

**BOROUGH OF KEYPORT
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 15, 2020 – 7:00 P.M.
MUNICIPAL COMPLEX, COUNCIL CHAMBERS
70 W. FRONT STREET, KEYPORT, NJ**

Members of the public who wish to participate in the meeting shall use the following dial in information:

Dial In via Computer

The following Link can be accessed from the Public Notice posted at www.keyportonline.com

Link: <https://us02web.zoom.us/j/81434228841?pwd=VXIQbytjRFRScWMrQThHb0dna1ZQQT09>

Meeting ID: 814 3422 8841

Password: 899688

Dial In via Telephone

Dial in Number: (646) 558-8656

Meeting ID: 814 3422 8841

Password: 899688

CALL TO ORDER: PM

SUNSHINE LAW NOTICE Michele Clark, Borough Clerk

ROLL CALL: Councilmembers Cooper Fotopoulos Goode
McDermott Pacheco Sheridan

Mayor Collette J. Kennedy
Jay Delaney, Borough Administrator
Mark Moon, Esq., Borough Attorney

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

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PUBLIC COMMENT PORTION

The Meeting is opened to the public for comments on items listed on the Agenda

Opened: Closed:

COMMITTEE REPORTS

Councilmember:

Cooper: Recreation/Senior Center/Library/Veteran's Initiative

Fotopoulos: Board of Health/Registrar/Recycling/Environmental/Harbor Commission/Redevelopment

Goode: Fire/First Aid/Emergency Services/Planning Board/Redevelopment

McDermott: Public Works/Construction/Zoning/Property Maintenance/KBBC/MAC

Pacheco: Police/MAC/Harbor Commission/Green Team

Sheridan: Finance/Grants/LEPC/Veteran's Initiative

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.)

R231-20 Approving a Five-Year Tax Abatement for JKCH of New Jersey, LLC – 314 and 316 Broadway

R232-20 Approving a Five-Year Tax Abatement for 138 Broad Street, LLC – 7 and 9 Warren Street

R233-20 Approving a Five-Year Tax Abatement for Keyport Homes, LLC – 10-20 Waverly Street

R239-20 Payment of Bills for the September 8, 2020 Bills List

R240-20 Payment of Bills for the September 15, 2020 Bills List

R241-20 Liquor License Renewals for the 2020-2021 License Term

R242-20 Requesting Approval of Items of Revenue and Appropriation – N.J.S.A. 40A:4-87 Office on Aging – CARES Act

R243-20 Authorizing the Borough of Keyport to Release the Performance Bond Provided by 138 Broad Street, LLC for the Water and Sewer Connection Work Performed at 138 Broad Street Now Known as 7 & 9 Warren Street

APPROVAL OF RESOLUTIONS

Motion on the Consent Agenda

MM: 2nd: Roll Call: Cooper, Fotopoulos, Goode, McDermott, Pacheco, Sheridan

PUBLIC HEARING ON THE BOROUGH'S MONMOUTH COUNTY OPEN SPACE GRANT APPLICATION

On Keyport Borough's Monmouth County Open Space Grant Application for 2020 Park Improvement

Project. The Borough-owned project sites include improvements to the Mini Park located on West Front Street (Block 21.01, Lot 34) and Cedar Street Park (Block 137, Lot 6).

The Meeting is opened to the public for comments, questions or suggestions:

Opened:

Closed:

RESOLUTION R244-20 – AUTHORIZING PREPARATION AND SUBMISSION OF AN APPLICATION TO THE MONMOUTH COUNTY MUNICIPAL OPEN SPACE GRANT PROGRAM – Mini Park and Cedar Street Park

MM: 2nd: Roll Call: Cooper, Fotopoulos, Goode, McDermott, Pacheco, Sheridan

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #9-20 Adopting the Hudson Pointe Redevelopment Plan

The Clerk reads the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, ADOPTING THE HUDSON POINTE REDEVELOPMENT PLAN FOR PROPERTY IDENTIFIED AS BLOCK 120, LOTS 8 AND 9, AND BLOCK 130, LOTS 42, 48, 49, 50, 51 AND 52 ON THE TAX MAP OF THE BOROUGH**

1a. Motion to Open Public Hearing

MM: 2nd:

1b. Motion adopt Ordinance

MM: 2nd: Roll Call: Cooper, Fotopoulos, Goode, McDermott, Pacheco, Sheridan

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

MM: 2nd: Ayes: Nays:

COMMUNICATIONS BY CONSENT

(For Approval)

1. Application & Permit for Use of Borough Property from Power of the Gospel for a Gospel Fest at the Gazebo at Waterfront Park on Saturday, September 19, 2020 from 1PM-5PM
2. Application & Permit for Use of Borough Property from Megan Cottrell and Carlos Ortiz for a wedding at the Gazebo at Waterfront Park on Saturday, October 10, 2020 from 4:30PM-6:30PM
3. Email received September 10, 2020 from Recreation Secretary requesting the following for the Grand Opening of Main Street Park (September 26, 2020 from 2PM-6PM)
 - partial closure of Butler Street
 - use of two Special Law Enforcement Officers
 - ribbon cutting at 1:30PM

(To Receive and File)

APPROVAL and/or RECEIPT AND FILE OF COMMUNICATIONS

Motion on Communications by Consent

MM: 2nd: Roll Call: Cooper, Fotopoulos, Goode, McDermott, Pacheco, Sheridan

APPROVAL OF MINUTES

August 18, 2020 Regular Meeting
September 1, 2020 Regular Meeting

MM: 2nd: Roll Call: Cooper, Fotopoulos, Goode, McDermott, Pacheco, Sheridan

REPORTS OF DEPARTMENTS

1. Municipal Clerk's Report for August 2020
2. Tax/Water/Sewer Collector's Report for August 2020
3. Board of Health Treasurer's Report for August 2020
4. Building Department Monthly Report for August 2020
5. Municipal Court Monthly Report for August 2020

MM: 2nd: Ayes: Nays:

NEW BUSINESS

Borough Property Usage Agreement

Veterans Housing with CARES Act Funds

UNFINISHED BUSINESS

ATTORNEY'S REPORT

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: Closed:

CLOSED SESSION

R -20- Closed Session Resolution:
- Contract Negotiations

ADJOURNMENT

Motion to Adjourn moved by: 2nd:

Time of Adjournment: PM

RESOLUTION #__-20
APPROVING A FIVE-YEAR TAX ABATEMENT FOR
JKCH OF NEW JERSEY, LLC – 314 and 316 Broadway

WHEREAS, the Borough of Keyport, County of Monmouth (the “**Borough**”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the State of New Jersey enacted the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1, et. seq., which authorizes municipalities in the state of New Jersey to adopt ordinances which would allow for tax exemption or abatement for improvement, conversion or construction of a multiple-dwelling, commercial or industrial structure located within an area in need of rehabilitation; and

WHEREAS, Chapter 12, Section 8 of the Borough’s municipal code establishing the Borough’s program and procedures for application for tax exemption or tax abatement for properties within the Borough; and

WHEREAS, JKCH of New Jersey, LLC (“**JKCH**”) is the owner of the properties at Block 5, Lot 4.01 and Block 5, Lot 5.01 on the Borough’s tax map, commonly known as 314 Broadway and 316 Broadway (the “**Properties**”); and

WHEREAS, JKCH has completed construction of single-family homes on the Properties and applied for a tax abatement with the Borough for each property; and

WHEREAS, the Borough Tax Assessor has reviewed the applications submitted by JKCH confirming that the applications are timely filed and meet the requirements for approval; and

WHEREAS, the Borough Tax Assessor recommends a thirty percent (30%) tax abatement for the improvement value of each single-family home for a duration of five (5) years retroactive to August 1, 2020; and

WHEREAS, the Borough Tax Assessor has estimated that the tax abatements will result in a difference of \$4,332.90 per property per year for a total difference of \$21,665 for the Properties for all five years; and

WHEREAS, based on the recommendation and estimates provided by the Borough Tax Assessor, the Borough seeks to grant the application for a five-year tax abatement pursuant to the Five-Year Exemption and Abatement Law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Keyport as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Borough hereby grants the applications for a tax abatement submitted by JKCH and grants a thirty percent (30%) abatement for the improvements on the Properties for a total of five-years.

3. The Mayor of the Borough, the Borough Administrator, and/or the Borough Chief Financial Officer is authorized to effectuate the tax abatement granted by this resolution and in furtherance of this resolution.

4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

5. A copy of this Resolution shall be available for public inspection at the Office of the Borough Clerk.

6. This Resolution shall take effect as provided by applicable law.

OFFERED:

SECONDED:

AYES:

NAYS:

ABSENT:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of September 15, 2020.

Michele Clark, RMC
Borough Clerk

August 31, 2020

RE: 314 & 316 Broadway Project Abatement Application

Mr. Delaney,

I have reviewed the abatement applications for the following parcels:

Block 5 Lots **4.01** and **5.01**, also known as 314 and 316 Broadway.

The applications are timely filed and meet the requirements for approval from the Tax Assessor's office.

The tax relief offered through the five-year abatement would amount to approximately **\$21,665** in total for both parcels.

I have included a five-year tax impact worksheet to be considered while the applications are reviewed.

I would recommend to the Borough Council that they be approved for a duration of five years and in the amount equal to the sum total of 30 percent abated annually from the improvement value for each unit.

If approved, the term of the abatement would retroactively commence: **8/1/2020** and end: **8/1/2025**.

Please let me know if there are any questions regarding the matter.

Thank you.

Michael Del Re, CTA

Borough of Keyport

mdelre@keyportonline.com

908-675-5776

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268**AND AS AUTHORIZED BY MUNICIPAL ORDINANCE**Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: Monmouth MUNICIPALITY: Borough of Keyport**I. IDENTIFICATION**Applicant Name: JKCH of New Jersey, LLC Name of Officer (if corporate owner): John KlingPhone Number: (732) 914-1777 Email Address: info@johnklingcustomhomes.comMailing Address/Corporate Headquarters: 234 Boundary Road Unit 104City: Marlboro State: NJ ZIP: 07746Property Location (Street Address): 314 BroadwayBlock: 5 Lot: 4.01 Qualifier: =**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: 7-31, 2020II. Total cost of project: \$ 155,000

III. Brief description of the nature and type of construction, conversion, or improvement.

New Single Family Dwelling**D. Other Information**

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature

Managing Member
Title (If Applicable)8-25-2020
Date

APPROVED	DISAPPROVED
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APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: Monmouth MUNICIPALITY: Borough of Keyport**I. IDENTIFICATION**Applicant Name: JKCH of New Jersey, LLC Name of Officer (if corporate owner): John KlingPhone Number: (732) 414-1777 Email Address: info@johnklingcustomhomes.comMailing Address/Corporate Headquarters: 234 Boundary Road, Unit 104City: Marlboro State: NJ ZIP: 07746Property Location (Street Address): 316 BroadwayBlock: 5 Lot: 5.01 Qualifier: =**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____ %

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: 7-31, 2020II. Total cost of project: \$ 155,000

III. Brief description of the nature and type of construction, conversion, or improvement.

New Single Family Dwelling**D. Other Information**

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature

Managing Member
Title (If Applicable)

Date

8-25-2020

FOR OFFICIAL USE

☐ APPROVED ☐ DISAPPROVED

ASSessor

ID: 17

Block	Lot	Q	Location	Start	End	Land	Impr	Total	30% Abatement Value (Improvement only)	Total Assessment after Abatement	Taxes at Full Assessment (Est rate of \$2.525)	Taxes after Abatement	Difference Regular/Abated Taxes
5	4.01		314 Broadway	8/1/2020	8/1/2025	\$112,200	\$299,500	\$411,700	\$89,850	\$321,850	\$10,395.43	\$8,126.71	\$2,268.71
5	5.01		316 Broadway	8/1/2020	8/1/2025	\$113,500	\$272,500	\$386,000	\$81,750	\$304,250	\$9,746.50	\$7,682.31	\$2,064.19
			Total Annually								\$20,141.93	\$15,809.03	\$4,332.90
												5 Year total=	\$21,665

RESOLUTION #__-20
APPROVING A FIVE-YEAR TAX ABATEMENT FOR 138
BROAD STREET, LLC – 7 and 9 Warren Street

WHEREAS, the Borough of Keyport, County of Monmouth (the “**Borough**”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the State of New Jersey enacted the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1, et. seq., which authorizes municipalities in the state of New Jersey to adopt ordinances which would allow for tax exemption or abatement for improvement, conversion or construction of a multiple-dwelling, commercial or industrial structure located within an area in need of rehabilitation; and

WHEREAS, Chapter 12, Section 8 of the Borough’s municipal code establishing the Borough’s program and procedures for application for tax exemption or tax abatement for properties within the Borough; and

WHEREAS, 138 Broad Street, LLC (“**138 Broad**”) is the owner of the properties at Block 60, Lot 16.01 Q C01-C02 on the Borough’s tax map, commonly known as 7 Warren Street and 9 Warren Street (the “**Properties**”); and

WHEREAS, 138 Broad has completed construction of single-family homes on the Properties and applied for a tax abatement with the Borough for each property; and

WHEREAS, the Borough Tax Assessor has reviewed the applications submitted by 138 Broad confirming that the applications are timely filed and meet the requirements for approval; and

WHEREAS, the Borough Tax Assessor recommends a thirty percent (30%) tax abatement for the improvement value of 7 Warren Street for a duration of five (5) years retroactive to June 25, 2020; and

WHEREAS, the Borough Tax Assessor recommends a thirty percent (30%) tax abatement for the improvement value of 9 Warren Street for a duration of five (5) years retroactive to July 31, 2020; and

WHEREAS, the Borough Tax Assessor has estimated that the tax abatements will result in a difference of \$4,487.43 per property per year for a total difference of \$22,437 for the Properties for all five years; and

WHEREAS, based on the recommendation and estimates provided by the Borough Tax Assessor, the Borough seeks to grant the application for a five-year tax abatement pursuant to the Five-Year Exemption and Abatement Law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Keyport as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Borough hereby grants the applications for a tax abatement submitted by 138 Broad and grants a thirty percent (30%) abatement for the improvements on the Properties for a total of five-years.

3. The Mayor of the Borough, the Borough Administrator, and/or the Borough Chief Financial Officer is authorized to effectuate the tax abatement granted by this resolution and in furtherance of this resolution.

4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

5. A copy of this Resolution shall be available for public inspection at the Office of the Borough Clerk.

6. This Resolution shall take effect as provided by applicable law.

OFFERED:

SECONDED:

AYES:

NAYS:

ABSENT:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of September 15, 2020.

Michele Clark, RMC
Borough Clerk

August 30, 2020

RE: 7 & 9 Warren, Project Abatement Application

Mr. Delaney,

I have reviewed the abatement applications for the following parcels:

Block 60 Lot 16.01 Q C01-C02, also known as 7 and 9 Warren Street.

The applications are timely filed and meet the requirements for approval from the Tax Assessor's office.

The tax relief offered through the **five-year** abatement would amount to approximately **\$22,437** in total for both parcels.

I have included a five-year tax impact worksheet to be considered while the applications are reviewed.

I would recommend to the Borough Council that they be approved for a duration of five years and in the amount equal to the sum total of 30 percent abated annually from the improvement value for each unit.

If approved, the term of the abatement for **60/16.01/C01, 7 Warren**, would retroactively commence: **6/25/2020** and end: **6/25/2025**.

And

If approved, the term of the abatement for **60/16.01/C02, 9 Warren**, would retroactively commence: **7/31/2020** and end: **7/31/2025**.

Please let me know if there are any questions regarding the matter.

Thank you.

Michael Del Re, CTA

Borough of Keyport

mdelre@keyportonline.com

908-675-5776

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A.40A:21-1 et seq., P.L. 1991, c. 441, as amended by P.L. 2007, c. 268.

AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: Monmouth MUNICIPALITY: Keyport**I. IDENTIFICATION**Applicant Name: 138 Broad Street LLC Name of Officer (if corporate owner): _____Phone Number: 813 647-8969 Email Address: joe.mabron@coz.comMailing Address/Corporate Headquarters: 604 Crane RoadCity: Colts Neck State: NJ ZIP: 07722Property Location (Street Address): 7 WARREN StreetBlock: 60 Lot: 116-01 Qualifier: = C01**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

☒ New Construction;☐ Conversion or alteration of a building or structure into a dwelling;☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

☐ Construction of a multiple dwelling under a tax agreement;☐ Construction of a commercial or industrial structure under a tax agreement;☐ Improvement to a multiple dwelling;☐ Improvement to a commercial or industrial building or structure;☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____ %

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: 6/25, 2020

II. Total cost of project: \$ _____

III. Brief description of the nature and type of construction, conversion, or improvement.

New Town Home**D. Other Information**1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes

3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]

Title (If Applicable): _____

Date: 7/21/20

FOR OFFICIAL USE	
☐ APPROVED	☐ DISAPPROVED
Assessor	Date

This form is prescribed by the Director, Division of Taxation, as required by law. It may be reproduced for distribution, but may not be altered without prior approval.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: Monmouth MUNICIPALITY: Keyport**I. IDENTIFICATION**Applicant Name: 138 BROAD STREET LLC Name of Officer (if corporate owner): JOSEPH MACAFRONEPhone Number: 917-647-8969 Email Address: joe.macafrone@aol.comMailing Address/Corporate Headquarters: 64 CANE ROADCity: Cats Neck State: NJ ZIP: 07722Property Location (Street Address): 9 WARREN STREETBlock: 60 Lot: 1601 Qualifier: CO2**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____ %

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: 7/31, 2020

II. Total cost of project: \$ _____

III. Brief description of the nature and type of construction, conversion, or improvement.

New Townhome**D. Other Information**

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature

Title (If Applicable)

Date

APPROVED		DISAPPROVED	
[Signature]		[Signature]	

This form is prescribed by the Director, Division of Taxation, as required by law. It may be reproduced for distribution, but may not be altered without prior approval.

Block	Lot	Q	Location	Start	End	Land	Impr	Total	30% Abatement Value	Total Assessment after Abatement	Taxes at Full Assessment (Est rate of \$2.525)	Taxes after Abatement	Difference Regular/Abated Taxes
60	16.01	C01	7 Warren	6/25/2020	6/25/2025	\$105,000	\$296,200	\$401,200	\$88,860	\$312,340	\$10,130.30	\$7,886.59	\$2,243.72
60	16.01	C02	9 Warren	7/31/2020	7/31/2025	\$105,000	\$296,200	\$401,200	\$88,860	\$312,340	\$10,130.30	\$7,886.59	\$2,243.72
Total Annually											\$20,260.60	\$15,773.17	\$4,487.43
5 Year total=												\$22,437	

RESOLUTION #___-20
APPROVING A FIVE-YEAR TAX ABATEMENT FOR
KEYPORT HOMES, LLC – 10-20 Waverly Street

WHEREAS, the Borough of Keyport, County of Monmouth (the “**Borough**”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the State of New Jersey enacted the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1, et. seq., which authorizes municipalities in the state of New Jersey to adopt ordinances which would allow for tax exemption or abatement for improvement, conversion or construction of a multiple-dwelling, commercial or industrial structure located within an area in need of rehabilitation; and

WHEREAS, Chapter 12, Section 8 of the Borough’s municipal code establishing the Borough’s program and procedures for application for tax exemption or tax abatement for properties within the Borough; and

WHEREAS, Keyport Homes, LLC (“**Keyport Homes**”) is the owner of the property at Block 128, Lot 4.011 on the Borough’s tax map, commonly known as 10-20 Waverly Street (the “**Properties**”); and

WHEREAS, Keyport Homes has completed construction of five (5) single-family homes on the Property and applied for a tax abatement with the Borough for each property; and

WHEREAS, the Borough Tax Assessor has reviewed the applications submitted by Keyport Homes confirming that the applications are timely filed and meet the requirements for approval; and

WHEREAS, the Borough Tax Assessor recommends a thirty percent (30%) tax abatement for the improvement value of each single-family home for a duration of five (5) years retroactive to August 13, 2020; and

WHEREAS, the Borough Tax Assessor has estimated that the tax abatements will result in a difference of \$2,178.57 per property per year for a total difference of \$65,357 for all of the properties for all five years; and

WHEREAS, based on the recommendation and estimates provided by the Borough Tax Assessor, the Borough seeks to grant the application for a five-year tax abatement pursuant to the Five-Year Exemption and Abatement Law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Keyport as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Borough hereby grants the applications for a tax abatement submitted by Keyport Homes and grants a thirty percent (30%) abatement for the improvements on the Properties for a total of five-years.

3. The Mayor of the Borough, the Borough Administrator, and/or the Borough Chief Financial Officer is authorized to effectuate the tax abatement granted by this resolution and in furtherance of this resolution.

4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

5. A copy of this Resolution shall be available for public inspection at the Office of the Borough Clerk.

6. This Resolution shall take effect as provided by applicable law.

OFFERED:

SECONDED:

AYES:

NAYS:

ABSENT:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of September 15, 2020.

Michele Clark, RMC
Borough Clerk

August 28, 2020

RE: Waverly Project Abatement Application

Mr. Delaney,

I have reviewed the abatement applications for the following parcels:

Block 128 Lot 4.011 Qualifiers C10-C20, also known as 10-20 Waverly Street.

The applications are timely filed and meet the requirements for approval from the Tax Assessor's office.

The tax relief offered through the five-year abatement would amount to approximately \$65,357 in total for the six parcels.

I have included a five-year tax impact worksheet to be considered while the applications are reviewed.

I would recommend to the Borough Council that they be approved for a duration of five years and in the amount equal to the sum total of 30 percent abated annually from the improvement value for each unit.

If approved, the term of the abatement would retroactively commence on 8/13/2020 and end 8/13/2025.

Please let me know if there are any questions regarding the matter.

Thank you.

Michael Del Re, CTA

Borough of Keyport

mdelre@keyportonline.com

908-675-5776

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant to N.J.S.A.40A:21-1 et seq.; P.L.1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: MONMOUTH MUNICIPALITY: KEYPORT**I. IDENTIFICATION**Applicant Name: KEYPORT HOMES, LLC Name of Officer (if corporate owner): PETER CITEDIOPhone Number: (732) 261-8625 Email Address: MIKE@EDGECONSTRUCTION.COMMailing Address/Corporate Headquarters: 27 MAIN STCity: KEYPORT State: NJ ZIP: 07735Property Location (Street Address): 10 WHIENY ST.Block: 128 Lot: 4.011 Qualifier: = CID**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: August 13, 2020. (CO 8/13/20)II. Total cost of project: \$ 139,000 / 125,000 per unit

III. Brief description of the nature and type of construction, conversion, or improvement.

DEMOLISHED EXISTING BUILDING AND BUILT 3 DUPLEX TOWNHOMES (6 NEW UNITS TOTAL).**D. Other Information**

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]Title (If Applicable): Owner, KPH LLCDate: 8/25/20

APPROVED		DISAPPROVED	
☐	☐	☐	☐

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268

AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: MONMOUTH MUNICIPALITY: KEYPORT**I. IDENTIFICATION**Applicant Name: KEYPORT HOMES, LLC Name of Officer (if corporate owner): Peter CattedoPhone Number: (732) 261-8625 Email Address: MIKE@EDGECONSTRUCTION@GMAIL.COMMailing Address/Corporate Headquarters: 27 MAIN STCity: KEYPORT State: NJ ZIP: 07735Property Location (Street Address): 12 WAHNEY ST.Block: 128 Lot: 4011 Qualifier: = C12**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: August 13, 2020 (C.O. 8/13/20)II. Total cost of project: \$ 1,350,000 / \$24,000 PER UNIT

III. Brief description of the nature and type of construction, conversion, or improvement.

DEMOLISHED EXISTING BUILDING AND BUILT 3 DUPLEX TOWNHOMES (6 NEW UNITS TOTAL).**D. Other Information**

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]Title (If Applicable): Owner, DeveloperDate: 8/29/20

FOR OFFICIAL USE ONLY

☐ APPROVED ☐ DISAPPROVED

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: MONMOUTH MUNICIPALITY: KEYPORT**I. IDENTIFICATION**Applicant Name: KEYPORT HOMES, LLC Name of Officer (if corporate owner): Peter CattedPhone Number: (732) 261-8625 Email Address: MIKE@EDGECONSTRUCTION@GMAIL.COMMailing Address/Corporate Headquarters: 27 MAIN STCity: KEYPORT State: NJ ZIP: 07735Property Location (Street Address): 14 WAVERLY ST.Block: 128 Lot: 4.011 Qualifier: =C14**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: August 13, 2020II. Total cost of project: \$ 1,350,000 / 125,000 per unit

III. Brief description of the nature and type of construction, conversion, or improvement.

DEMOLISHED EXISTING BUILDING AND BUILT 3 DUPLEX TOWNHOMES (6 NEW UNITS TOTAL).**D. Other Information**

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]Title (If Applicable): OWNER, 100% SHDate: 8/28/20

APPROVED		DISAPPROVED	
[Signature]		[Signature]	

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: MONMOUTH MUNICIPALITY: KEYPORT**I. IDENTIFICATION**Applicant Name: KEYPORT HOMES, LLC Name of Officer (if corporate owner): PETER CHEDDPhone Number: (732) 261-8625 Email Address: MURPHYEDGECONSTRUCTION@GMAIL.COMMailing Address/Corporate Headquarters: 27 HANES STCity: KEYPORT State: NJ ZIP: 07735Property Location (Street Address): 16 WHENEY ST.Block: 128 Lot: 4011 Qualifier: = C16**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
- ☐ Conversion or alteration of a building or structure into a dwelling;
- ☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
- ☐ Construction of a commercial or industrial structure under a tax agreement;
- ☐ Improvement to a multiple dwelling;
- ☐ Improvement to a commercial or industrial building or structure;
- ☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: August 13, 2020II. Total cost of project: \$ 1,350,000 / 1,250,000 for unit

III. Brief description of the nature and type of construction, conversion, or improvement.

DEMOLISHED EXISTING BUILDING AND BUILT 3 DUPLEX TOWNHOMES (6 NEW UNITS TOTAL).**D. Other Information**

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]Title (If Applicable): Owner, KPH LLCDate: 8/27/20

FOR OFFICIAL USE ONLY	
☐ APPROVED	☐ DISAPPROVED
DATE: _____	

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: MONMOUTH MUNICIPALITY: KEYPORT

I. IDENTIFICATION

Applicant Name: KEYPORT HOMES, LLC Name of Officer (if corporate owner): PETER CHEDD

Phone Number: (732) 261-8625 Email Address: HIVE-EDGECONSTRUCTION@GMAIL.COM

Mailing Address/Corporate Headquarters: 27 MAIN ST

City: KEYPORT State: NJ ZIP: 07735

Property Location (Street Address): 18 WHEELY ST.

Block: 128 Lot: 4.011 Qualifier: = CB

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____ %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: August 13, 2020 (C.O. 8/13/20)

II. Total cost of project: \$ 1350,000 / 125,000 per unit

III. Brief description of the nature and type of construction, conversion, or improvement.

DEMOLISHED EXISTING BUILDING AND BUILT 3 TOWNHOMES (6 NEW UNITS TOTAL).

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]

Title (If Applicable): OWNER, ASSessor

Date: 8/25/20

MUNICIPAL OFFICIAL USE	
☐ APPROVED	☐ DISAPPROVED
MUNICIPAL ASSESSOR	

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: MONMOUTH MUNICIPALITY: KEYPORT

I. IDENTIFICATION

Applicant Name: KEYPORT HOMES, LLC Name of Officer (if corporate owner): PETER CHEDID

Phone Number: (732) 261-8625 Email Address: MIKE@EDGECONSTRUCTION@GMAIL.COM

Mailing Address/Corporate Headquarters: 27 MAIN ST

City: KEYPORT State: NJ ZIP: 07735

Property Location (Street Address): 20 WHITNEY ST.

Block: 128 Lot: 4.011 Qualifier: = C20

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project Details

- I. Date of completion of new construction, conversion, or improvement: August 13, 2020 (C.O. 8/13/20)
 II. Total cost of project: \$ 1,350,000 / \$225,000 per unit
 III. Brief description of the nature and type of construction, conversion, or improvement.
DEMOLISHED EXISTING BUILDING AND BUILT 3 DUPLEX TOWNHOMES (6 NEW UNITS TOTAL).

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]

Title (If Applicable): OWNER, PRESIDENT

Date: 8/21/20

NOTED FOR REVIEW	
☐ APPROVED	☐ DISAPPROVED
APPROVED	

Block	Lot	Q	Location	Start	End	2020 Land	2020 Impr	2020 Total	30% Abatement Value (Improvement Abatement	Total Assessment after Abatement	Taxes at Full Assessment (Est rate of \$2.525)	Taxes after Abatement	Difference Regular/Abated Taxes
128	4.011	C10	10 Waverly	8/13/2020	8/13/2025	\$50,000	\$287,600	\$337,600	\$86,280	\$251,320	\$8,524.40	\$6,345.83	\$2,178.57
128	4.011	C12	12 Waverly	8/13/2020	8/13/2025	\$50,000	\$287,600	\$337,600	\$86,280	\$251,320	\$8,524.40	\$6,345.83	\$2,178.57
128	4.011	C14	14 Waverly	8/13/2020	8/13/2025	\$50,000	\$287,600	\$337,600	\$86,280	\$251,320	\$8,524.40	\$6,345.83	\$2,178.57
128	4.011	C16	16 Waverly	8/13/2020	8/13/2025	\$50,000	\$287,600	\$337,600	\$86,280	\$251,320	\$8,524.40	\$6,345.83	\$2,178.57
128	4.011	C18	18 Waverly	8/13/2020	8/13/2025	\$50,000	\$287,600	\$337,600	\$86,280	\$251,320	\$8,524.40	\$6,345.83	\$2,178.57
128	4.011	C20	20 Waverly	8/13/2020	8/13/2025	\$50,000	\$287,600	\$337,600	\$86,280	\$251,320	\$8,524.40	\$6,345.83	\$2,178.57
Total/Annually											\$51,146.40	\$38,074.98	\$13,071.42
											5 Year total=		
											\$65,357		

**RESOLUTION # -20
FOR THE PAYMENT OF BILLS
ON THE SEPTEMBER 8, 2020 BILLS LIST**

Be it resolved by the Mayor and the Council of the Borough of Keyport, New Jersey that the following numbered vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names, and endorsed and approved on said vouchers.

NUMBER OF VOUCHERS	BANK ACCOUNT	AMOUNT
See attached listing	CURRENT ACCT. 2020	\$ 231,354.80
	WATER/SEWER ACCT. 2020	\$ 24,554.41
	FEDERAL & STATE GRANTS	\$ 5,176.42
	TRUST ACCT.	\$ 3,750.00
	REC. BAYFRONT IMPROVEMENT	\$ 135.42

AUTHORIZED PER RESOLUTION

PASSED:

APPROVED:

MAYOR COLLETTE KENNEDY

ATTEST:

MICHELE CLARK, BOROUGH CLERK

OFFERED BY:

SECONDED BY:

ROLL CALL VOTE:

AYES:

NAYS:

ABSTAIN:

ABSENT:

I, MICHELE CLARK, BOROUGH CLERK HEREBY CERTIFY THIS TO BE A TRUE COPY OF A RESOLUTION ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF KEYPORT AT THE REGULAR MEETING OF SEPTEMBER 15, 2020.

