

November 22, 2011
Keyport, New Jersey

Minutes of the Regular Meeting of the Mayor and Council, Borough of Keyport, held on the above date in the Borough Hall Council Chambers, Keyport, N.J., pursuant to the adoption of the Annual Notice on file with the Borough Clerk, forwarded to the Asbury Park Press, 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.

Councilman Sheridan called the meeting to order at 7:00PM. and Borough Clerk read the Sunshine Law Notice.

ROLL CALL

On Roll Call the following were present: Councilmembers Bolte, Sefcik, Sheridan, Ambrose Toglia. Others present Borough Administrator Ms. Wright, Borough Attorney, John T. Lane
Absent: Mayor McLeod, Councilman McPeek

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

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.)

- R270-11** Payment of Bills
- R271-11** Authorizing Shared Service with Keyport Board of Education for Safe Route to Schools Application
- R272-11** Releasing Money on Deposit in Escrow – Henrickson (Fischler)
- R273-11** Authorizing Re-Bid of USDA Sewer Rehabilitation Project
- R274-11** Authorizing Request for Proposals for 2012 Professional Services
- R275-11** Authorizing Purchase for Emergency Repair for Water Clarifier
- R276-11** Authorizing Bid for Computer Server for Police Department
- R277-11** Authorizing Bid for DPW Vehicles
- R278-11** Authorizing Hiring of Provisional Recreation Center Clerical
- R280-11** Approving Checklist for BRSA Turbine Delivery
- R281-11** Appointing Judge of Elections for KBA Board of Directors – **tabled Bolte/Ambrose**
- R282-11** Approving Shared Services Agreement with Union Beach for Registrar
- R283-11** Approving Beers St. Phase III Final Payment

PUBLIC COMMENT PORTION

The meeting was opened to the public for comments or questions at 7:03 P.M moved by Ms. Sefcik, second by Ms. Bolte with ayes by all present.

Warren Chamberlain, 23 St. Peters Place, read a prepared statement regarding his running in the November 8th Election. He stated that, during the Election, Councilwoman Bolte made unflattering comments regarding him. He asked Councilwoman Bolte to state what she had written and whether or not she believed it.

Councilwoman Bolte stated that she stands by what she wrote on her public Facebook page

Elmer Graham Jr., 22 St. Peters Place, spoke of an article that he read regarding Mr. Chamberlain's graciousness after the election.

Mike Lane, 51 First Street, asked that the spalling on the promenade at the library as well as the Library audit, be discussed under Old Business. Mr. Lane asked the types of vehicles being purchased for DPW.

Administrator Wright replied two Mason dumps.

Mike Costello, 73 Jackson Street, asked if previous discussion was about comments on Facebook.

Sal Costanza, Union representative of Local 68 feels clerical union and DPW need their own committee overseeing grievances. Feels it would cut down on the number of irate employees.

Councilman Sheridan stated Mr. Costanza will see that at the re-organization meeting.

Jim Bocchi, Church Street, spoke of project at mini-park. Spoke of blocks by the Elizabeth Street tower. Commended Chief for taking care of drug issue in his neighborhood.

Mike Costello, 73 Jackson, asked if Councilman Sheridan will get to vote on the Ordinances, since he is running the meeting.

Attorney Lane stated Mr. Sheridan is Council President, not the Mayor, so he will be voting.

There being no more comments or questions from the public, the meeting was closed to the public at 7:24 P.M.

APPROVAL OF RESOLUTIONS

Administrator Wright gave explanations of each of the resolutions on the consent agenda.

Resolution #281-11 Appointing Judge of Elections for KBA Board of Directors– TABLED – since we do not yet have a name. Motion made by Ms. Sefcik, second by Ms. Ambrose with ayes by all present.

Motion on the Consent Agenda made by Ms. Sefcik, second by Mr. Toglia

Roll Call: Ayes: Councilmembers Bolte, Sefcik, Sheridan, Ambrose, Toglia

Nays:

Abstain:

Absent: Councilman McPeek

Administrator Wright – explained that although we have a Checklist for the wind turbine, we haven't any delivery date. She does have a route.

