

**BOROUGH OF KEYPORT
MEETING MINUTES
TUESDAY, MARCH 18, 2025, 7:00 PM**

CALL TO ORDER: 7:02 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 Merla, Councilmember Reilly, Council President Vecchio, Mayor Araneo

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PRESENTATION

Utility Upgrade Plan – Borough Engineer Trevor Taylor presented a plan to inventory and replace lead service lines within the Borough. This replacement is required by law to be completed by July of 2031. He discussed project cost estimates and funding opportunities which include grants and principal forgiveness loans.

COMMITTEE REPORTS

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

Councilmember Brady: Environmental, Recreation/Senior Center, Municipal Alliance, Fire/First Aid/OEM, Green Team

- Environmental Commission to participate in Clean Ocean Action's beach cleanup Saturday, April 12th at 9AM at Cedar St Park – you can register on their website; letter sent to Andy Kim's office supporting borough's grant application to replace lead lines; collaborated with 8th graders for flyers advertising plantings which were included in water bills; next meeting March 24th at 8pm.
- Recreation Committee hosting Easter egg hunt April 5th; food truck festival set for May 31st; \$1 from each entry fee collected going to borough; \$500 donation will be made to the American Legion; there will be a non-perishable food collection; will include 35 different vendors - bands, face painting, sand art, inflatables, mini golf, rock wall, bungee trampoline; next meeting April 7th at 7pm.
- Municipal Alliance community program meeting in high school cafeteria to discuss current drug trends on March 20th at 6:30pm; next MAC meeting April 10th at 6pm.
- Attended fire department meeting; bylaws were read.

Councilmember Gross: KBBC, Police, Recycling, Health/Registrar/Construction/Fire Bureau/Code Enforcement/Zoning

- Read police calls for service report; KBBC submitted request to place sign on borough property by the fishery; read treasurers report.

Councilmember McNamara: Public Works/Water-Sewer, Green Team, Cannabis, NPP, Finance/Grants, Recreation/Senior Center

- Public Works branch/leaf pickup, street sweeping schedule, posted on Borough Facebook page and website; street sign for E. Front and Osborn is ready; hydrant repair at Broad and Hurley; work at boat ramp area; pot hole repairs; repurposed bollards Broad Street side of parking lot area of former Steamboat Dock Museum; report problems to DPW garage 732-739-5428.
- Green Team community outreach – collaboration with the Garden Club next Wednesday, Rutgers Master Gardner - March 26th at 6:30pm.
- Cannabis decision from appellate division in favor of Blaze.

Councilmember Merla: Planning Board, Redevelopment, Public Works/Water-Sewer

- Harbor Commission Attended Harbor Commission meeting on March 10th; attended KBBC meeting on March 12th; visual improvements meeting to be held March 25th at 7pm – design standards, welcome center.
- Cass Street Planning Board application postponed to March 27th; 262 First Street Planning Board application carried to next meeting in March.
- Redevelopment Committee to meet Friday - include Mayor Araneo and BA Humphrey.
- Fire Department grant - \$2,500.

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

- Read First Aid calls for service report.
- Training completed – glucometers, nebulizers, CPAP machines.
- Finance Committee discussed capital needs of various departments; dock replacement at boat ramp; civil service list; shared services.
- New bylaws adopted by fire department.

Council President Vecchio: Harbor Commission, NPP, Finance/Grants, Redevelopment

- NPP March meeting canceled; next meeting in April 14th at 7pm.
- Harbor Commission Snapper Contest September 13th at 9am; signs at waterfront; docks not in yet – being replaced.
- Hometown Heroes Banners, \$100, deadline March 28th.

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

- KBBC compliance issue – possibly due to office space in Borough Hall; complaints about garbage continue - info to be sent to businesses; KBBC sign placement at fishery - needs to be done by ordinance; enforcement of 3-hour parking on W. Front – can it be changed to 90 minutes.
- Library has new staff members; fundraiser held – 185 books sold.
- Read Across America – read to students at Central School.
- Attended Bayshore Mayors meeting with Councilmember Merla.
- Reported on affordable housing; shared services; Girl Scout troop on Thursday; Women Winning workshop; 250th semiquincentennial committee to be formed; working on Juneteenth event.

PUBLIC COMMENTS

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

Comments are limited to no more than five minutes per person.

Opened: 7:40pm MM: Vecchio 2ND: Brady All in favor

John Merla, 34 Broad Street – commented regarding the appropriations resolution – no court held in January and February; asked about the resolution awarding grass cutting services – does it include the same parks and playgrounds.

DPW Superintendent – all is the same except for the base of the Mini Park; no cutting on Saturdays and Sundays will be enforced.