MICHELE CLARK, BOROUGH CLERK

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND BUDGET	0-01	231,354.80	0.00	0.00	231,354.80
WATER/SEWER OPERATING BUDGET	0-09	24,554.41	0.00	0.00	24,554.41
Year Total:		255,909.21	0.00	0.00	255,909.21
FEDERAL AND STATE GRANTS	G-01	5,176.42	0.00	0.00	5,176.42
TRUST OTHER FUND	T-12	3,750.00	0.00	0.00	3,750.00
REC BAYFRONT IMPROVEMENT TRUST	T-14	135.42	0.00	0.00	135.42
Year Total:		3,885.42	0.00	0.00	3,885.42
Total of All Funds:		264,971.05	0.00	0.00	264,971.05

9/8/20 List

P.O. Type: All												
Range: First to Last												
Format: Detail without Line Item Notes												
Include Non-Budgeted: Y												
Include Project Line Items: Yes												
First Enc Date Range: First to 12/31/20												
Open: N Paid: N Void: N												
Rcvd: N Held: N Aprv: Y												
Bid: Y State: Y Other: Y Exempt: Y												
Vendor # Name												
PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Chk/Void	1099
Item Description									Date	Date	Date	Excl
B0024 BORO OF KEYPORT, PAYROLL ACCT.												
20-01672 08/28/20 9/20 HEALTH INS/PRESCRIPTIONS												
1	9/20	HEALTH INS/PRESCRIPTIONS	55,720.92	0-01-23-220-220-261	B	Health Insurance	A	08/28/20	09/08/20	N		
					Vendor Total:	55,720.92						
B0005 BORO OF KEYPORT, PAYROLL ACCT.												
20-01717 09/08/20 PAYROLL 9/11/2020												
1	PAYROLL	9/11/2020	3,795.14	0-01-20-100-100-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
2	PAYROLL	9/11/2020	5,774.99	0-01-20-110-110-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
3	PAYROLL	9/11/2020	2,570.48	0-01-20-120-120-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
4	PAYROLL	9/11/2020	2,844.44	0-01-20-130-130-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
5	PAYROLL	9/11/2020	2,777.73	0-01-20-145-145-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
6	PAYROLL	9/11/2020	785.41	0-01-20-150-150-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
7	PAYROLL	9/11/2020	154.02	0-01-21-180-180-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
8	PAYROLL	9/11/2020	6,741.23	0-01-22-195-195-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
9	PAYROLL	9/11/2020	788.46	0-01-22-200-200-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
10	PAYROLL	9/11/2020	10,744.82	0-01-23-221-221-261	B	Health Insurance	A	09/08/20	09/08/20	N		
11	PAYROLL	9/11/2020	79,546.99	0-01-25-240-240-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
12	PAYROLL	9/11/2020	2,130.15	0-01-25-240-240-105	B	Overtime	A	09/08/20	09/08/20	N		
13	PAYROLL	9/11/2020	4,474.40	0-01-25-240-240-106	B	Special Officers	A	09/08/20	09/08/20	N		
14	PAYROLL	9/11/2020	1,523.20	0-01-25-240-240-107	B	Crossing Guards	A	09/08/20	09/08/20	N		
15	PAYROLL	9/11/2020	3,408.78	0-01-25-240-240-108	B	Clerks	A	09/08/20	09/08/20	N		
16	PAYROLL	9/11/2020	1,440.00	0-01-25-240-240-110	B	Differential Pay	A	09/08/20	09/08/20	N		
17	PAYROLL	9/11/2020	803.21	0-01-25-240-240-111	B	POLICE DEPARTMENT - mechanic	A	09/08/20	09/08/20	N		
18	PAYROLL	9/11/2020	2,255.61	0-01-25-265-266-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
19	PAYROLL	9/11/2020	1,000.86	0-01-25-275-275-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
20	PAYROLL	9/11/2020	16,159.77	0-01-26-290-290-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
21	PAYROLL	9/11/2020	1,314.04	0-01-26-290-290-105	B	Overtime	A	09/08/20	09/08/20	N		
22	PAYROLL	9/11/2020	3,165.82	0-01-26-305-305-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
23	PAYROLL	9/11/2020	1,650.53	0-01-27-330-330-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
24	PAYROLL	9/11/2020	118.27	0-01-27-330-331-101	B	Salaries and wages	A	09/08/20	09/08/20	N		
25	PAYROLL	9/11/2020	704.20	0-01-28-370-370-101	B	Salaries and wages	A	09/08/20	09/08/20	N		

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Exc]
B0005 BORO OF KEYPORT, PAYROLL ACCT.	20-01717 09/08/20 PAYROLL 9/11/2020	Continued										
	26 PAYROLL 9/11/2020	5,684.28	0-01-29-390-390-101		B Salaries and wages	A		09/08/20	09/08/20			N
	27 PAYROLL 9/11/2020	19.62	0-01-29-390-390-283		B DCRP - Employer Match	A		09/08/20	09/08/20			N
	28 PAYROLL 9/11/2020	24.15	0-01-36-471-473-283		B DCRP - Employer Match	A		09/08/20	09/08/20			N
	29 PAYROLL 9/11/2020	4,310.58	0-01-43-490-490-101		B Salaries and wages	A		09/08/20	09/08/20			N
	30 PAYROLL 9/11/2020	473.08	0-01-43-495-495-101		B Salaries and wages	A		09/08/20	09/08/20			N
	31 PAYROLL 9/11/2020	20,984.76	0-09-55-501-501-101		B Salaries and wages	A		09/08/20	09/08/20			N
	32 PAYROLL 9/11/2020	1,764.33	0-09-55-501-501-105		B Overtime	A		09/08/20	09/08/20			N
	33 PAYROLL 9/11/2020	791.88	G-01-41-703-015-301		B Municipal Drug Alliance - SFY 2020	A		09/08/20	09/08/20			N
	34 PAYROLL 9/11/2020	2,504.94	G-01-41-708-016-301		B Office on Aging Grant - 2020	A		09/08/20	09/08/20			N
	35 PAYROLL 9/11/2020	1,250.00	G-01-41-721-000-301		B NPP - Salaries and wages	A		09/08/20	09/08/20			N
	36 PAYROLL 9/11/2020	80.00	G-01-41-745-000-301		B Drunk Driving Enforcement Fund	A		09/08/20	09/08/20			N
	37 PAYROLL 9/11/2020	466.04	G-01-41-770-005-301		B Clean Comm. 2019: Clean Up Expenses	A		09/08/20	09/08/20			N
	38 PAYROLL 9/11/2020	3,750.00	T-12-56-850-000-817		B Police Off Duty	A		09/08/20	09/08/20			N
	39 PAYROLL 9/11/2020	441.01	0-01-29-390-390-267		B Social Security System	A		09/08/20	09/08/20			N
	40 PAYROLL 9/11/2020	1,744.91	0-09-55-541-541-267		B Social Security System	A		09/08/20	09/08/20			N
	41 PAYROLL 9/11/2020	7,409.19	0-01-36-472-472-267		B Social Security System	A		09/08/20	09/08/20			N
		208,371.32										
	Vendor Total:	208,371.32										
FD002 DEARBORN LIFE INSURANCE CO.	20-01673 08/28/20 9/20 LIFE INSURANCE											
	1 9/20 LIFE INSURANCE	367.29	0-01-23-220-220-261		B Health Insurance	A		08/28/20	09/08/20			N
	Vendor Total:	367.29										
HD001 HOME DEPOT/GEFC	20-01675 08/28/20 #2 PRIME PT GC											
	1 2X8-12 FT #2 PRIME PT GC	135.42	T-14-56-850-000-801		B Recreation Bayfront Expenses	A		08/28/20	09/08/20			N
	2 TAX	8.97	T-14-56-850-000-801		B Recreation Bayfront Expenses	A		08/28/20	09/08/20			N
	3 TAX REVERSED	8.97	T-14-56-850-000-801		B Recreation Bayfront Expenses	A		08/28/20	09/08/20			N
		135.42										
20-01690 09/01/20 RADID DRYCEMENT/DRYLOK FASPLUG	1 DRYLOK FAST PLUG-10 LBS	15.27	0-09-55-502-502-237		B Other Equipment and Supplies	A		09/01/20	09/08/20			N

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
HD001 HOME DEPOT/GEFC	20-01690 09/01/20 RADID DRYCEMENT/DRYLOK FASPLUG	Continued										
	2 55 LB RAPID SET CEMENT ALL	45.14	0-09-55-502-502-237		B Other Equipment and Supplies	A	09/01/20	09/08/20				N
		60.41										
20-01699 09/02/20 LADDER/ADAPTER/BALL VALVES												
	1 22 FT REACH ALUMINUM 5-IN 1 MP	229.00	0-01-26-290-290-237		B Other Equipment and Supplies	A	09/02/20	09/08/20				N
	2 3/4" X 3/4" SHARKBITE BALL	22.28	G-01-41-721-000-302		B NPP - Other Expenses	A	09/02/20	09/08/20				N
	3 4" DWV SNAP-IN DRAIN PVC	3.13	0-01-26-290-290-237		B Other Equipment and Supplies	A	09/02/20	09/08/20				N
	4 3/4" SB X 3/4" FEMALE BALL	37.30	G-01-41-721-000-302		B NPP - Other Expenses	A	09/02/20	09/08/20				N
	5 3/4" SHARKBITE TEE	13.62	G-01-41-721-000-302		B NPP - Other Expenses	A	09/02/20	09/08/20				N
	6 3/4"MGH X 3/4"MP X 1/2"FIT BRASS	10.36	G-01-41-721-000-302		B NPP - Other Expenses	A	09/02/20	09/08/20				N
		315.69										
Vendor Total:		511.52										
Total Purchase Orders:			6	Total P.O. Line Items:	54	Total List Amount:	264,971.05	Total void Amount:	0.00			

**RESOLUTION # ____-20
FOR THE PAYMENT OF BILLS
ON THE SEPTEMBER 15, 2020 BILLS LIST**

Be it resolved by the Mayor and the Council of the Borough of Keyport, New Jersey that the following numbered vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names, and endorsed and approved on said vouchers.

NUMBER OF VOUCHERS	BANK ACCOUNT	AMOUNT
See attached listing	CURRENT ACCT. 2020	\$ 1,065,362.06
	WATER/SEWER ACCT. 2020	\$ 17,281.12
	REVENUE ACCT.	\$ 60.00
	CURRENT ACCT. 2019	\$ 389.00
	ANIMAL CONTROL ACCT.	\$ 1,478.58
	GENERAL CAPITAL ACCT.	\$ 14,347.95
	FEDERAL & STATE GRANTS	\$ 13,971.25
	REC. BAYFRONT IMPROVEMENT	\$ 6,652.15
	UNEMPLOYMENT TRUST ACCT.	\$ 825.86
	OPEN SPACE TRUST ACCT.	\$ 608.00
	DEVELOPER ESCROW ACCT.	\$ 672.50

AUTHORIZED PER RESOLUTION

PASSED:

APPROVED:

MAYOR COLLETTE KENNEDY

ATTEST:

MICHELE CLARK, BOROUGH CLERK

OFFERED BY:

SECONDED BY:

ROLL CALL VOTE:

AYES:

NAYS:

ABSTAIN:

ABSENT:

I, MICHELE CLARK, BOROUGH CLERK HEREBY CERTIFY THIS TO BE A TRUE COPY OF A RESOLUTION ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF KEYPORT AT THE REGULAR MEETING OF SEPTEMBER 15, 2020

MICHELE CLARK, BOROUGH CLERK

Totals by Year-Fund Fund Description		Fund	Budget Total	Revenue Total	G/L Total	Project Total	Total
CURRENT FUND BUDGET		0-01	1,065,362.06	60.00	0.00	0.00	1,065,422.06
WATER/SEWER OPERATING BUDGET		0-09	17,281.12	0.00	0.00	0.00	17,281.12
		0-13	0.00	0.00	0.00	672.50	672.50
Year Total:			1,082,643.18	60.00	0.00	672.50	1,083,375.68
CURRENT FUND BUDGET		9-01	389.00	0.00	0.00	0.00	389.00
ANIMAL CONTROL TRUST FUND		A-18	1,478.58	0.00	0.00	0.00	1,478.58
GENERAL CAPITAL FUND		C-04	14,347.95	0.00	0.00	0.00	14,347.95
FEDERAL AND STATE GRANTS		G-01	13,971.25	0.00	0.00	0.00	13,971.25
REC BAYFRONT IMPROVEMENT TRUST		T-14	6,652.15	0.00	0.00	0.00	6,652.15
UNEMPLOYMENT TRUST FUND		T-17	825.86	0.00	0.00	0.00	825.86
OPEN SPACE TRUST FUND		T-20	608.00	0.00	0.00	0.00	608.00
Year Total:			8,086.01	0.00	0.00	0.00	8,086.01
Total of All Funds:			1,120,915.97	60.00	0.00	672.50	1,121,648.47

9/15/20

Project Description	Project No.	Project Total
Baron Builders LLC-Subdivision	PB18-03INS	87.00
Keyport Homes-26 Waverly	PB18-06INS	585.50
Total of All Projects:		<u>672.50</u>

P.O. Type: All
Range: First
Format: Detail without Line Item Notes
Include Non-Budgeted: Y

Include Project Line Items: Yes
to Last
First Enc Date Range: First to 12/31/20
Open: N Paid: N Void: N
Rcvd: N Held: N Aprv: Y
Bid: Y State: Y Other: Y Exempt: Y

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Excl
AG004			AGRA ENVIRONMENTAL AND													
	20-00578	03/20/20	2020 WATER TESTING	B												
	13 INV.	125483,	126502			584.00	0-09-55-502-502-237		B Other Equipment and Supplies	A	03/20/20	09/09/20				N
	14 INV.	126586,	126621			517.00	0-09-55-502-502-237		B Other Equipment and Supplies	A	03/20/20	09/10/20				N
						1,101.00										
			Vendor Total:			1,101.00										
AR004			ART SOCIETY OF KEYPORT													
	20-01638	08/25/20	REIMB. LABYRINTH SIGN													
	1		REIMB. FOR LABYRINTH SIGN			89.00	9-01-28-370-370-247		B Recreation - Micro Grant Program	A	08/25/20	09/10/20				N
			Vendor Total:			89.00										
AH001			ASSOCIATED HUMANE SOCIETIES													
	20-01580	08/13/20	7/20 ANIMAL CONTROL-INV. 8599													
	1		7/20 ANIMAL CONTROL-INV. 8599			1,478.58	A-18-56-850-000-801		B Animal Control Expenses	A	08/13/20	09/09/20				N
			Vendor Total:			1,478.58										
AT011			ATLANTIC TOMORROWS OFFICE													
	20-01513	07/30/20	INV CNIN055016C 4/1/20-6/30/20													
	1		4/1/20-6/30/20 COST PER COPY			0.00	0-01-20-100-100-264		B Services, Misc.	A	07/30/20	09/09/20				N
	2		4/1/20-6/30/20 COST PER COPY			54.81	0-01-22-195-195-264		B Services, Misc.	A	07/30/20	09/09/20				N
	3		4/1/20-6/30/20 COST PER COPY			0.00	0-01-43-490-490-264		B Services, Misc.	A	07/30/20	09/09/20				N
	4		4/1/20-6/30/20 COST PER COPY			0.00	0-01-26-290-290-264		B Services, Misc.	A	07/30/20	09/09/20				N
	5		4/1/20-6/30/20 COST PER COPY			19.28	0-01-28-370-371-264		B Services, Misc.	A	07/30/20	09/09/20				N
	6		4/1/20-6/30/20 COST PER COPY			72.25	0-01-25-240-240-264		B Services, Misc.	A	07/30/20	09/09/20				N
	7		4/1/20-6/30/20 COST PER COPY			15.34	0-01-20-130-130-264		B Services, Misc.	A	07/30/20	09/09/20				N
	8		4/1/20-6/30/20 COST PER COPY			15.33	0-01-20-145-145-264		B Services, Misc.	A	07/30/20	09/09/20				N
	9		4/1/20-6/30/20 COST PER COPY			15.33	0-09-55-502-502-264		B Services, Misc.	A	07/30/20	09/09/20				N