APPROVAL OF MINUTES

October 18, 2011 - Regular

Offered for adoption by Ms. Sefcik, seconded by Ms. Bolte

Roll Call Vote: Ayes: Councilmembers Sefcik, Bolte, Sheridan, Ambrose, Toglia

Nays:

Abstain:

Absent: Councilman McPeek

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #23-11 - Jackson Street Parking

The Clerk reads the Ordinance by Title:

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT, 1988" CHAPTER VII, TRAFFIC, SECTION 7-3, PARKING, SUBSECTION 7-3.3, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS, SUBSECTION 7-3.3, SCHEDULE I

Motion made by Ms. Bolte second by Mr. Toglia to open the hearing to the public for comments or questions at 7:33 P.M.

Mike Costello, 73, Jackson Street, spoke of the meeting held by Chief Casaletto explaining that this ordinance is required due to safety issues. Feels there has never been a problem there except for football season. Would like to know what the specific issues are. Spoke of the width of other streets in town. Thinks that if this is a safety issue, other streets should have limited parking on one-side as well.

Mr. Costello feels the value of his home will be decreased. Thinks it is not necessary 365 days a year.

Councilman Sheridan spoke of the meeting that Chief Casaletto had with the residents of Jackson Street regarding this Ordinance. Asked the Chief to explain the reason for the Jackson Street Ordinance.

Chief Casaletto appointed Miss Hillary Roberts as a block Capitan. Stated he will continue to work on this issue with the residents. Amendments can be made down the road. Officers came to him stating there were problems there.

Vladimer Manson, 101 Jackson Street, has lived on Jackson Street since 2007. Thinks activity on football field increased sometime in 2009, thinks it was due to the improvements made to the field. The problem only exists three months a year, during the football season. Doesn't feel it is sensible to make these restrictions for the whole year when the problems only exist during the three months during football season.

Lorna Day, 100 Jackson Street, asked why their street was being singled out when the problem is only during football season.

Louis Ligante, 315 Atlantic Street, volunteer with fire department and first aid squad. Would like to see students park down at the school lot and not on the street.

Chief Casaletto stated residents are stating there is enough parking with only one-side of the street parking since normally there are only about 12 cars on the street, except during football season. There are 22 spaces available on the South side where parking will be allowed, so there should be enough spaces even with only one side of the street parking.

Dan Ruse, 79 Jackson Street, lived on the street for 16 years. Feels a lot of the problem is Pop-Warner. Also, so many people walking in the middle of the street is a problem that police should be addressing. Doesn't understand why students can't use the lot for parking and walk.

Eleanor Hyer, 88 Jackson Street, lived on the street for 44 years. Thanked the Chief for the meeting. Feels she can accept south side only parking if parking could be for residents only. Says out of 22 possible parking spots, there are only twelve residential cars that would need to be parked on the street.

Ginny Pazoka, 78 Jackson Street, has been on Jackson Street for 28 years. Asked why it is suddenly an issue. If kids parked in the lot vehicles could get down the street. Also asked what happens during a snow storm? Thinks there should be one-side of the street parking only during field events.

Chief Casaletto – cars are now bigger. He is looking at alternate side of the street parking during snow storms.

Mike Costello hears the Chief saying he will work with the residents but concerned that this ordinance will be going into effect immediately. Also feels residents of the street can police themselves for permit parking.

Tim Sharp, 33 Pershing Place, first time hearing this issue but these are valid points. Feels this is being rushed. People on Jackson Street should feel good that their lives are so important. Maybe this should be for every one-way Street. Would like to see this tabled.

There being no more comments or questions from the public, the hearing was closed at 8:32 P.M. moved by Ms. Sefcik, second by Ms. Bolte with ayes by all present.

Councilwoman Bolte pointed out that a great number of streets in Keyport have the same situation of being a narrow street where emergency vehicles may need to get through. Thought she was convinced until she heard the residents' points.

Chief Casaletto stated Miss Hillary Roberts will issue the parking permits.

Councilwoman Ambrose asked why this is being done piece-meal

Attorney Lane adding resident-only parking would be too great a change to adopt tonight.

Councilwoman Bolte would like to see amendments made.

Motion to Table the Ordinance until December 6th made by Ms. Bolte second by Ms. Ambrose with ayes by all present.

