

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

CALL TO ORDER: 7:00 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, Council President Vecchio, Mayor Araneo

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PRESENTATION

Councilman Ron Peperoni, Jr. – Mayor Araneo presented plaque

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 – thanked Roy Jimenez, who is retiring from commission. Beach sweeps trash collected and unusual items found, thanked volunteers. Dr. Chen to include Aeromarine area in a study.
- Recreation – hosted holiday craft tables in Borough Hall – Whoville – and 250 children participated. Keyport Senior Center trivia night. Holiday craft event 11am-1pm at Borough Hall. Next meeting will be Monday, January 6th.
- MAC – new member, Talika from Sav-On Drugs. Next meeting will be Thursday, January 9th at 6pm.

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

- Public Works – Read the DPW report.
- KBBC – Upcoming events include the Holiday Sip & Shop and Menorah Lighting December 26th at 6pm.
- Merry Christmas and Happy Holidays to everyone.

Mayor Araneo congratulated Councilmember Gross on his engagement.

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

- Finance and Grants – two resolutions listed are for grants related to the Senior Center. Forwarded grant information to the Borough Administrator and Senior Center.
- Green Team – next meeting will be December 18th. Sustainable Jersey webinar held last week.
- Cannabis – No report.

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

- No reports. Thanked all.

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

- Read the Police calls for service report
- Read the First Aid calls for service report
- Thanked outgoing Fire Department Chiefs for their years of service. Congratulated new incoming chiefs.

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

- Harbor Commission – last meeting items were discussed including ideas for 2025, including the possibility of repairing the dock.
- NPP – concluding its most successful year, which included improvements to Beach Park playground, sidewalks, etc.

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

- Library – fire occurred on November 30. December 3 Coastal called and informed boiler needed to be replaced. Library closed due to lack of heat. There is a \$5,000 deductible and going through insurance.
- KBBC – bank account was hacked (washing of checks) and is expected to take about a year to get back \$7,000. KBBC mentioned Joe Merla asked the boat house be considered for a Welcome Center for 2025.
- Statement on drones: we have no new information.

PUBLIC COMMENTS

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

Opened: 7:16 PM Motion by Peperoni, Carried by Vecchio. Ayes by all present.

John Merla, Broad Street – asked what the “window contract” is for in **R2024-383**. The Mayor explained that the CFO recommended the resolution for an additional amount for Mariner’s Village. Asked if **R2024-386** was recommended by the Public Works committee or Finance committee. Asked what is covered by **R2024-390** for Phoenix Advisors, to which Councilmember Brady responded that it’s just a financial analysis.

George Walling, Second Street – asked about the payment under **R2025-382**, which is \$250/month. Recommended they be asked to plow the lot.

Michael Lane, First Street – asked about what triggered **R2024-390**, which the mayor replied it was related to lead lines and infrastructure. Asked why would the Borough sell the water plant. The Mayor responded that the infrastructure improvements would be about \$130 million; New Jersey American Water held a Town Hall on this. Asked whether selling the water plant would raise the cost of water to residents. Requested a statement of work including the projected cost of water for residents. There is an issue with the wellhead which abuts the parking area for 3 Cass Street, which could affect the value of the water plant. Provided a handout to the Governing Body. Commented on the application to the Planning Board for a junk yard and how the applicant is proposing to use the property to store and sell damaged cars and dismantle them. Noted there are reports from residents about cars dripping fluids in the wellhead area. Provided a second handout. Referenced when the Fire Marshal ruled that Browns Point Marina needed a standpipe and it was appealed; brought this up to ensure effective, well-informed representation at the hearing.

Elmer J. Graham Jr., St. Peters Place – asked for an explanation about **R2024-379**, which Councilmember McNamara replied that the Borough is applying for a \$100,000 grant towards improvements and repairs for the Senior Center. Asked about **R2024-380** and Councilmember McNamara explained that it’s a match from the County for about \$37,000 for some expenses. Congratulated the Mayor on her appearance on Bill Spadea’s show.