September 10, 2020
02:21 PM

BOROUGH OF KEYPORT
Purchase Order Listing By Vendor Name

Page No: 2

Vendor # Name	PO # PO Date Description	Item Description	Contract PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
AT011 ATLANTIC TOMORROWS OFFICE	20-01513 07/30/20 INV CNIN055016C	4/1/20-6/30/20 Continued										
	10 4/1/20-6/30/20 COST PER COPY			157.56	0-01-25-240-240-264	B Services, Misc.	A	07/30/20	09/09/20			N
				349.90								
	Vendor Total:			349.90								
BR031 BRANDED SKATE SHOP	20-01677 09/01/20 INV. 1 SKATEPARK GIVEAWAYS											
	1 COMPLETES			900.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	2 SET OF WHEELS			300.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	3 SET OF TRUCKS			400.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	4 SETS OF BEARINGS			150.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	5 SHEETS OF GRIP			100.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	6 SKATE TOOLS			90.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	7 BRANDED SHOP DECKS			150.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	8 MISCELLANEOUS DECKS			200.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
	9 MISCELLANEOUS ITEMS (CLOTHING,			125.00	0-01-28-370-370-237	B Other Equipment and Supplies	A	09/01/20	09/10/20			N
				2,415.00								
	Vendor Total:			2,415.00								
BR026 BRIDGE AUTO SUPPLY	20-01497 07/29/20 INV. 190541 PARTS CAR 9											
	1 P3 BRAKE LINE			14.99	0-01-26-290-290-214	B Motor Vehicle Parts	A	07/29/20	09/09/20			N
	2 35-032, B FLUID DOT-3-32 OZ			6.99	0-01-26-290-290-214	B Motor Vehicle Parts	A	07/29/20	09/09/20			N
				21.98								
	Vendor Total:			21.98								
20-01600 08/14/20 INV. 192517, 193257												
	1 1060 NAPAGOLD OIL FILTER			19.38	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/14/20	09/09/20			N
	2 75150 NAPA QUART 5W20			53.52	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/14/20	09/09/20			N
	3 75050 NAPA QUART 5W30			107.04	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/14/20	09/09/20			N
				179.94								
	Vendor Total:			179.94								
20-01622 08/21/20 INV. 193635, 193636, 193873												
	1 3243 FUEL FILTER - NAPA GOLD			13.64	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/21/20	09/09/20			N
	2 6040 ABSORBENT			25.98	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/21/20	09/09/20			N

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099	Excl
BR026 BRIDGE AUTO SUPPLY	20-01622 08/21/20 INV. 193635, 193636, 193873	Continued												
	3 85-405 PREM TR HYD OIL FL 5G	59.65	0-01-26-305-305-237			B Other Equipment and Supplies	A	08/21/20	09/09/20					N
		99.27												
20-01625 08/21/20 INV. 193211 GENERATOR BATTERY														
1 7527 BATTERY		107.87	0-09-55-502-502-219			B General Equipment Parts	A	08/21/20	09/09/20					N
2 7527 CORE DEPOSIT		18.00	0-09-55-502-502-219			B General Equipment Parts	A	08/21/20	09/09/20					N
3 7527 CORE DEPOSIT		18.00	0-09-55-502-502-219			B General Equipment Parts	A	08/21/20	09/09/20					N
		107.87												
		409.06												
		Vendor Total:												
CA030 CAREW, EDWARD														
20-01637 08/25/20 FABRICATE LABYRINTH SIGN														
1 FABRICATION OF LABYRINTH SIGN		300.00	9-01-28-370-370-247			B Recreation - Micro Grant Program	A	08/25/20	09/09/20					N
		300.00												
		Vendor Total:												
CD003 CDW GOVERNMENT														
20-01414 07/23/20 INV. ZRS4301 NETWORK STORAGE														
1 HPE FOUNDATION CARE NBD WDMR		0.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
2 K2R12SB, HPE STOREEASY 1450		384.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
3 HPE SOFTWARE TECHNICAL		0.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
4 K2R12SB, HPE STOREEASY 1450		144.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
5 HPE SOFTWARE UPDATES SVC		0.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
6 K2R12SB HPE STORE EASY 1450		24.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
7 HPE STORAGE RETURN TO HW SUPP		244.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
8 SW UPDATES - RETURN TO SUPPORT		18.00	0-01-20-100-100-239			B Information Technology	A	07/23/20	09/10/20					N
		814.00												
20-01572 08/12/20 INV. ZSM8286, ZSF8586 LAPTOP														
1 DELL LATITUDE 3301 - 13.3"		831.49	0-01-30-430-430-237			B Other Equipment and Supplies	A	08/12/20	09/10/20					N
Tracking Id: COVID 19														
2 MS GSA OFFICESTD 2019 #5300412		278.39	0-01-30-430-430-237			B Other Equipment and Supplies	A	08/12/20	09/10/20					N

Page No: 4

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract P0 Type Charge Account	Acct Type Description	Stat/chk	Enc Date	First Rcvd Date	chk/Void Date	1099 Invoice
CD003	CDW GOVERNMENT	Continued								
	20-01572 08/12/20 INV. ZSM8286, ZSF8586 LAPTOP	Continued								
	Tracking Id: COVID 19	COVID 19	1,109.88							
	Vendor Total:		1,923.88							
CE001	CHECK ELECTRICAL CORPORATION									
	20-01588 08/13/20 INV. 200707 PROGRAM TIME CLOCK		455.40							
	1 SERVICE CALL: TROUBLESHOOT			0-01-28-375-375-264	B Services, Misc.	A		08/13/20	09/10/20	N
	20-01597 08/14/20 INV 200713 CHANGE GFCI OUTLETS		645.15							
	1 SERVICE CALL ON 7/22/20 FOR			T-14-56-850-000-801	B Recreation Bayfront Expenses	A		08/14/20	09/10/20	N
	Vendor Total:		1,100.55							
AN001	CHUDERSKI, A.M.									
	20-00118 01/16/20 2020 TAICHI/TAIJI QIGONG BALL		75.00							
	6 8/20 CLASSES			G-01-41-708-016-301	B Office on Aging Grant - 2020	A		01/16/20	09/09/20	N
	Vendor Total:		75.00							
CH006	CME ASSOCIATES									
	19-01786 09/17/19 BID/CONSTRUCTION PHASE-MAIN ST		608.00							
	24 INV. 0265502 MAIN STREET PARK			T-20-56-850-000-801	B Open Space Trust Expenses	A		09/17/19	09/09/20	N
	20-01481 07/29/20 PRELIM ENG PEDESTRIAN IMP PROJ		9,447.95							
	2 INV 0264432 KEYPORT PEDESTRIAN			C-04-20-005-000-925	B Ord. 05-20: section 2:20:Maple P1 TAP	A		07/29/20	09/09/20	N
	20-01514 07/30/20 RETAIN SVC-REPAIR/RENO LIBRARY		2,300.00							
	3 INV. 0265503 KEYPORT PUBLIC			0-01-20-165-165-208	B Other Prof., Consult & Spec.Svc	A		07/30/20	09/09/20	N
	20-01666 08/26/20 INV. 0265506 26 WAVERLY ST		585.50							
	1 INV. 0265506 26 WAVERLY ST			PB18-061NS	P Keyport Homes-26 Waverly	A		08/26/20	09/09/20	N

BOROUGH OF KEYPORT
Purchase Order Listing By Vendor Name

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type Charge Account	Acct Type Description	Stat/Chk	First Rcvd Date Date	Chk/Void Date	Invoice	1099 Excl
C0006 CNE ASSOCIATES Continued										
20-01667 08/26/20 INV. 0265507 BARON BUILDERS										
1 INV. 0265507 BARON BUILDERS 87.00 PB18-03TNS P Baron Builders LLC-Subdivision A 08/26/20 09/09/20 N										
Vendor Total: 13,028.45										
C0012 COASTAL AIR CONDITIONING, INC.										
20-01585 08/13/20 INV. 68349 FIX A.C. BORO HALL										
1 BOROUGH CLERKS OFFICE 603.00 0-01-26-310-310-264 B Services, Misc. A 08/13/20 09/09/20 N										
2 RTU #12 NON INVENTORY 494.00 0-01-26-310-310-264 B Services, Misc. A 08/13/20 09/09/20 N										
3 COMMERCIAL LABOR SERVICE 750.00 0-01-26-310-310-264 B Services, Misc. A 08/13/20 09/09/20 N										
1,847.00										
Vendor Total: 1,847.00										
C0033 COSTELLO, MADELINE-PETTY CASH										
20-01687 09/01/20 REIMB. PETTY CASH										
1 REIMB. PETTY CASH 10.40 0-01-26-310-310-264 B Services, Misc. A 09/01/20 09/09/20 N										
2 REIMB. PETTY CASH-ZOOM 31.96 0-01-30-430-430-237 B Other Equipment and Supplies A 09/01/20 09/09/20 N										
Tracking Id: COVID 19										
3 REIMB. PETTY CASH 156.25 G-01-41-708-016-301 B Office on Aging Grant - 2020 A 09/01/20 09/09/20 N										
198.61										
Vendor Total: 198.61										
C0013 COVNE CHEMICAL										
20-01592 08/13/20 INV. 340277 POLYMER										
1 SUPERFLOC A-1883RS 950.46 0-09-55-502-502-237 B Other Equipment and Supplies A 08/13/20 09/10/20 N										
2 FUEL SURCHARGE 35.00 0-09-55-502-502-237 B Other Equipment and Supplies A 08/13/20 09/10/20 N										
985.46										
Vendor Total: 985.46										
CB001 CUSTOM BANDAG, INC.										
20-01587 08/13/20 INV. 4020770 TIRES CAR 9										
1 GBY P245/55R18 EAGLE RS-A 540.00 0-01-25-240-240-214 B Motor Vehicle Parts A 08/13/20 09/10/20 N										

BOROUGH OF KEYPORT
Purchase Order Listing By Vendor Name

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
								Enc Date Date	Date	Excl
CB001	CUSTOM BANDAG, INC.	Continued								
	20-01635 08/21/20 INV. 40208520 TIRES # 2230		478.52		0-01-25-265-266-214	B Motor Vehicle Parts	A	08/21/20	09/10/20	N
	1 GDY P265/70R17 WRANGLER SR-A									
	Vendor Total:		1,018.52							
DE025	DEILY, RONALD									
	20-01676 08/28/20 9/26/20 SKATEPARK GRANDOPENING		500.00		0-01-28-370-370-264	B Services, Misc.	A	08/28/20	09/10/20	N
	1 9/26/20 SKATEPARK GRAND									
	Vendor Total:		500.00							
DE024	DELANEY, JR., JOSEPH J.									
	20-01664 08/26/20 7/20-9/20 VEHICLE ALLOWANCE		1,050.00		0-01-20-100-100-225	B Travel and Mileage	A	08/26/20	09/09/20	N
	1 7/20-9/20 VEHICLE ALLOWANCE									
	Vendor Total:		1,050.00							
DO001	DELLOSO, DEBBIE									
	20-00119 01/16/20 2020 YOGA/FITNESS/STRENGTH		90.00	B	G-01-41-708-016-301	B Office on Aging Grant - 2020	A	01/16/20	09/09/20	N
	7 8/20 VIRTUAL CLASSES									
	Vendor Total:		90.00							
FA013	FARONE, ANTHONY									
	20-01449 07/24/20 REFUND VENDOR FEE:ST. PATRICKS		60.00		0-01-08-104-608	R Vendor License	A	07/24/20	09/10/20	N
	1 REFUND VENDOR FEE:ST. PATRICKS									
	Vendor Total:		60.00							
FP001	FASTCOPY PRINTING CENTER									
	20-01551 08/06/20 INV. 65004 SKATEPARK SIGN		50.00		0-01-28-370-370-237	B Other Equipment and Supplies	A	08/06/20	09/09/20	N
	1 SIGN FOR SKATE PARK, 11 X 14									
	Vendor Total:		50.00							

BOROUGH OF KEYPORT
Purchase Order Listing By Vendor Name

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type Charge Account	Acct Type Description	Stat/chk Enc Date Date	First Rcvd Chk/Void Invoice	1099 Excl
FI003 FIRE & SAFETY SERVICES, LTD.								
20-01627 08/21/20 INV. S120-1763 REPAIRS 2275								
1 E-ONE HALE TRUCK # 2275 405.00 0-01-25-265-265-205 B FIRE DEPT-Motor Veh-Svcs. A 08/21/20 09/10/20 N								
2 PARTS 251.97 0-01-25-265-265-205 B FIRE DEPT-Motor Veh-Svcs. A 08/21/20 09/10/20 N								
<u>656.97</u>								
Vendor Total: 656.97								
GA012 GARDEN STATE ROOFING & SIDING								
20-01586 08/13/20 INV. 22638 REPLACE SHINGLES								
1 REPLACE MISSING SHINGLES WITH 350.00 0-01-26-310-310-264 B Services, Misc. A 08/13/20 09/10/20 N								
Vendor Total: 350.00								
GP004 GP JAGER, INC.								
20-01593 08/13/20 INV 9985-071720 CHLOR BRIQUETE								
1 CONSTANT CHLOR PLUS BRIQUETTES 3,126.00 0-09-55-502-502-237 B Other Equipment and Supplies A 08/13/20 09/09/20 N								
Vendor Total: 3,126.00								
HP001 HOME DEPOT/GECF								
20-01723 09/09/20 PADLOCK COMBO SHACKLE								
1 PADLOCK-SET YOUR OWN COMBO 16.76 0-01-28-370-370-237 B Other Equipment and Supplies A 09/09/20 09/10/20 N								
Vendor Total: 16.76								
JC001 JCP & L COMPANY								
20-01694 09/01/20 100 134 200 169 8/27/20								
1 100 134 200 169 8/27/20 4.22 0-01-31-430-430-251 B Electricity A 09/01/20 09/09/20 N								
20-01715 09/03/20 8/20 ELECTRIC								
1 100 009 455 922 33.01 0-01-31-430-430-251 B Electricity A 09/03/20 09/09/20 N								
2 100 032 990 622 32.90 0-01-31-435-435-253 B Street Lighting A 09/03/20 09/09/20 N								
3 100 105 261 273 26.53 0-01-31-435-435-253 B Street Lighting A 09/03/20 09/09/20 N								
4 100 032 990 705 31.73 0-01-31-435-435-253 B Street Lighting A 09/03/20 09/09/20 N								
5 100 010 106 621 14.95 0-01-31-435-435-253 B Street Lighting A 09/03/20 09/09/20 N								
6 100 076 975 422 20.41 0-01-31-435-435-253 B Street Lighting A 09/03/20 09/09/20 N								
7 100 076 975 398 10.21 0-01-31-435-435-253 B Street Lighting A 09/03/20 09/09/20 N								

Vendor # Name	PO # PO Date Description	Item Description	Contract PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date Date	Invoice Date	1099 Excl
JC001 JCP & L COMPANY											
	20-01715 09/03/20 8/20 ELECTRIC		Continued								
	8 100 103 847 404		25.63	0-01-31-435-435-253	B Street Lighting	A	09/03/20	09/09/20			N
	9 100 103 243 190		274.12	0-01-31-435-435-253	B Street Lighting	A	09/03/20	09/09/20			N
			469.49								
	20-01716 09/03/20 100 057 236 372 9/1/20										
	1 100 057 236 372 9/1/20		1,415.81	0-01-31-430-430-251	B Electricity	A	09/03/20	09/09/20			N
	2 100 057 236 372 9/1/20		697.34	0-09-55-502-502-251	B Electricity	A	09/03/20	09/09/20			N
			2,113.15								
	20-01722 09/09/20 200 000 022 505 8/29/20										
	1 200 000 022 505 8/29/20		223.17	0-01-31-430-430-251	B Electricity	A	09/09/20	09/10/20			N
	20-01735 09/10/20 200 000 022 448 8/31/20										
	1 200 000 022 448 8/31/20		31.73	0-01-31-430-430-251	B Electricity	A	09/10/20	09/10/20			N
	2 W. FRONT STREET & BROADWAY		3.10	0-01-31-435-435-253	B Street Lighting	A	09/10/20	09/10/20			N
			34.83								
	Vendor Total:		2,844.86								
JP002 JPV LAWN SERVICE											
	20-01073 05/29/20 2020 LAWN MAINTENANCE										
	8 INV. 20155 2020 LAWN		3,903.00	T-14-56-850-000-801	B Recreation Bayfront Expenses	A	05/29/20	09/10/20			N
	Vendor Total:		3,903.00								
JU007 JUNG, ASJA											
	20-01356 07/09/20 RIVER QUEEN MURAL ON BOARDS										
	1 MURAL PROJECT AT THE OUTSIDE		4,700.00	G-01-41-721-000-302	B NPP - Other Expenses	A	07/09/20	09/10/20			N
	Vendor Total:		4,700.00								
KE006 KEY TECH											
	20-01440 07/24/20 INV. 52294 CORE SAMPLE/TESTING										
	1 BITUMINOUS CONCRETE CORE		2,150.00	C-04-19-010-000-921	B ORD. 10-19: Section 2:20 COSTS	A	07/24/20	09/10/20			N