2. Ordinance #24-11 - Redevelopment Plan for Old Borough Hall

The Clerk reads the Ordinance by Title:

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN PURSUANT TO NJSA 40A:12A-1 FOR 18-20 MAIN STREET, BLOCK 39, LOTS 40 & 41

Victor Furman of Beacon Planning – prepared the plan for Old Borough Hall as well as the adjacent property.

Entire Borough has been declared an area in need of rehabilitation so a redevelopment plan is in order. Building could be build up to 40 feet high, up to three stories. Plan allows retail business on the first floor and two apartments with two bedrooms each. First floor is limited to whatever uses are allowed in the district. Borough will be losing five parking spaces that are currently dedicated to Borough Hall.

Councilwoman Bolte pointed out that this process gives the Council the most control.

Motion made by Ms. Bolte second by Mr. Toglia to open the hearing to the public for comments or questions at 8:55 P.M.

Mike Lane, 51 First Street, attended Planning Board meeting where this was discussed. Meets the Smart Growth plan. There was no discussion of parking at the Planning Board meeting. Why not subdivide the property now and retain the spaces?

Elmer Graham Jr, 22 St. Peter's Place, what would the cost be to the tax payers?

Councilwoman Bolte, none

Nancy Carew, 64 Broadway, Can the Borough retain the property in this redevelopment plan for groups and commissions to use the space?

Councilwoman Bolte – renovation needed is too extensive in order to bring it to code. It would cost tax payers money.

There being no more comments or questions from the public, the hearing was closed at 9:00 P.M.

Motion to adopt Ordinance made by Ms. Bolte second by Ms. Sefcik with ayes by all present.

Roll Call Vote: Ayes: Councilmembers Bolte, Sefcik, Sheridan, Ambrose, Toglia

Nays:

Absent: McPeek

Abstain:

Motion authorizing the Clerk to publish the Ordinance as adopted moved by Ms. Bolte, second by Ms. Sefcik

Roll Call Vote: Ayes: Councilmembers Bolte, Sefcik, Sheridan, Ambrose, Toglia

Nays:

Absent: McPeek

Abstain:

R284-11 – Authorizing Advertising for RFP for Redevelopment of Old Borough Hall

Administrator Wright – Committee to look at this would need criteria in order to determine which proposal it would be weighing.

Councilwoman Ambrose suggested Building and Grounds Committee

Councilman Sheridan – can you report at the December 20th meeting.

Administrator Wright – Authorizing to have an RFP when we eventually have the spec.

Motion made by Ms. Sefcik, second by Ms. Ambrose with ayes by all present.

COMMUNICATIONS AND PETITIONS

1. Letter from Arts Society of Keyport (ASK) President thanking the Mayor and Council for their contribution to help fund The Isaiah Zagar Mosaic Mural Project at Waterfront Park

Motion to receive and file moved by Mr. Sheridan, second by Ms. Sefcik with ayes by all present.

2. Letter from resident of 74 Second Street requesting permission to allow family and friends to park at Keyport Senior Center on a Saturday when the Center is closed.

Motion to receive and file moved by Ms. Bolte, second by Mr. Toglia with ayes by all present.

3. Notice regarding Presentation and Public Hearing on New Jersey's Water Infrastructure: When Success Is the Only Option, to be held Wednesday, November 30th at NJ DEP Public Hearing Room in Trenton

Motion to receive and file moved by Ms. Bolte, second by Ms. Sefcik with ayes by all present.

4. Recovery News from FEMA – Only two weeks left to register for disaster assistance

Ms. Wright stated she heard from FEMA today 124 residents have already registered for disaster assistance. Will get information to OEM.

Motion to receive and file moved by Ms. Sefcik, second by Ms. Bolte with ayes by all present.

5. Keyport Garden Club's request to improve the linear portion of Firemen's Park, paralleled by West Front Street and Firemen's Parking lot from the corner at American Legion Drive to the Firemen's monument

Councilwoman Sefcik asked for a time line. Tom Gallo replied Spring of 2012.

Motion to approve moved by Mr. Toglia, second by Ms. Ambrose with ayes by all present.

6. Notice from Keyport Fire Department requesting the purchase of advertising in their Keyport Volunteer Fire Department's 42nd Annual Firemen's Ball program

Motion to receive and file moved by Ms. Sefcik, second by Ms. Ambrose with ayes by all present.