Joe Merla, First Street – asked about the insurance claim deductible and bill for the Library boiler, to which the mayor responded. Asked about a lease agreement between the Borough and Library. Asked about **R2025-390** and what happens with sewer if the water plant is sold.

Mike Lane – requested to speak again, and commented on the water plant and sewer lines.

Closed: 7:39 PM Motion by Peperoni, Carried by Vecchio. 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.)

- R2024-376 Payment of Bills Listed on the November 27, 2024 Bills List
- R2024-377 Payment of Bills Listed on the December 13, 2024 Bills List
- R2024-378 Payment of Bills Listed on the December 17, 2024 Bills List
- R2024-379 Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs FY 2025 Local Recreation Improvement Grant (LRIG)
- R2024-380 Authorizing Execution of the 2025 Grant Agreement Number 13-067 with Monmouth County for the Provision of Social Services by the Keyport Senior Center to Senior Citizens
- R2024-381 Declaring an Emergency Regarding the Needed Replacement of a Steam Boiler at the Keyport Public Library
- R2024-382 Authorizing Extension of a License Agreement with 31 West Front Street, LLC for the Use of Space in a Borough Parking Lot behind 31 West Front Street
- R2024-383 Authorizing “Window” Contract
- R2024-384 Authorizing a Water/Sewer Bill Adjustment for 205 Broadway Due to a Water Leak
- R2024-385 Authorizing Refund of Property Taxes Overpayment for 189 Chingarora
- R2024-386 Authorizing Salary Increase for Superintendent of Public Works
- R2024-387 Authorizing Salary Increase for Municipal Clerk
- R2024-388 Authorizing Salary Increase for Borough Administrator
- R2024-389 Authorizing Appointment of a Full-Time Laborer-1 in the Department of Public Works
- R2024-390 Appointing Phoenix Advisors, LLC as Financial Analysis Consultant for the Feasibility Study of the Sale of the Sanitary Sewer and Drinking Water Utilities for the Borough of Keyport
- R2024-391 Authorizing 2025 Keyport Borough Reorganization Meeting

Councilmember McNamara noted that **R2024-382** will be a whole year now that the trailer is here. Asked if they can move their office to inside the building in the spring to free up two parking spaces. If not, maybe the cost should be doubled. Commented on **R2024-383** and being told that the window contract was for Mariners and asked if it’s coming out of the budget. Requested **R2024-386** be pulled for separate consideration. Asked to see the RFP response from Phoenix Advisors because she hadn’t seen the proposal and what they are willing to do; wants to table it.

Councilmember Reilly asked to pull 7 items totaling almost \$10,000 from the December 17, 2024 bills list, **R2024-378**: EH001 and EC003 on page 9, HL001 on page 10, KF003 on page 12, LH001 and LH002 on page 13, and RH001 on page 18. Requested these items be pulled from **R2024-378** prior to approval.

APPROVAL OF RESOLUTIONS

Mayor Araneo requested a motion to pull the aforementioned Fire Department payments from **R2024-378**, and pull for separate consideration **R2024-386**, and table **R2024-390**.

MM: Reilly 2nd: Brady

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

Motion to approve Consent Agenda resolutions **R2024-376 through R2024-391, with the exceptions stated above**

MM: Reilly 2nd: McNamara

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

Motion to approve **R2024-386**:

MM: Gross 2nd: Reilly

Roll Call: Ayes: Reilly, Vecchio

Nays: Brady, Gross, McNamara, Peperoni

Absent:

Abstain:

The motion fails.

APPROVAL OF MINUTES

July 16, 2024 Regular Meeting

August 20, 2024 Regular Meeting

MM: Reilly 2nd: Brady Ayes: all present Nays:

REPORTS

1. Municipal Clerk's Report for November 2024
2. Tax/Water/Sewer Collector's Report for November 2024
3. Board of Health Treasurer's Report for November 2024
4. Building Department Report for November 2024
5. Municipal Court Report for November 2024

MM: Peperoni 2nd: Reilly Ayes: all present Nays:

PUBLIC COMMENTS

The Meeting was opened to the public for comments.