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	1099 Excl
KE006 KEY TECH	20-01441 07/24/20 INV. 52295 CORE SAMPLE/TESTING	1 BITUMINOUS CONCRETE CORE	2,150.00	C-04-19-010-000-921	B ORD. 10-19: Section 2:20 COSTS	A	07/24/20	09/10/20		N
	Vendor Total:		4,300.00							
KB001 KEYPORT BOARD OF EDUCATION	20-00948 05/08/20 9/2020 DISTRICT TAXES	1 9/2020 DISTRICT TAXES	1,020,747.00	0-01-55-001-000-001	B School Taxes Payable	A	05/08/20	09/09/20		N
	Vendor Total:		1,020,747.00							
KF002 KEYPORT FIRE DEPT.	20-01630 08/21/20 REIMB. FIRE BOAT SUPPLIES	1 REIMB. FIRE BOAT SUPPLIES	403.92	0-01-25-265-265-237	B Other Equipment and Supplies	A	08/21/20	09/09/20		N
		2 REIMB. FIRE BOAT SUPPLIES	9.97	0-01-25-265-265-237	B Other Equipment and Supplies	A	08/21/20	09/09/20		N
	Vendor Total:		413.89							
LE005 LECKSTEIN & LECKSTEIN, LLC	20-01689 09/01/20 8/27/20 PLANNING BD. MTG.	1 8/27/20 PLANNING BD. MTG.	350.00	0-01-21-180-180-207	B Legal Services	A	09/01/20	09/09/20		N
	Vendor Total:		350.00							
LE015 LEE'S EMERGENCY EQUIPMENT, INC	20-01595 08/13/20 SUPPLEMENT REPAIRS TO #2276	1 SUPPLEMENT ON REPAIRS TO	1,424.50	0-01-25-265-265-205	B FIRE DEPT-Motor Veh-Svcs.	A	08/13/20	09/09/20		N
	Vendor Total:		1,424.50							
MC060 MC MANIMON, SCOTLAND & BAUMANN	20-01583 08/13/20 INV. 173669 BOND ORDINANCE	1 PROFESSIONAL SERVICES RENDERED	600.00	C-04-20-005-000-921	B ORD. 05-20: Section 2:20 Church Street	A	08/13/20	09/10/20		N
	20-01584 08/13/20 INV. 173673 COVID 19	1 PROFESSIONAL SERVICES RENDERED	3,391.48	0-01-30-430-430-237	B Other Equipment and Supplies	A	08/13/20	09/10/20		N

Vendor # Name	PO # PO Date Description	Item Description	Contract PO Type	Amount	Charge Account	Acct Type Description	Stat/chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099
MC060 MC MANIMON, SCOTLAND & BAUMANN	Continued												
	20-01584 08/13/20 INV. 173673 COVID 19	Tracking Id: COVID 19 COVID 19	Continued										
	Vendor Total:			3,991.48									
MT004 MONMOUTH TELECOM													
	20-01697 09/02/20 ACCT 35652 INV 310935 9/1/20												
	1 ACCT 35652 INV 310935 9/1/20			219.39	0-01-31-440-440-254	B Telephone Charges	A	09/02/20	09/09/20				N
	Vendor Total:			219.39									
MU016 MUNICIPAL CAPITAL FINANCE													
	20-00001 01/01/20 2020 COPIER LEASES		B										
	25 2020 COPIER LEASES			591.54	0-01-26-290-290-264	B Services, Misc.	A	12/18/19	09/10/20				N
	20-00356 02/26/20 2020 POLICE COPIER LEASE		B										
	8 2020 POLICE COPIER LEASE			139.27	0-01-25-240-240-255	B Telecommunication Charges	A	02/26/20	09/10/20				N
	Vendor Total:			730.81									
NJ082 NEW JERSEY AMERICAN WATER													
	20-01721 09/09/20 8/1/20-8/31/20 WATER SVCS.												
	1 8/1/20-8/31/20 WATER SVCS.			279.80	0-09-55-504-504-000	B ACQUISITION OF WATER	A	09/09/20	09/10/20				N
	2 WATER SERVICE CHARGE			1,280.65	0-09-55-504-504-000	B ACQUISITION OF WATER	A	09/09/20	09/10/20				N
	3 OTHER CHARGES			254.41	0-09-55-504-504-000	B ACQUISITION OF WATER	A	09/09/20	09/10/20				N
	Vendor Total:			1,814.86									
ON003 ONE SOURCE OF NEW JERSEY LLC													
	20-01599 08/14/20 INV. 8629 BOLTS, PUNCH SETS												
	1 00348, 5/16-18X2-1/2 CARRIAGE			109.40	0-01-26-290-290-237	B Other Equipment and Supplies	A	08/14/20	09/09/20				N
	2 00314, 5/16-18 USS FINISHED			29.30	0-01-26-290-290-237	B Other Equipment and Supplies	A	08/14/20	09/09/20				N
	3 TUBING CUTTER-TIGHT SPACE			38.82	0-01-26-290-290-237	B Other Equipment and Supplies	A	08/14/20	09/09/20				N
	4 WRTI-9680, 6 PC. PILOT PUNCHES			133.47	0-01-26-290-290-237	B Other Equipment and Supplies	A	08/14/20	09/09/20				N

Page No: 11

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
Item Description	Charge Account				Date	Date	Date	Excl
ON003 ONE SOURCE OF NEW JERSEY LLC Continued								
20-01599 08/14/20 INV. 8629 BOLTS, PUNCH SETS	Continued							
5 SHIPPING	23.44 0-01-26-290-290-237			B Other Equipment and Supplies	A	08/14/20	09/09/20	N
	<u>334.43</u>							
Vendor Total:	334.43							
OE001 OSWALD ENTERPRISES, INC.								
20-01649 08/25/20 INV. IN000012884 FIX BLOCKAGE								
1 8/15/20 MATERIALS, EQUIPMENT &	600.00 0-09-55-502-502-264			B Services, Misc.	A	08/25/20	09/09/20	N
2 8/17/20 MATERIALS, EQUIPMENT &	600.00 0-09-55-502-502-264			B Services, Misc.	A	08/25/20	09/09/20	N
	<u>1,200.00</u>							
Vendor Total:	1,200.00							
PN005 PEREIRA MASONRY, LLC								
20-01118 06/05/20 MASONRY WORK-LIBRARY STEPS								
1 KEYPORT LIBRARY - 109 BROAD	4,800.00 G-01-41-721-000-302			B NPP - Other Expenses	A	06/05/20	09/09/20	N
2 LOWER SMALL MAIN STEPS-REMOVE	800.00 G-01-41-721-000-302			B NPP - Other Expenses	A	06/05/20	09/09/20	N
3 SIDE BASEMENT STEPS- RESURFACE	700.00 G-01-41-721-000-302			B NPP - Other Expenses	A	06/05/20	09/09/20	N
4 WALKWAYS-REPLACE 158 SF OF	2,650.00 G-01-41-721-000-302			B NPP - Other Expenses	A	06/05/20	09/09/20	N
	<u>8,950.00</u>							
Vendor Total:	8,950.00							
PO014 POOR JOHNS PORTABLES								
20-01598 08/14/20 INV. 2941 PORTAJOHN RENTALS								
1 7/1/20 PROVIDE RENTAL &	316.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
2 7/1/20 PROVIDE RENTAL &	280.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
3 DAMAGE WAIVER	48.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
4 7/3/20 EXTRA CLEANINGS	96.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
5 7/10/20 EXTRA CLEANINGS	96.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
6 7/17/20 EXTRA CLEANINGS	96.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
7 7/24/20 EXTRA CLEANINGS	96.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
8 7/31/20 EXTRA CLEANINGS	96.00 T-14-56-850-000-801			B Recreation Bayfront Expenses	A	08/14/20	09/10/20	N
	<u>1,124.00</u>							

Page No: 12

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type Charge Account	Acct Type Description	Stat/Chk	First Rcvd Date Date	Chk/Void Invoice	1099 Excl
P0014 POOR JOHNS PORTABLES		Continued						
	20-01636 08/21/20 INV. 3228 PORTAJOHNS RENTALS							
	1 8/1/20 PROVIDE RENTAL AND	316.00	T-14-56-850-000-801	B Recreation Bayfront Expenses	A	08/21/20 09/10/20		N
	2 PROVIDE RENTAL AND SERVICE ON	280.00	T-14-56-850-000-801	B Recreation Bayfront Expenses	A	08/21/20 09/10/20		N
	3 8/7/20 EXTRA CLEANINGS	96.00	T-14-56-850-000-801	B Recreation Bayfront Expenses	A	08/21/20 09/10/20		N
	4 8/14/20 EXTRA CLEANINGS	96.00	T-14-56-850-000-801	B Recreation Bayfront Expenses	A	08/21/20 09/10/20		N
	5 8/21/20 EXTRA CLEANINGS	96.00	T-14-56-850-000-801	B Recreation Bayfront Expenses	A	08/21/20 09/10/20		N
	6 8/28/20 EXTRA CLEANINGS	96.00	T-14-56-850-000-801	B Recreation Bayfront Expenses	A	08/21/20 09/10/20		N
		980.00						
	Vendor Total:	2,104.00						
RE010 REALTY DATA SYSTEMS, LLC								
	20-01631 08/21/20 DATA COLLECTION/VERIFICATION		B					
	2 INV. 504	9,505.61	0-01-20-150-150-208	B Other Prof., Consult & Spec. Svc	A	08/21/20 09/09/20		N
	Vendor Total:	9,505.61						
SE015 SELEX ES, INC.								
	20-01560 08/06/20 INV. 39163 M6 - 2 CAMERA							
	1 MODEL # M6 - 2 CAMERA	995.00	0-01-25-240-240-255	B Telecommunication Charges	A	08/06/20 09/09/20		N
	Vendor Total:	995.00						
S0002 STATE OF NEW JERSEY								
	20-01720 09/09/20 YEAR END 2019 ASSESSMENT							
	1 YEAR END 2019 ASSESSMENT	825.86	T-17-56-850-000-801	B Unemployment Expenses	A	09/09/20 09/10/20		N
	Vendor Total:	825.86						
SF002 SWIFT FAMILY PARTNERSHIP, LP								
	20-00882 05/04/20 10/20 DPW FACILITY RENTAL							
	1 10/20 DPW FACILITY RENTAL	3,399.93	0-01-26-310-310-209	B Other Contractual Items	A	05/04/20 09/09/20		N
	2 10/20 DPW FACILITY RENTAL	3,399.93	0-09-55-502-502-209	B Other Contractual Items	A	05/04/20 09/09/20		N
		6,799.86						
	Vendor Total:	6,799.86						

Page No: 13

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type Charge Account	Acct Type Description	Stat/Chk Enc Date	First Rcvd Date	Chk/Void Date	Invoice
SW011 SWIFIREACH NETWORKS, LLC									
	20-01444 07/24/20 INV. 21949 ANNUAL SUBSCRIPTION								
	1 ANNUAL SUBSCRIPTION FEE	4,000.00	0-01-25-252-264	B Services, Misc.	A	07/24/20	09/09/20		N
	Vendor Total:	4,000.00							
TM005 T-MOBILE									
	20-01698 09/02/20 ACCT. 966491012 CELL PHONES								
	1 ACCT. 966491012 CELL PHONES	1,391.76	0-01-31-440-440-234	B Telephone Charges	A	09/02/20	09/09/20		N
	Vendor Total:	1,391.76							
TF003 TOM'S FORD									
	20-01596 08/13/20 INV. 642500 PARTS CAR 9								
	1 F2GZ*1A189*A KIT - TP	59.33	0-01-25-240-240-214	B Motor Vehicle Parts	A	08/13/20	09/10/20		N
	20-01626 08/21/20 INV. 643455 PARTS K-9								
	1 FL3Z*19805*E FAN AND	318.36	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/21/20	09/10/20		N
	2 A0ZZ*14S411*BHA WIRE ASY	33.45	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/21/20	09/10/20		N
	3 FREIGHT	8.95	0-01-26-290-290-214	B Motor Vehicle Parts	A	08/21/20	09/10/20		N
		360.76							
	Vendor Total:	420.09							
TO015 TOWNSHIP OF FREEHOLD									
	20-00416 02/28/20 2020 SHARED IT SERVICES								
	10 8/20 SVCS. - INV. 20-00661	1,815.00	0-01-42-140-140-209	B Other Contractual Items	A	02/28/20	09/09/20		N
	20-00492 03/09/20 2020 WATER PLANT OPERATOR								
	9 8/20 SVCS. - INV. 20-00653	1,833.33	0-09-55-502-502-208	B Other Prof., Consult & Spec.Svc	A	03/09/20	09/09/20		N
	Vendor Total:	3,648.33							
US029 US POSTAL SERVICE									
	20-01688 09/01/20 P.O. BOX 60 RENTAL FEE-1 YEAR								
	1 P.O. BOX 60 RENTAL FEE-1 YEAR	364.00	0-01-20-100-100-264	B Services, Misc.	A	09/01/20	09/09/20		N
	Vendor Total:	364.00							

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
US032 USSMANN, STEVEN	20-01747 09/10/20 8/1/20-*8/31/20 W.P. OPERATOR	1 8/1/20-8/31/20 LICENSED	3,000.00	0-09-55-502-208	B	Other Prof., Consult & Spec. SVC	A	09/10/20	09/10/20	09/10/20		N
	Vendor Total:		3,000.00									
WT012 WITMER PUBLIC SAFETY GROUP	20-01629 08/21/20 ORDER # 1926594 REPAIR CAMERA	1 MSA-TIC-REPAIR, REPAIR OF (1)	425.00	0-01-25-265-265-205	B	FIRE DEPT-MOTOR Veh-SVCS.	A	08/21/20	09/10/20	09/10/20		N
	2 FREIGHT		25.00	0-01-25-265-265-205	B	FIRE DEPT-MOTOR Veh-SVCS.	A	08/21/20	09/10/20	09/10/20		N
			450.00									
	Vendor Total:		450.00									
Total Purchase Orders:	71	Total P.O. Line Items:	147	Total List Amount:	1,121,648.47	Total Void Amount:	0.00					

RESOLUTION # ____-20
LIQUOR LICENSE RENEWALS
2020-2021

WHEREAS, application for renewal of certain plenary retail consumption, plenary retail distribution and club licenses has been made to the Mayor and Council of the Borough of Keyport as hereinafter set forth; and

WHEREAS, as a result of the unprecedented health hazard posed by the novel Coronavirus disease 2019 ("COVID-19"), on March 9, 2020, Governor Murphy declared a Public Health Emergency and State of Emergency in Executive Order No. 103; and

WHEREAS, on March 16, 2020, Governor Murphy issued Executive Order No. 104 which is having a significant impact on the alcoholic beverage industry; and

WHEREAS, the COVID-19 outbreak has affected each tier of the alcoholic beverage industry and has affected the Division of Alcoholic Beverage Control operations; and

WHEREAS, on April 13, 2020, the Acting Director of the Division of Alcoholic Beverage Control, James B. Graziano, issued Administrative Order 2020-02 which extends the 2019-2020 license term for all municipally-issued licenses and State-issued licenses and permits until Wednesday, September 30, 2020; and

WHEREAS, this extension applies to all municipally-issued licenses and State-issued licenses and permits that expire on June 30, 2020; and

WHEREAS, the Borough Clerk certifies that the requisite fee by each and every applicant has been paid and is in her office; and

WHEREAS, the Borough Clerk certifies that the requisite Alcoholic Beverage Retail Licensee Clearance Certificate (Renewal) has been received and is in her office; and

WHEREAS, the Borough Clerk certifies the Keyport Department of Code Enforcement, Fire Official and Police Department have inspected each of the locations and that they have advised her that all pertinent Statutes, Rules and Ordinances of the Borough of Keyport have been complied with by each of the applicants.

