT ELEVATORS WITHIN 10 DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE**

1a. Motion to introduce:

MM: 2<sup>nd</sup>: Roll Call: Pacheco, McDermott, Davidson, McNamara, Araneo, Peperoni

1b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing

MM: 2<sup>nd</sup>: Ayes: Nays:

**2. Ordinance – Implementing Process for Liability Insurance Requirements for Commercial, Rental, and Multi-Family Properties**

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, ESTABLISHING CHAPTER XII, SECTION 22 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT**

2a. Motion to introduce:

MM: 2<sup>nd</sup>: Roll Call: Pacheco, McDermott, Davidson, McNamara, Araneo, Peperoni

2b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing

MM: 2<sup>nd</sup>: Ayes: Nays:

**3. Ordinance – Amending Process for Use of Designated Parks and Recreational Facilities**

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING CHAPTER 11, ENTITLED “RECREATIONAL FACILITIES” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT**

3a. Motion to introduce:

MM: 2<sup>nd</sup>: Roll Call: Pacheco, McDermott, Davidson, McNamara, Araneo, Peperoni

3b. Motion authorizing the Clerk to publish the Ordinance as introduced in the Asbury Park Press for a public hearing

MM: 2<sup>nd</sup>: Ayes: Nays:

**COMMUNICATIONS BY CONSENT**  
**(For Approval)**

1. Application for a Social Affair Permit from Our Lady of Fatima Parish for a holiday social event to be held at 376 Maple Place on December 3, 2022 from 5:30PM to 9:30PM.

**(To Receive and File)**

2. Email from Mayor Kennedy advising of the resignation of Jesse Ann Pirraglia from the Library Board of Trustees effective October 18, 2022.
3. Letter from Keyport Fire Department Public Relations Officer advising that Charles R. Pfleger was sworn in as Chief of the Keyport Fire Department on October 21, 2022, to serve for the remainder of this calendar year.
4. Email from Chief Torres advising of the resignation of Crossing Guard Ronald Dente effective October 25, 2022.
5. Letter from Sgt. Kevin Bennett advising of his retirement from the Police Department effective November 1, 2022.

**APPROVAL and/or RECEIPT AND FILE OF COMMUNICATIONS**

Motion on Communications by Consent

MM: 2<sup>nd</sup>: Roll Call: Pacheco, McDermott, Davidson, McNamara, Araneo, Peperoni

**REPORT**

Certificate of Award - \$3,093,000 Bond Anticipation Note, Series 2022

MM: 2<sup>nd</sup>: Ayes: Nays:

**APPROVAL OF MINUTES**

September 20, 2022 Closed Session Minutes

October 4, 2022 Regular Council Meeting

MM: 2<sup>nd</sup>: Ayes: Nays:

**MATTER OF RECORD**

The following resolution was adopted in open session following a closed session portion of a council meeting:

**RESOLUTION #2022-225** adopted October 18, 2022

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF KEYPORT IN SUPPORT OF THE SUBMISSION OF AN APPLICATION BY SIMPLY PURE KEYPORT, LLC FOR A CLASS 5 CANNABIS RETAILER LICENSE WITHIN THE GENERAL COMMERCIAL DISTRICT IN THE BOROUGH FROM THE NEW JERSEY CANNABIS REGULATORY COMMISSION

**NEW BUSINESS**

Street Opening Appeal – Excavation Moratorium

Certificate of Occupancy Ordinance

## **UNFINISHED BUSINESS**

## **DAIS UPDATES**

## **PUBLIC COMMENT PORTION**

The Meeting is opened to the public for comments or questions.

***Please limit comments to no more than five minutes per person.***

Opened:

Close:

MM:

2<sup>nd</sup>:

Ayes:

Nays:

## **CLOSED SESSION**

Closed Session **Resolution #R2022-232**

- Contract Negotiations
- Potential Litigation

## **ADJOURNMENT**

Motion to adjourn moved by:

2<sup>nd</sup>:

Time of adjournment: PM