Marianne Schell, 210 W. Front St – asked if the Redevelopment Committee will be meeting regarding any specific project; No.

Donna Purcell, 396 Maple Place – commented regarding the resolution for the social affair permit; asked about the donation being made that was discussed last year.

Todd Buurstra – commented regarding support for a weekly Kiwanis flea market.

Elmer J. Graham, Jr., 22 St. Peters Place – asked for an explanation of R2025-126 Transfer Appropriations which the BA provided; asked for an explanation of R2025-128 for the liquor license transfer which Mayor Araneo provided; asked about the resolution appointing a SLEO.

Michael Lane, 51 First Street – asked about budget funding for infrastructure repairs; keep municipal budget separate from utility budget.

Evangelia Papamarkou, 112 Broadway – asked about obtaining a copy of the resolution referenced in R2025-130.

George Walling, 54 Second Street – asked about Mariner’s Village paving; urged council not to approve 5-year tax abatements publicized for the 75 Manchester project.

Robert Bergen, 16 Green Grove – addressed Borough Engineer Trevor Taylor regarding his earlier presentation; commented regarding increasing construction fees, connection fees.

Mike Lane – remarked about lining water main to avoid digging up sidewalks.

Jennifer Henning, 102 Main Street – commented regarding public comments, people getting up twice, and being held to five minutes.

Closed: 8:02 MM: Merla 2ND: Reilly All in favor

CONSENT AGENDA

(All resolutions listed hereunder will be enacted in one motion. Any person may request that an item be removed for separate consideration.)

Discussion ensued regarding resolution for Kiwanis Flea Market to be held weekly or consideration for a resolution for the market to be held twice a month as in the past.

Councilmember McNamara remarked about David Gibson charity named in social affair permit application receiving donation; may pull for more information; questions regarding R2025-132 senior center position being a civil service position.

Councilmember Merla asked who will be working on the senior center grants. He asked about decorative sign. He is in favor of resolution for the street opening and asked about the bond.

- R2025-123 Payment of Bills Listed on the March 7, 2025 Bills List
- R2025-124 Payment of Bills Listed on the March 18, 2025 Bills List
- R2025-125 Authorizing Emergency Temporary Appropriations
- R2025-126 Permitting the Transfer of 2024 Budget Appropriation Reserves Pursuant to N.J.S.A. 40A:4-59
- R2025-127 Requesting a Waiver of the Moratorium on Street Openings to Allow Installation of Natural Gas Service at 131 Third Street
- R2025-128 Authorizing Person-to-Person Transfer of Liquor License from 32 Broad Street Bar LLC to Four Cheers LLC
- R2025-129 Authorizing Award of Contract for Grass Cutting and Lawn Maintenance Services for the 2025 Season
- R2025-130 Authorizing an Agreement between the Borough of Keyport and the Kiwanis Club of Keyport for Use of Fireman’s Park Parking Lot for a Flea Market
- R2025-131 Authorizing Keyport Bayfront Business Cooperative (KBBC) Weekly Event on Borough Property
- R2025-132 Authorizing the Issuance of a Social Affair Permit for David Gibson Memorial Fund
- R2025-133 Authorizing the Hiring of Supervisor of Senior Center Activities
- R2025-134 Appointment of Class II Special Law Enforcement Officer
- R2025-135 Appointment of Recreation Committee Member

APPROVAL OF RESOLUTIONS

Motion to approve **R2025-123** through **R2025-135**, pulling for separate consideration **R2025-130**, tabling **R2025-132**, and pulling **R2025-128** for separate consideration,

MM: Reilly 2nd: Vecchio

Roll Call: Ayes: Brady, Gross, McNamara, Merla, Reilly, Vecchio

Nays:

Absent:

Abstain:

Motion to approve **R2025-128** Authorizing Person-to-Person Transfer of Liquor License

MM: Brady 2nd: Gross

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

Motion to approve **R2025-130** to hold Kiwanis Flea Market every Sunday

MM: Gross 2nd: Brady

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

Motion to approve **R2025-130** to hold Kiwanis Flea Market twice per moth

MM: Brady 2nd: Reilly

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

PUBLIC HEARING/ADOPTION OF ORDINANCE

1. Ordinance No. 2025-01 – Community Garden Lease

The Clerk read the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING EXECUTION OF LEASE OF BOROUGH PROPERTY WITH THE KEYPORT GARDEN CLUB FOR USE AS A COMMUNITY GARDEN**

1a. Motion to Open Public Hearing at 8:16 PM MM: Reilly 2nd: Brady

Marianne Schell – commented on the work the Garden Club does and asked has any thought been given to waiving the fee.