NOW, THEREFORE, BE IT RESOLVED that **plenary retail consumption** licenses be issued by the Borough of Keyport and the appropriate officers of the Borough are hereby authorized to issue and sign the same in the name of the Borough of Keyport for the period commencing October 1, 2020 and ending June 30, 2021, upon application filed by:

1322-33-006-005 Vestri Corp. t/a Up The Creek Tavern

BE IT FURTHER RESOLVED that **club licenses** be issued by the Borough of Keyport and the appropriate officers of the Borough of Keyport are hereby authorized to issue and sign same in the name

of the Borough of Keyport for the period commencing October 1, 2020 and ending June 30, 2021 upon application filed by:

1322-31-013-002

Raritan Post 23 American Legion t/a American Legion Raritan Post 23

1322-31-016-002

Keyport Yacht Club t/a Keyport Yacht Club

BE IT FURTHER RESOLVED that all licenses renewed herein, except Package Stores, but including Retail Consumption Licenses, Retail Plenary Distribution Licenses and Club Licenses shall have exit and entrance doors to licensed premises closed from 9:00 P.M. until closing absent complaints from residents residing in the immediate area of the licensed premises or as may be subsequently required by the Governing Body.

OFFERED:

SECONDED:

AYES:

NAYS:

ABSENT:

ABSTAIN:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of a Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of September 15, 2020.

Michele Clark, RMC
Borough Clerk

**RESOLUTION
REQUESTING APPROVAL OF ITEMS OF REVENUE
AND APPROPRIATION – N.J.S.A. 40A:4-87
OFFICE ON AGING – CARES ACT**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Keyport in the County of Monmouth, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2020 in the sum of \$46,081, which is now available from the County of Monmouth Office on Aging Cares Act Title IIIB.

BE IT FURTHER RESOLVED, that the like sum of \$46,081 is hereby appropriated under the caption of County of Monmouth Office on Aging Cares Act Title IIIB; and

BE IT FURTHER RESOLVED, that the Electronic Special Item of Revenue Submittal form be filed with the Division of Local Government Services for approval thereof.

OFFERED:

SECONDED:

AYES:

NAYS:

ABSENT:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of September 15, 2020.

Michele Clark, RMC
Borough Clerk

RESOLUTION #___-20
AUTHORIZING THE BOROUGH OF KEYPORT TO
RELEASE THE PERFORMANCE BOND PROVIDED BY
138 BROAD STREET, LLC FOR THE WATER AND
SEWER CONNECTION WORK PERFORMED AT 138
BROAD STREET NOW KNOWN AS 7 & 9 WARREN
STREET

WHEREAS, the Borough of Keyport, County of Monmouth (the "**Borough**") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, as part of the project at the property located at block 60, lots 15 and 16 on the Borough tax map (the "**Property**"), the Property owner, 138 Broad Street, LLC (the "**Owner**") was required to post a performance guarantee in the form of a performance bond for the amount of \$4,400 (the "**Performance Bond**") for work related to the water and sewer connection for the Property; and

WHEREAS, the Borough Engineer has confirmed that the water and sewer connection work has been completed and that the other remaining work related to the Property is accounted for in the overall bond for the project; and

WHEREAS, the Owner has requested that the Borough release the Performance Bond; and

WHEREAS, the Borough Engineer recommends the release of the Performance Bond.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Keyport as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough is authorized to release the Performance Bond provided by the Owner to the Borough based on the recommendation of the Borough Engineer.
3. The Mayor of the Borough, the Borough Administrator, and/or the Borough Chief Financial Officer is authorized to effectuate the release of the Performance Bond, including the execution of any forms necessary for the release of the Performance Bond in furtherance of this resolution.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the Office of the Borough Clerk.
6. This Resolution shall take effect as provided by applicable law.

OFFERED:
SECONDED:
AYES:
NAYS:
ABSENT:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of September 15, 2020.

Michele Clark, RMC
Borough Clerk



JOHN H. ALLGAIER, PE, PP, LE (1993-2001)
DAVID J. SAMUELS, PE, PP, CME
JOHN J. STEFANI, PE, LE, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALESI, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2010)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

August 27, 2020

Borough of Keyport
PO Box 60
70 West Front Street
Keyport, NJ 07735

Attn: Michele Clark, RMC – Borough Clerk

Re: 138 Broad Street LLC
Performance Bond Release – Water and Sewer
Broad Street - Block 60, Lots 15 & 16
Keyport Borough, Monmouth County, NJ
Our File No. HKPE0060.04

Dear Ms. Clark:

In response to the Developer's request for the release of the performance guarantee for the above referenced project's water and sewer connections, our office has reviewed the project status and performed a site investigation. Subject to verification by the Borough Clerk and Chief Finance Officer, the performance guarantee currently on file for the project's utility improvements is as follows:

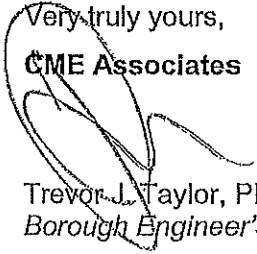
- Performance Bond (water and sewer improvements only)\$4,400.00

Our review and site observation of this project have noted there are no outstanding items with regard to the water and sewer improvements covered by this bond. Accordingly, office recommends the release of the \$4,400.00 bond posted specifically for the water and sewer connections. No additional maintenance bonding is required at this time as these items were accounted for in the overall bond for the project.

Any action taken by the Borough Council, including the reduction of the original performance guarantee and cash deposit should be conditioned upon payment of all outstanding escrow fees, if necessary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates


Trevor J. Taylor, PE, PP, CME
Borough Engineer's Office

TT:mmm

cc: Jay Delaney, Business Administrator
Thomas Fallon, Borough CFO
Denise Nellis, Planning Board Secretary
Joseph Malafronte, 138 Broad Street LLC

S:\Keyport\Project Files\E0060.04 138 Broad Street, LLC (Joseph Malafronte)\20-08-27 - Bond Reduction Rvw - Water-Sewer Only.docx

RESOLUTION #__-20**AUTHORIZING PREPARATION AND SUBMISSION OF AN
APPLICATION TO THE MONMOUTH COUNTY
MUNICIPAL OPEN SPACE GRANT PROGRAM**

WHEREAS, the Borough of Keyport, County of Monmouth (the "**Borough**") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Monmouth County Board of Chosen Freeholders establish the Municipal Open Space Grant Program (the "**Program**") administered by the Monmouth County Park Systems; and

WHEREAS, the Program offers a total of \$2 million per year to Monmouth County municipalities for the grant program to fund up to fifty percent (50%) of eligible project costs and up to seventy-five percent (75%) of eligible projects costs in state-designated Urban Aid Communities and provides an overall maximum of \$250,000 per project; and

WHEREAS, the Program is intended to fund projects for the acquisition or development of properties for open space within Monmouth County municipalities; and

WHEREAS, the Program requires: (i) a resolution by the Borough's governing body to authorize the submission of an application; (ii) the holding of public hearing on the proposed grant application with the submission of a certified copy of the minutes from the public hearing; (iii) the advertisement of a notice regarding the public hearing on the proposed grant application with the submission of an affidavit that the notice was published; and (iv) the designation of a municipal contact person to communicate with the representatives operating the Program; and

WHEREAS, the deadline for submission of an application is September 17, 2020 at 4:00 p.m.; and

WHEREAS, the Borough seeks to apply to the Program for grant funding.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Keyport as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough is authorized to prepare and submit an application to the Program for the acquisition or development of open space as set forth in the grant application to be prepared and submitted to the Program.
3. The Borough Administrator be and is hereby designated as the Municipal Contact Person authorized to communicate on behalf of the Borough with the representatives operating the Program.

4. The Borough Clerk is hereby authorized the prepare and execute an affidavit confirming the advertisement of a notice of public hearing which was held on September 15, 2020.

5. The Mayor of the Borough, the Borough Administrator, the Borough Clerk or other reasonably necessary personnel are hereby authorized and directed to prepare and sign any forms or documents, including the application to be submitted to the Program, on behalf of the Borough.

6. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

7. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.

8. This Resolution shall take effect as provided by law.

OFFERED:

SECONDED:

AYES:

NAYS:

ABSENT:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of September 15, 2020.

Michele Clark, RMC
Borough Clerk

ORDINANCE #___-20

**ORDINANCE OF THE BOROUGH OF KEYPORT, IN THE
COUNTY OF MONMOUTH, ADOPTING THE HUDSON
POINTE REDEVELOPMENT PLAN FOR PROPERTY
IDENTIFIED AS BLOCK 120, LOTS 8 AND 9, AND BLOCK
130, LOTS 42, 48, 49, 50, 51 AND 52 ON THE TAX MAP OF
THE BOROUGH**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as amended, the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, on February 20, 2007 the Borough Council of the Borough (the “**Borough Council**”) adopted Resolution No. 105-07 designating the entire Borough as an area in need of rehabilitation; and

WHEREAS, on December 18, 2018 the Borough Council adopted Resolution No. 256-18 designating certain properties within the Borough as an area in need of redevelopment, including certain properties identified as Block 120, Lots 8 and 9 and Block 130, Lots 42, 48, 49, 50 and 51 on the tax maps of the Borough (together with Block 130, Lot 52, the “**Properties**”); and

WHEREAS, on June 18, 2019, the Borough Council adopted Resolution No. 205-19 which authorized the preparation of a Redevelopment Plan for the Properties; and

WHEREAS, on July 2, 2019, the Borough Council adopted Resolution No. 212-19 which authorized the Borough to retain Beacon Planning and Consulting Services, L.L.C. (the “**Planning Consultant**”) to prepare a redevelopment plan for the Properties; and

WHEREAS, the Planning Consultant prepared a proposed redevelopment plan for the Properties, entitled the *Hudson Pointe Redevelopment Plan* (the “**Draft Plan**”); and

WHEREAS, on June 16, 2020, the Borough Council adopted Resolution No. 186-20 which referred the Draft Plan to the Keyport Unified Planning Board (the “**Planning Board**”) pursuant to the Local Redevelopment and Housing Law for comment and to determine whether the Draft Plan was in conformance to the Borough’s Master Plan; and

WHEREAS, after testimony by the Planning Consultant and the Planning Board’s professionals, the Planning Board (i) found that the Draft Plan (hereinafter, the “**Redevelopment Plan**”) is consistent with the Borough’s Master Plan and (ii) recommended the adoption of the Redevelopment Plan (collectively, the “**Planning Board Findings**”); and

WHEREAS, on July 27, 2020, the Planning Board memorialized the Planning Board Findings and delivered same to the Mayor and Borough Council pursuant to *N.J.S.A. 40A:12A-7*; and

WHEREAS, upon review and in accordance with the Planning Board Findings, the Borough Council has determined to adopt the Redevelopment Plan, a copy of which is attached hereto as Exhibit A,

NOW THEREFORE, BE IT ORDAINED by the Mayor and the Council of the Borough of Keyport as follows:

Section 1. The aforementioned recitals are incorporated herein as though set forth at length.

Section 2. The Redevelopment Plan as filed in the Office of the Borough Clerk, and attached hereto as Exhibit A, is hereby approved.

Section 3. The zoning map of the Borough of Keyport is hereby amended to incorporate the provisions of the Redevelopment Plan.

Section 4. In case any one or more of the provisions of this Ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance or the Redevelopment Plan, and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 5. This Ordinance shall take effect as provided by law.

Introduced: September 1, 2020

Public Hearing: September 15, 2020

Adopted:

Michele Clark, RMC
Borough Clerk
Borough of Keyport

Collette J. Kennedy, Mayor
Borough of Keyport

EXHIBIT A



BEACON PLANNING AND CONSULTING SERVICES, L.L.C.

COLTS TOWNE PLAZA, SUITE 129
315 STATE HIGHWAY 34
COLTS NECK, NJ 07722

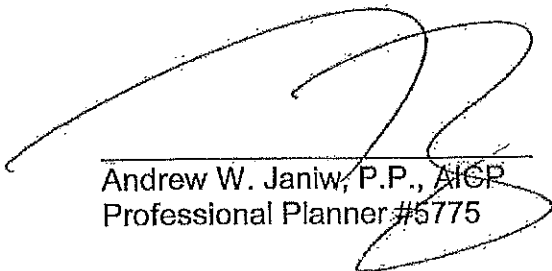
TEL. (732) 845-8103

FAX (732) 845-8104

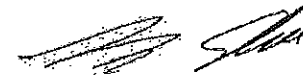
**HUDSON POINTE REDEVELOPMENT PLAN
BOROUGH OF KEYPORT, NEW JERSEY**

Beacon File: A19186
June 2020

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.



Andrew W. Janiw, P.P., AICP
Professional Planner #6775



Barbara Ehlen, PP, AICP
Professional Planner # 6294

MEMBERS OF THE KEYPORT GOVERNING BODY

Collette J. Kennedy, Mayor
Joseph Sheridan, Council President
Victoria Pacheco
Matthew Goode
Isaiah Cooper
Dennis Fotopoulos
Delia Sosa McDermott

MEMBERS OF THE KEYPORT PLANNING BOARD

Collette J. Kennedy, Mayor
Nicholas Vecchio, Class II Member
Matthew Goode, Councilmember Class III
Mark Sessa, Chairman
Roger Benedict, Vice Chairman
Harry M. Aumack, II
Roger Benedict
Lori Ann Davidson
Kenneth Howe
Donald J. Pacheco
Mark Sessa
Juan Carlos Oviedo, Alternate
Joanne Royster, Alternate

PLANNING BOARD CLERK

Denise Nellis

PLANNING BOARD PLANNER

PETER VAN DEN KOOY
CME ASSOCIATES

PLANNING BOARD ATTORNEY

Marc Leckstein, Esq.
Leckstein & Leckstein

PLANNING BOARD ENGINEER

Trevor Taylor
CME Associates

TABLE OF CONTENTS

<u>TITLE</u>	<u>PAGE</u>
1.0 INTRODUCTION	1
1.1 Background	1
1.2 Statutory Basis for the Redevelopment Plan	2
1.3 Area Description	6
1.4 Utilities and Infrastructure	7
1.5 Environmental Conditions	8
1.6 Urban Enterprise Zone Status	8
2.0 DESCRIPTION OF SITE/FINDINGS OF NEED FOR REDEVELOPMENT AND REHABILITATION	9
3.0 REDEVELOPMENT AREA REGULATIONS	12
3.1 Approach	12
3.2 Plan Interpretation	12
3.3 Purpose and Intent	13
3.4 Design Concept	14
3.5 Permitted Uses	15
3.6 Supplemental Regulations	26
3.7 Design Standards	29
4.0 ACQUISITION AND RELOCATION	38
4.1 Properties to be acquired	38
4.2 Relocation	39
5.0 RELATIONSHIP TO OTHER PLANS	40
5.1 Keyport Master Plan	40
5.2 Sewer and Water Service	42
5.3 Transportation and Public Transportation	42
5.4 Relation to Master Plans of Adjacent Municipalities	42
5.5 Relation to Monmouth County Plan	43
5.6 Relation to State Development and Redevelopment Plan	44
6.0 AFFORDABLE HOUSING	46
6.1 Inventory and Replacement of Affordable Housing	46
7.0 ELECTRIC VEHICLE RECHARGE STATIONS	47

8.0	IMPLEMENTATION OF THE REDEVELOPMENT PLAN	48
8.1	Phasing	48
8.2	Conditions in Redevelopment Agreement(s)	48
8.3	Development Review	50
8.4	Duration of Redevelopment Plan	51
8.5	Amending the Redevelopment Plan	51

FIGURES

- Figure 1: Location Map
- Figure 2: Redevelopment Area Map
- Figure 3: Existing Property and Neighborhood Zoning
- Figure 4: Tax Map
- Figure 5: Proposed Zoning
- Figure 6: Redevelopment Concept Plan

APPENDIX	TITLE
1	Borough Council Resolution #105-07, dated February 20, 2007
2	Borough Council Resolution #256-18, dated December 18, 2018

1.0 INTRODUCTION

1.1 Background

The subject properties are located within the central northeast portion of the Borough proximate to the intersection of Maple Place and Manchester Avenue. Parcels governed by this plan consist of the following blocks and lots: Block 120, Lots 8 and 9, and Block 130, Lots 42, 48, 49, 50, 51 and 52. The Borough of Keyport was found to be, in its entirety, an "Area in Need of Rehabilitation" by the Borough Mayor and Council as memorialized by Resolution No. 105-07 adopted on February 20, 2007. Block 120, Lots 8 and 9, and Block 130, Lots 42, 48, 49, 50 and 51 were found to be an "Area in Need of Redevelopment" with condemnation by the Mayor and Borough Council as memorialized by Resolution No. 256-18 adopted December 18, 2018. Both resolutions were adopted pursuant to the requirements of New Jersey's Local Redevelopment and Housing Law (LRHL). Subsequently, the governing body directed the Planning Board to prepare a redevelopment plan for the area.