REPORTS OF DEPARTMENTS

1. Borough Clerk's Monthly Report for October 2011
2. Tax/Water/Sewer Collector's Report for October 2011 Tax Collector's Sale Report for 2011
3. Building Department Monthly Report for October 2011
4. Keyport Recreation Committee Minutes of June 2, 2011 and July 7, 2011
5. Municipal Court Cashbook Report for October 2011

On file in Borough Clerk's office for review.

Motion to receive and file all reports as read, moved by Ms. Sefcik, second by Ms. Ambrose with ayes by all present.

COMMITTEE REPORTS

Councilwoman Bolte: Public Works/Recycling/Property Maintenance: Ms. Bolte had no report except working on recycling calendar

Councilwoman Sefcik: Health and Recreation: Ms. Sefcik stated that the Holiday Lighting judged December 16th – winners awarded at Re-organization meeting.

Councilman McPeck: Fire/First Aid/Emergency Services: - Absent

Councilman Sheridan: Police: Mr. Sheridan read Fire and First Aid report, read Police report. Historical Society and their House tour for 2012.

Councilwoman Ambrose: Finance/Grants/Redevelopment: Ms. Ambrose – slowly getting all budgets. Waiting for Fire Department and construction.

Councilman Toglia: Buildings/Grounds/Library: Mr. Toglia stated the library audit is not yet done. Not sure why, will make some calls.

Administrator Wright – has a quote to do the library audit at \$5,000 a year for three years.

DISCUSSION

Re-Organization meeting will be held on January 1st at 12 noon.

UNFINISHED BUSINESS

Administrator Wright – no update on spalling. Will have to get a report from the Engineer.

Ms. Sefcik pointed out no property maintenance report.

ADMINISTRATOR'S REPORT

1. Joint Court is moving along. Magnemeter had no instructions and was not what was expected. November 30th will be a joint court meeting. Administrator, Mayor and Councilwoman Ambrose will attend to discuss professional appointments and administration.
2. CDBG

ATTORNEY'S REPORT - None

PUBLIC COMMENT PORTION

The Meeting is opened to the public for comments or questions at 9:37 pm moved by Ms. Sefcik, second by Mr. Toglia with ayes by all present.

Mike Lane, expressed some concern over the library. His tax bill for the library is \$140/year. Pointed out video rental is \$1.00. Asked if Council oversees the library, feels Council should take aggressive action. Would like level of concern raised.

Councilman Sheridan pointed out that videos rental this year is free.

Mike Lane asked who oversees library hiring, etc.; the Library Board. Pointed out RFP process for first phase of Aeromarine was the same as the RFP for Old Borough Hall.

Ed – spoke on concrete blocks at Elizabeth Street

Administrator – probably staging Elizabeth Street for improvements.

Ed Carew, 64 Broadway, a library trustee, in the learning process but asked questions as to why no audits were done and he was told it was because budget is so small, \$5,000 per year. Feels the effort has been made to get the audit going.

Said concrete spalling at the Library is getting worse.

There being no more comments or questions from the public, the meeting was closed to the public at 9:41 P.M.

The meeting went into closed session at 9:41 PM

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CLOSED SESSION

R 285 -11 Closed Session Resolution: Contract Negotiations

RESOLUTION NO. 285-11 CLOSED EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, Mayor and Council of the Borough of Keyport are of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:

Personnel
Contract Negotiations
Potential Litigation

NOW, THEREFORE, BE IT RESOLVED by the Governing Body that a meeting of the Mayor and Council shall be held forthwith from which the public shall be excluded in the Council Chambers, Borough Hall, for the purpose of discussing the above-mentioned items.

BE IT FURTHER RESOLVED that discussions on Personnel, Contract Negotiations and Potential Litigation be conducted at said Closed Session shall be disclosed when the matters discussed are resolved and this meeting shall continue in approximately 20 minutes.

Offered for adoption by: Mr. Sheridan, Seconded by: Mr. Toglia

Roll Call Vote: Ayes: Councilmembers Bolte, Sefcik, Sheridan, Ambrose, Toglia
Nays:
Absent: McPeck
Abstain:

ADJOURNMENT

Motion to adjourn was made by Ms. Bolte, second by Ms. Sefcik with ayes by all present at 10:02 PM.