John Merla – as a new member of the Community Garden, he applauds council for action taken. Also, the fence looks beautiful.

Evangelia Papamarkou, Community Garden Committee Chair – invited council to visit the garden; asked if there is a way to do a lease longer than one year.

Robert Bergen – suggests waiving the fee.

Elmer J. Graham, Jr. – said it's a good ordinance and the Garden Club does an outstanding job.

Nuray Aiken, 57 Kearney Street and Garden Club member – commented regarding the proposed \$450 fee.

Donna Purcell – asked why we are charging volunteer organizations any fees.

1b. Motion to Close Public Hearing at 8:25PM MM: Reilly 2nd: Brady

Discussion ensued regarding amending ordinance tonight and process of adoption.

Motion to reopen the meeting to public at 8:27PM moved by Brady, carried by McNamara, ayes by all present

Robert Bergen – commented regarding waiving the fee.

Marilyn Viray, 102 Warren Street – said the town should be working with volunteers, not making roadblocks.

Donna Rondinelli, 27 Walling Terrace, Treasurer of Garden Club – commented regarding the fees the Garden Club collects for the plots and the costs of insurance. She asked for the \$450 lease fee to be waived.

Nuray Aiken – commented regarding fees collected used for Garden Walk.

1b. Motion to Close Public Hearing at 8:32PM MM: Reilly 2nd: Brady

Discussion ensued regarding terms of ordinance. Borough Attorney provided clarification.

1c. Motion to adopt an amended Ordinance for a five-year lease with an annual fee of \$1

MM: Brady 2nd: Merla

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

1d. Motion authorizing the Clerk to publish the Ordinance as amended for a public hearing
MM: Reilly 2nd: Brady

Public Hearing on Amended Ordinance to be held April 1, 2025.

APPROVAL OF MINUTES

March 4, 2025 Regular Meeting

MM: Reilly 2nd: Brady Ayes: All Nays:

REPORTS

1. Municipal Clerk's Report for February 2025
2. Tax/Water/Sewer Collector's Report for February 2025
3. Board of Health Treasurer's Report for February 2025
4. Building Department Report for February 2025
5. Municipal Court Report for February 2025

MM: Reilly 2nd: Gross Ayes: All Nays:

PUBLIC COMMENTS

The Meeting was opened to the public for comments.

Comments are limited to no more than five minutes per person.

Opened: 8:38PM MM: Vecchio 2ND: McNamara

Joe Conley, 169 Therese St – expressed concern regarding a building near his home, 171 Therese Street, and asked what action will be taken to address multiple issues.

Kurt Nellis, 1 Hobart St – shares the same concerns as Mr. Conley. Commented regarding fence permit for 171 Therese – a fence will landlock his home and affect trash and emergency services access.

Mike Matarese, Therese St – commented regarding stop-work-order and questioned if permits were issued for 171 Therese St. property. Complained that lighting is on all night and there may be apartments inside.

Mike Lane – invited Borough Engineer and Council to his home to see what it took to replace the main under his house; commented regarding fee to Community Garden, month-to-month post office lease, collection of PILOT money for Bethany Manor, and parking regulations for commercial district.

Ray Janwich, Washington St – reiterated that the property at 171 Therese is way over-lit; they are making a mess of the property; sees chimneys and vents cut into the roof.

George Walling – commended council for fixing the problem with the Garden Club. He commented regarding fees collected by ordinance and about waiving the dumpster fees for 75 Manchester property.

Frank Martin, 205 Second St – asked when Second Street will be paved.

Elmer J. Graham, Jr. – commented outstanding presentation tonight. He spoke about We Care Adult Care services and American Legion Post 23.

Robert Bergen – asked about expiration of post office lease and collection of same monthly lease payment. He commented regarding light spilling over, equipment, and asked Trevor about posting a bond for engineering work.

John Merla – said the \$6,000 garden fence was paid for by the borough. He commented regarding Cass Street problems and asked Trevor if there was an update on the Church Street scaling. He asked about approval for Italian Festival, and how long will the new water lines last.

Joe Conley – commented they may be installing lofts and bathrooms at 171 Therese St.

Jen Henning – regarding R2025-133 she asked if someone has been hired. She commented on the David Gibson fund and about the 25mph speed limit in town.

Marilyn Viray – asked about increase in lease payment for post office.

George Walling – asked if council was aware of the January 1st automatic 3% salary increase in R2025-133.

Evangelia Papamarkou – commented regarding speeding on Broadway.

Closed: 9:16PM MM: Reilly 2ND: Merla

ADJOURNMENT

Motion to Adjourn

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

Time of Adjournment: 9:17 PM