The resulting plan, which is comprised of this document, identifies the land uses that are suitable for the area. The plan is the product of an extensive review process that included an analysis of the local demographics, market conditions and project viability in conjunction with two community meetings soliciting the opinions of Keyport residents and immediate neighbors to the site. The plan sets forth area and bulk requirements to guide the redevelopment of the area in a manner which promotes the health, safety and welfare of the Keyport community. The redevelopment plan provides for a range of land uses that will encourage the redevelopment or rehabilitation of substandard properties located within this portion of the community. The resulting plan establishes a comprehensive, integrated approach to development that will result in an attractive and complementary use of the properties in the redevelopment district. The plan is designed to complement and implement the specific goals, objectives and policy statements set forth in the Borough Master Plan.

1.2 Statutory Basis for the Redevelopment Plan

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such

replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
-
- B. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
 - C. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended

shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

- D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment

plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

- F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

1.3 Area Description

The subject properties are located within the central northeast portion of the Borough proximate to the intersection of Maple Place and Manchester Avenue. Figure 1 shows the location of the redevelopment area within the Borough. For purposes of this Redevelopment Plan, Maple Place will be referenced as tracking in an east/west direction while Manchester Avenue will be referenced as tracking in a north/south direction. The study area consists of properties identified by the Borough Tax Assessor as Block 120, Lots 8 and 9, and Block 130, Lots 42, 48, 49, 50, 51 and 52. The properties are situated at the southwest corner of the Manchester Avenue and Maple Place intersection (Block 120, Lots 8 and 9), surround the eastern terminus of Maple Place (Block 130, Lots 48, 49,

50, 51 and 52) and front along 7th Street (Block 130, Lot 42). A total of 8 lots with an approximate area of 125,000 sq.ft. (inclusive of the two-family property at Block 130, Lot 42) make up the Subject Properties. Figure 2 shows the location of the redevelopment district. Figure 3 shows the existing zoning of the subject properties and the zoning surrounding the subject properties.

While the subject properties lie within a residential portion of the Borough of Keyport, New Jersey, existing improvements are not consistent with this neighborhood character. The subject parcels are improved with a variety of land uses, including: former industrial buildings (Block 130, Lots 48, 49, 50 and 51); paved, vacant lots (Block 120, Lots 8 and 9); a two-family home (Block 130, Lot 52); and a former access drive to the industrial uses (Block 130, Lot 42). The access drive was situated between two single-family homes.

The surrounding area exhibits a mature, residential development pattern primarily consisting of single-family homes with examples of multi-family noted in the surrounding area. Along the northern portion of the Subject Properties is the Henry Hudson trail.

The majority of the Subject Properties represent an industrial intrusion into a residential neighborhood of the community.

1.4 Utility and Infrastructure

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the Subject Properties. Any and all redevelopment efforts must consider the capacity of these services to accommodate any and all proposed development at the Subject Properties.

- **Water:** The Borough of Keyport provides municipal water services to the entire Borough for domestic purposes and with water pressure for firefighting purposes.

- **Sanitary Sewerage:** The Borough maintains and operates a sewerage collection system serving the community.
- **Electricity:** Electrical power is provided to the Subject Properties by Jersey Central Power and Light.
- **Natural Gas.** New Jersey Natural Gas provides natural gas service to the Borough and the Subject Properties.
- **Voice and Data Transmission:** Optimum and Verizon services are available within the Borough.

1.5 Environmental Conditions

Any and all redevelopment efforts must consider the environmental status of the Hudson Pointe Redevelopment Area. Potential environmental liabilities present within the Redevelopment Area must be identified and all planning and redevelopment/rehabilitation pursued pursuant to all applicable laws, statutes and pertinent rules.

1.6 Urban Enterprise Zone Status

The parcels are not located within an Urban Enterprise Zone.

2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT AND REHABILITATION

Resolution No. 105-07: Resolution of the Mayor and Council of the Borough of Keyport Designating the Borough of Keyport as an "Area in Need of Rehabilitation," was adopted by the Borough Council on February 20, 2007. The resolution referenced a T&M Associates report dated December 1, 2006 that found: "A. At least half of the housing stock in the subject area is at least 50 years old, and B. At least half of the water and sewer infrastructure in the Borough is at least 50 years old and is in need of repair and maintenance."

All of the designated properties have been found to be an "Area in Need of Rehabilitation".

"Resolution #256-18 of the Borough of Keyport, in the County of Monmouth, New Jersey Designating Certain Properties within the Borough as a Condemnation Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et. Seq." was adopted on December 18, 2018. The findings of the Planning Board's preliminary investigation are summarized in a report entitled "Report Concerning the Determination of the Keyport Scattered Site Study Area as an Area in Need of Redevelopment, and more specifically, as a Condemnation Redevelopment Area" prepared by CME Associates and dated October 5, 2018 with revisions through December 3, 2018.

The following designated properties were incorporated into this resolution and are considered within this Redevelopment Plan:

Block	Lot	Statutory Criteria
130	42	C, H
	48	A, B, H
	49	A, B, H

	50	C, H
	51	C, H
120	8	C, H
	9	C, H

BPCS notes that, while Block 130, Lot 52 was not found to be an "Area in Need of Redevelopment," it was determined to be within an "Area in Need of Rehabilitation."

The designated properties are qualified under Criterion A, B, C, and H, the latter of which speaks to a land mass identified as an area where Smart Growth Planning Principles would apply. The following statutory criteria were cited together with a description of the condition evident as justification for inclusion of the property or properties for redevelopment:

- Criterion A:** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- Criterion B:** The discontinuance of the use of buildings previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- Criterion C:** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

Criterion H: The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The preliminary investigations and subsequent Planning Board recommendations represented the first step of an extensive planning process. In turn, the governing body elected to proceed with the recommendation of the Planning Board, pursuant to Borough Resolutions #256-18 and #105-07. Subsequently, Beacon Planning was directed to prepare a redevelopment plan for the subject area. The statute governing this process allows a redevelopment plan to encompass the redevelopment and/or rehabilitation of some or all of the properties within the delineated area. The analysis highlighted the fact that the properties within the study areas are not utilized in a manner that allows the achievement of their full development potential, and thus does not enable them to contribute to the public health, safety, and general welfare of the community.

3.0 REDEVELOPMENT AREA REGULATIONS

3.1 Approach

The planning approach outlined in this redevelopment plan is to create an enhanced opportunity for an infill, residential family district that advances the goals of Resolution #105-07 designating the Borough as a whole as an "Area in Need of Rehabilitation." A discussion of these goal is presented under section 5.1 Keyport Master Plan section of this Plan. The intent is to permit a variety of housing opportunities, including single-family, duplex, and multi-family building, along with associated amenities and on/off site improvements.

3.2 Plan Interpretation

Unless otherwise specified herein, the standards contained within the Hudson Pointe Redevelopment Plan shall regulate the land use, bulk requirements, sign regulations and design standards for the designated properties, and shall apply to any redevelopment or rehabilitation project designed to implement the Plan, whether by a Redeveloper or by private property owners. Where regulations of the Redevelopment Plan conflict with the Land Development Ordinance or Design Standards of the Borough, this Plan shall control. A new zoning district to accommodate the intended permitted land uses will be established and known as the Hudson Pointe Redevelopment District. This zoning district is not an overlay zone, but replaces the current zoning designation for the designated properties. Final adoption of this Redevelopment Plan by the Borough Council shall be considered an amendment to the Borough of Keyport Land Development Ordinance and Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the Borough's Land Development Ordinance.

The continued use of existing properties made non-conforming by adoption of this Plan is permitted until the property is to be redevelopment or substantially rehabilitated. Thereafter, the provisions of this Plan shall apply. In the case

where a particular land use or site standard is not specifically addressed in this redevelopment plan, compliance with the Borough of Keyport's Zoning Ordinance and/or other applicable Borough codes or ordinances shall be required.

The flexibility of land uses within the overall zone district is essential to achieve the best design possible to integrate the Hudson Pointe Redevelopment Area with neighboring properties and to create a sustainable residential district. The local land development regulatory process will be administered by the Keyport Planning Board to ensure that the goals and objectives of the Redevelopment Plan are met.

3.3 Purpose and Intent

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the Borough of Keyport:

- A. To redevelop underutilized, substandard buildings and properties into fully productive uses in a manner that is compatible with the character in the immediately surrounding area;
- B. To eliminate vacant, deteriorated and obsolete buildings and structures that affect the feasibility of amenable neighborhood physical change by advancing residential development (single-family, duplex, and multi-family);
- C. To provide for the improvement of the functional and physical layout of the redevelopment area for contemplated new and infill development, and the removal of impediments to land disposition;
- D. To provided land in parcels of sufficient size and configuration so as to permit comprehensive, economically sound redevelopment of the area;
- E. To serve as the guiding document for the Borough Council and Planning

Board for the designated properties;

- F. To create land use and building requirements specific to the designated properties that will promote the development of a variety of housing opportunities, including single family, duplex, two-family and multi-family housing.
- G. To foster the development of residential uses that will advance the revitalization of the designated properties by providing for an increase in the Borough's economic base;
- H. To promote the utilization of high-quality design standards in the construction of buildings and improvements;
- I. To identify and remediate potential brownfields issues relative to historical automotive and industrial uses and activities within the designated properties;
- J. To stimulate an appropriate level of development that provides public benefits to the Borough and does not overwhelm the Borough's infrastructure.

3.4 Design Concept

A redevelopment concept plan has been prepared which forms the basis of the future development and redevelopment of the Hudson Pointe Redevelopment Plan. The Concept Plan is intended to provide general guidelines for the future redevelopment of the Subject Properties, focusing on: the integration of the buildings and uses with the surrounding neighborhood; the provision of adequate parking; parking design and vehicle circulation; pedestrian improvements and circulation; and future building scale and placement. The Concept Plan is meant to be representative in nature and not a fixed site plan. The plan should not limit or inhibit creativity, aesthetics or the fostering of alternate design concepts. Minor adjustments or revisions may be permissible

within the overall vision for the redevelopment of the tract as set forth in the Redevelopment Plan. (see Figure: 6).

3.5 Permitted Uses

Due to specific attributes of sites within the Hudson Pointe Redevelopment District, six Sub-Districts are delineated within the plan area (see Figure: 4). For orientation purposes, Manchester Avenue will be referenced as tracking in a north/south direction while Maple Place will be referenced as tracking in an east/west direction. The portion of Block 130, Lot 50 along the Henry Hudson Trail will act as the northern perimeter of the District.

- Sub-District A: Multi-Family Sub-District: Block 130, Lots 51 and 52 and a portion of Lot 50 west of Block 130, Lot 52's northeast corner. For purposes of this Plan, the eastern lot line of Lot 52 will act as a divider of Lots 50 and 51 by extending north to the Henry Hudson Trail. Those portions of Lots 50 and 51 east of this line will be in the Multi-Family Sub-District while those portions west will be within Clubhouse Sub-District.
- Sub-District B: Duplex Sub-District: Block 130, Lots 48 and 49, and a portion of Lot 42. For purposes of this plan, the northern lot line of Block 130, Lot 43 will act as a divider of Lot 42 by extending east to through the site. The northern portion of Lot 42 will be within the Duplex Sub-District while the southern area will be within the Two-Family Sub-District.
- Sub-District C: Single-Family Sub-District: Block 120, Lots 8 and 9
- Sub-District D: Two-Family Sub-District: Block 130, a portion of Lot 42. For purposes of this plan, the northern lot line of Block 130, Lot 43 will act as a divider of Lot 42 by extending east to through the site. The northern portion of Lot 42 will be within the Duplex Sub-District while the southern area will be within the Two-Family Sub-District.
- Sub-District E: Clubhouse Sub-District: Block 130, a portion of Lot 50

northwest of Block 130, Lot 52's northeast corner

- Sub-District F: Maple Place Right-of-Way: This encompasses the portion of the Maple Place east of Manchester Avenue including the intersection with Manchester Avenue.

A. Permitted principal uses in Multi-Family Sub-District.

The Redevelopment Plan seeks to permit higher density residential development within the northeast portion of the overall area in order to provide an expanded range of residential uses within the community and to encourage redevelopment of this portion of the Subject Properties. Table 1 lists the permitted uses for this area.

Table 1
Permitted Principal Uses on
Block 130, Lots 51 and 52 and a portion of Lot 50
Multi-Family Sub-District

1. Multi-Family Buildings*

* Defined per Keyport ordinances as: "a structure or building occupied or intended for occupancy as separate dwelling units for three (3) or more families with direct access from the outside or through a common hall and further provided with separate cooking, sleeping and bathroom facilities for the exclusive use of the occupants of each unit."

1. Permitted accessory uses. Permitted accessory uses in the Multi-Family Sub-District of the Redevelopment Plan may include off-street parking, fences and walls, exterior trash storage enclosures, signage, dog washing stations, electric vehicle charging stations, gazebos, and public open space and related elements which are commonly ancillary to principal permitted uses. Sheds and similar accessory structures are not permitted.
2. Driveways exclusively serving duplex units situated in Block 130, Lots 48, 49 and a portion of Lot 42 shall be permitted on Block 130, Lot 51.
3. Specific use standards. The following standards shall apply to applicable uses permitted in the Multi-Family Sub-District:

- a. A maximum of two multi-family buildings are permitted.
- b. Each multifamily building can contain no more than 24 residential units and both buildings combined shall not contain more than an aggregate of 48 total residential units.
- c. The unit mix for the 48 total dwelling units shall be as follows: no fewer than four (4) one-bedroom units and no more than forty-four (44) two-bedroom units. Three-bedroom units are not permitted.
- d. Each apartment will be provided a 5' x 5' x 8' storage space within the same building as the apartment.
- e. A secure package receiving and storage system shall be provided for the 48 apartments.
- f. Each apartment shall provide laundry facilities for the resident within the apartment. There shall be no common laundry facility.
- g. Controlled and secure access for the residential use shall be provided.
- h. Dwelling units shall contain a complete kitchen, toilet and bathing facilities, and not more than two bedrooms. Only one- and two- bedroom unit configurations are permitted.
- i. One-bedroom dwelling units shall have a floor area of at least 725 square feet and two-bedroom apartments shall have a floor area of at least 825 square feet.
- j. Off-street parking for multifamily dwelling units shall be provided in accordance with the New Jersey Site Improvements Standards (N.J.A.C. 5:21, as amended).