Opened: 7:49 PM Motion by Peperoni, Carried by McNamara. Ayes by all present.

M.D. Abramowitz, First Street – reported that a formal complaint was filed by a neighbor regarding their property, which she said is legally a four-unit building including a commercial space and is still undergoing Hurricane Sandy repairs. Despite having all necessary permits, they received notice of an upcoming inspection. However, she said Paul Murphy allegedly entered their home unannounced, proceeded through the house and claimed to be inspecting gas lines, and threatening a \$2,000 fine. She stated that George Walling filed the complaint on behalf of Mr. Lane. In response to the incident, they have changed their will so the town will no longer inherit the property. Ms. Abramowitz expressed concern over the lack of adherence to Robert's Rules of Order at meetings. The mayor indicated they would meet with Mr. Murphy to address the matter.

Sandy Marion, Perry Street – asked if there is any news with junk yard on Cass Street. Said our property is being destroyed. Trucks are blocking her in and coming in after hours. Can we get someone out there to write tickets? They come on weekends, the middle of night, and when called it takes 10 to 15 minutes for police to get there. The trucks stir up dust which is clogging ac and air vents, and they are destroying the road. Chief Ferm will reach out to Ms. Marion tomorrow.

George Walling, Second Street – identified himself as calling in the zoning complaint, and that Mr. Lane had nothing to do with it.

John Merla, Broad Street – thanked Councilmember Peperoni for serving.

Mayor Araneo commented regarding a gesture being made toward council from someone in attendance.

John Merla – continued commenting – speeding on First Street; supports shared services agreements and advocates for home rule, need to have both. Commented on right to appoint judge, public defender and prosecutor this year. Middletown will take it over and Keyport will still pay. Has a problem with that. Says nothing can be changed unless approved by council.

George Walling – asked what's being done behind the walls of the court space. The mayor explained it will be used by police personnel.

Joe Moscatello, Keyport Fire Department – Commented regarding an assault that occurred during the May 6th Fire Chiefs meeting and about a subsequent deal that was signed but was not adhered to. Further commented on court action and said he lost his opportunity for appeal. Mr. Moscatello asked for full review by mayor and council.

Mike Lane – shared duck bill information with governing body. Commented regarding Henry Hudson Trail, crosswalks and stop signs on First Street, utility pole cleanup, Aeromarine, and monthly report from Borough Administrator.

Joe Merla– asked if Aeromarine is supposed to have bulkhead by ordinance; asked about status of repairs to light poles that were hit on First Street – it’s really dark in that area.

M.D. Abramowitz – commented on cross streets that belong to Keyport.

Elmer J. Graham Jr. – congratulated Councilmember Peperoni. Supports consolidation and home rule as well. Commented on lights being out at the Waterfront parking lot near the road. Supports We Care Adult Care in Middletown and the American Legion Raritan Post 23 in Keyport.

Jack Straub, Main Street – noted that this past year the NPP installed LED lights in the decorative light poles. Some were defective but the DPW Supervisor is addressing the defective ones and received more from the manufacturer.

Closed: 8:42 PM Motion by Reilly, Carried by Vecchio. Ayes by all present.

Mayor Araneo – Commented regarding upcoming Hanukkah celebration and Rabbi invited all of Red Bank to be here.

EXECUTIVE SESSION

R2024-392 Authorizing a meeting not open to the Public in accordance with the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12b, to discuss matters relating to Borough personnel contracts and the attorney-client privilege pursuant to N.J.S.A. 10:4-12b(7).

Resolution #2024-392 was not considered.

ADJOURNMENT

Motion to Adjourn

MM: Peperoni 2nd: Reilly

Ayes: all present

Nays:

Time of Adjournment: 8:43 PM