- k. The following accessory uses shall be permitted within a multi-family dwelling structure for the use of its residents: package storage, mail room, recreation rooms, personal storage lockers, and other similar accessory uses which are for the common benefit of all residents of the multi-family dwelling; and a leasing office, building manager or superintendent's office, including space for the storage of maintenance equipment may be provided within a principal multi-family building for the purpose of serving such building or community.

4. Bulk Standards

Table 2
Multi-Family Sub-District
Bulk Regulations

Applicable to: Block 130, Lots 51 and 52 and a portion of Lot 50

Zoning Standard	Multi-Family Requirement
Minimum northern yard setback (feet) (Hudson Trail Side)	12'
Minimum eastern yard setback (feet)	25'
Minimum western yard setback (feet)	55'
Minimum southern yard setback (feet)	100'
Minimum building separation (feet)	55'
Maximum building height (feet/stories) (Measured to parapet peak)	45'4"

B. Permitted principal uses in Duplex Sub-District.

The Redevelopment Plan seeks to provide a transition from the higher density Multi-Family Sub-District to the surrounding residential single-family development pattern through the use of duplex homes. Table 3 lists the permitted uses for this area.

Table 3
Permitted Principal Uses on
Block 130, Lots 48 and 49, and a portion of Lot 42
Duplex Sub-District

1. Duplex Dwellings.*

*Duplex Dwellings shall be defined as "multi-family home that has two units in one building. Units shall be side-by-side. Duplex buildings will also have two separate entrances for each unit and at least one enclosed garage parking space for each unit. This means each tenant has their own entrance and garage."

1. Permitted accessory uses. Permitted accessory uses in the Duplex Sub-District may include off-street parking, attached residential garages, fences, gazebos, patios and rear elevated decks off the first floor (patios and decks shall not exceed 200 square feet in area and may only be situated along the rear elevation of the structure), upper story balconies not exceeding 5' in depth (upper story balconies shall be limited to the front and rear elevations of the structure), and related elements which are commonly ancillary to principal permitted uses. Sheds or similar accessory structures are not permitted.
2. Specific use standards. The following standards shall apply to applicable uses permitted in the Duplex Sub-District:
 - a. Duplex dwellings shall be oriented toward Manchester Avenue or interior circulation drives. Duplex units shall not be oriented toward Maple Place.
 - b. The area in front of the main entrance to the unit shall be considered the front yard. All other setbacks to interior roadways, including Maple Place, and parcel boundaries shall be considered side or rear yards.
 - c. The second and third floors of the structure may cantilever over the first floor.
 - d. Each unit shall contain no more than three bedrooms.

- e. Parking for at least two vehicles must be provided on site along the front elevation of each unit. This should include at least one enclosed garage space and one space in the driveway.

3. Bulk Standards

Table 4 Duplex Sub-District Bulk Regulations Applicable to: Block 130, Lots 48 and 49, and a portion of Lot 42	
Zoning Standard	Duplex Requirement
Minimum front yard setback (feet)*	20'
Minimum front yard setback (feet) to cantilevered upper floors	14'
Minimum side yard setback (feet)	4'
Minimum side yard setback (feet) (adjoining single family lots)	5'
Minimum side yard distance between duplex buildings (feet)	10'
Minimum rear yard distance between duplex buildings (feet)**	50'
Minimum rear yard setback to property line (feet)	50'
Maximum building height (feet/stories) (to peak of roof)	38'/3

*Setback measured to the first floor of the structure or to the projection of a covered stoop or stair and specifically excludes uncovered stoops or stairs accessing the home. Setback to uncovered stairs and stoops shall be 15'.

**Excluding rear yard decks. Decks must be separated a minimum 35'.

C. Permitted principal uses in Single-Family Sub-District.

The Redevelopment Plan seeks to retain the single-family development pattern of this block and provide appropriate transition from the duplex units.

Table 5 lists the permitted uses for this area.

Table 5
Permitted Principal Uses on
Block 120, Lots 8 and 9
Single-Family Sub-District

1. Single-Family Detached Dwellings.*

*Defined as per Keyport Ordinances: "A structure or building occupied or intended for occupancy as separate living quarters exclusively for one family or one household with direct access from the outside and further provided with separate cooking, sleeping, and bathroom facilities for the exclusive use of the occupancy of the unit."

1. Permitted accessory uses. Permitted accessory uses in the Single-Family Sub-District may include off-street parking, attached or detached residential garages, fences, patios not exceeding 300 sq.ft. in area, elevated decks off of the first floor not exceeding 300, sq.ft. in area, upper story balconies not exceeding 5' in depth, and related elements which are commonly ancillary to principal permitted uses. Sheds, inground or above ground pools and sports courts are not permitted.
2. Unless addressed in #1 above or in Table 6, the accessory use regulations set forth in Section 25:1-26 of the Borough Land Development Ordinance shall apply to accessory uses in the Single-Family Sub-District.
3. Specific use standards. The following standards shall apply to applicable uses permitted in the Single-Family Development Sub-District
 - a. Single-family dwellings shall be oriented with their front facades facing Manchester Avenue.
 - b. Frontage along Maple Place shall be considered a secondary front yard.
 - c. If subdivided from the remainder of the development and offered for sale without a completed dwelling, the Single-Family units will be subject to the Borough's RA zoning district standards.

4. Bulk Standards

Table 6
Single-Family Sub-District
Bulk Regulations*
Applicable to: Block 120, Lots 8 and 9

Zoning Standard	Single Family Requirement
Minimum lot area – single-family (square feet)	5,000
Minimum lot width (feet)	50'
Minimum front yard setback (feet)	25' to Manchester Avenue 12' to Maple Place
Minimum side yard setback (feet)	6'
Minimum combined side yard setback (feet)	16'
Minimum rear yard setback (feet)**	25'
Maximum Building Coverage (percent)***	40
Maximum impervious coverage (percent)***	60
Maximum building height (feet/stories)	35'/2.5
Minimum accessory structure setback (feet)	7.5'

*Single-family homes may be subdivided from the overall development; therefore, individual lot areas are delineated.

**The rear yard shall be considered the lot line opposite the parcel's frontage on Manchester Avenue.

***Inclusive of accessory buildings and structures.

D. Permitted principal uses in the Two-Family Sub-District.

The Redevelopment Plan seeks to provide a transition from the higher density Multi-Family and Duplex Sub-Districts to the surrounding residential single-family development pattern through the use of a single two-family dwelling. Table 4 lists the permitted use for this sub-district.

Table 7
Permitted Principal Uses on
Block 130, a portion of Lot 42
Two-Family Sub-District

1. Two-Family Dwellings.*

*Defined per Keyport ordinances as: "a structure or building occupied or intended for occupancy as a separate living quarters for (2) separate families or two (2) separate households with direct access from the outside or through a common hall and further provide with separate cooking,

sleeping and bathroom facilities for the exclusive use of the occupants of each unit."

1. Permitted accessory uses. Permitted accessory uses in the Two-Family Sub-District may include off-street parking, attached or detached residential garages, fences, patios not exceeding 300 sq.ft. in area, decks off of the first floor not exceeding 300, sq.ft. in area, upper story balconies not exceeding 5' in depth and related elements which are commonly ancillary to principal permitted uses. Sheds, inground or above ground pools and sports courts are not permitted.
2. Use Regulations. Unless addressed in #1 above or in Table 10, the accessory use regulations set forth in Section 25:1-26 of the Borough Land Development Ordinance shall apply to accessory uses in the Two-Family Sub-District.
3. Bulk Standards

Table 8
Two-Family Sub-District
Bulk Regulations*
Applicable to: Block 130, a portion of Lot 42

Zoning Standard	Two-Family Requirement
Minimum lot area – two-family (square feet)	4,500
Minimum lot width (feet)	50'
Minimum front yard setback (feet)**	25'
Minimum side yard setback (feet)	5'
Minimum combined side yard setback (feet)	10'
Minimum rear yard setback (feet)	25'
Maximum building coverage (percent)	50
Maximum impervious coverage (percent)	65
Maximum building height (feet/stories)	35'/2.5
Minimum accessory structure setback (feet)	7.5'

*Two-family homes may be subdivided from the development; therefore, individual lot areas are delineated.

** Setback measured to the first floor of the structure or to the projection of a covered stoop or stair and specifically excludes uncovered stoops or stairs accessing the home. Setback to uncovered stairs and stoops shall be 15'.

E. Permitted principal uses in the Clubhouse Sub-District.

The Redevelopment Plan seeks to provide a location for common recreation space for the Multi-Family and Duplex Sub-Districts only. Table 9 lists the permitted uses for this area.

**Table 9
Permitted Principal Uses on
Block 130, a portion of Lot 50
Clubhouse Sub-District**

-
1. Clubhouse.*
 2. Patio/Gazebo
 3. Gated and Fenced Dog Run
 4. Enclosed Courtyard
-

*Defined as a communal amenity that can be used for a number of activities by the residents.

1. Permitted accessory uses. Permitted accessory uses in the Clubhouse Sub-District may include off-street parking, fences, pergolas, and related elements which are commonly ancillary to principal permitted uses.
2. Specific use standards. The following standards shall apply to applicable uses permitted in the mixed-use portion of the Clubhouse Sub-District:
 - a. Active outdoor recreation space or outdoor communal cooking facilities associated with the clubhouse are not permitted (i.e. grills, swimming pools, bocci courts, etc.).
 - b. A gazebo is permitted; however, it may not be situated adjoining a neighboring residential property.
3. Bulk Standards

**Table 10
Clubhouse Sub-District
Bulk Regulations
Applicable to: Block 130, a portion of Lot 50**

Zoning Standard	Clubhouse Requirement
Minimum setback to residential properties (feet)	8'
Minimum setback to northern property line (feet)	2'

Minimum setback from Manchester Avenue (feet)	70'
Maximum building height (feet/stories)	30'2
Minimum gross square footage of clubhouse	2,800 sq.ft.

F. Right of Way Improvements Standards in the Maple Place Sub-District

1. The Redevelopment Plan seeks to provide an enhanced entrance to the Multi-Family and Duplex Sub-Districts that will also aid in visually buffering same. Specific standards.
 - a. Maple Place shall be improved as a boulevard configuration from Manchester Avenue eastward.
 - b. Striped parallel parking spaces shall be provided along either side of Maple Place. Dimensions for the parking spaces and cartway width shall be approved by the Keyport Borough Engineer's office.
 - c. The island shall be landscaped in such a manner as to not impeded pedestrian or motorist visibility.

G. Overall Site Bulk Standards

Table 11
Overall Hudson Pointe Redevelopment District
Bulk Regulations
Applicable to:

Block 130, Lots 42, 48, 49, 50 51 and 52 and Block 120, Lots 8 and 9

Zoning Standard	Requirements
Minimum lot area (square feet)	105,000
Maximum Density:	48 Multi-Family Units 12 Duplex Units 2 Single-Family Homes 1 Two-Family Home
Maximum impervious coverage (percent)	72
Maximum Building Coverage (percent)	28

Minimum Parking Lot Setback to Any Lot Line
(feet)

6'

Unless otherwise stipulated in bulk standards
for a sub-district: Minimum Accessory
Structure Setback to Any Lot Line (feet)

10'

3.6 Supplemental Regulations

A. General Regulations

In the event of any conflicts between the regulations set forth herein and any other Borough of Keyport development ordinances, the Hudson Point Avenue Redevelopment Plan regulations shall apply.

B. Distribution of Uses

Delineation on the site plan. The amount of open space and landscaped open space shall be calculated and identified on the site plan.

C. Prohibited Uses

All uses not expressly permitted in the various Sub-Districts are prohibited.

D. Signs

Signs may be provided consistent with the provisions of the Borough's Land Development Ordinance. All monument and identification signage must be identified at site plan application.

E. Non-Applicable Sections

The following sections of the Borough's Land Development Ordinance shall not apply within the Hudson Pointe Redevelopment Plan:

25:1 – 14.5: Limitation on number of principal dwelling

structures and accessory structures per lot.

F. Stormwater Management

Stormwater management facilities located in and serving development at the Subject Properties shall meet all applicable requirements established pursuant to any and all local and state regulations.

G. Street, Curbs and Sidewalks

Proposed right-of-way improvements shall meet the requirements set forth in the Borough's Land Development Ordinance and shall be consistent with the streetscape design and standards presently being implemented in other areas of the Borough.

H. Fencing

1. A 6' high opaque fence of durable materials shall be provided along adjoining property lines of all adjacent residentially zoned residential properties.

I. Parking

1. Parking for residential uses shall comply with the New Jersey Residential Site Improvement Standards.
2. Parking Lots
 - i. Grade level parking lots shall be permitted in the Multi-Family, Clubhouse and Duplex Development Sub-Districts.
 - ii. Grade level parking lots shall be a minimum of 6 feet from any property line.
 - iii. No parking lot parking spaces shall be located closer than 5 feet from a residential building. Parking provided in

driveways adjacent to single-family, two-family and duplex homes are exempt from this standard.

- iv. Each driveway leading to a garage shall be at least 20' in length measured between the garage door and the curb or between the garage door and a sidewalk, whichever distance is less, and 8' in width for a single car drive and 16' in width for a two-car drive.

J. Buffer Requirements

A landscaping buffer shall be provided between the site and all adjacent or adjoining residentially zoned properties. The buffer shall be reviewed and approved by the Borough engineer and the redevelopment planner.

K. Deviation Requests

The Planning Board may grant deviations from the bulk standards contained in this redevelopment plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical conditions uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design standard or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the development of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict application of the bulk standards of this Plan, and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair

the intent and purpose of the Hudson Pointe Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a-b.

Deviations from the uses permitted in the Redevelopment Sub-Districts shall be permitted only by means of an amendment to the Redevelopment Plan by the Borough Council, and only upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Plan.

3.7 Design Standards

Fundamental to the redevelopment of the Subject Properties is the creation of a residential district that is cognizant of and responds to the needs of the surrounding residential neighborhoods. Visual and functional transition elements are essential. Off-street parking, clearly defined access from Maple Place, Manchester Avenue and Seventh Street, an architectural style that attractively integrates potential residential land uses, quality building materials, and an enticing streetscape are all key requirements of the Redevelopment Plan.

Purpose

- To set forth guidelines and standards that promote the creation of functional and attractive development that shall promote and give due consideration to the health, safety, general welfare, morals, order, efficiency, economy, maintenance of property values and character of the Borough of Keyport.
- To ensure that any development shall comply with the stated goals and objectives of the Hudson Pointe Redevelopment Plan.

- To provide guidelines and standards that shall be used by an applicant in preparing a redevelopment proposal, and the designated redevelopment entity in reviewing same.
- To minimize adverse impacts of flooding, drainage, erosion, vehicular traffic, pedestrian movement, parking, vibration, lighting and glare, noise, odor, solid waste disposal, litter, ventilation, vibration, crime and vandalism and inappropriate design and development.
- To ensure that any new development gives due consideration to the physical, visual and spatial characteristics of the existing and proposed streetscape, neighborhood and district in which such is located and the Borough generally, while providing sufficient opportunity for creativity in design.
- To ensure that the physical, visual and spatial characteristics of any proposed development will be consistent with and complement existing residential and commercial land uses in adjacent neighborhoods. The proposed development shall not be so markedly incongruous with the same characteristics of the existing or proposed streetscape, neighborhood and district in which such is located, and the Borough generally, so as to materially detract from the real property value of adjacent or nearby properties.

Site Standards

- *Building location.* Buildings shall be located to front towards and relate to a either public streets or interior circulation drives, both functionally and visually. Spatial relationships between buildings shall be geometrically logical and architecturally formal. All buildings shall be located in a manner that allows adequate safe access for fire and emergency vehicles.
- *Pedestrian Circulation.* A barrier-free walkway system shall be provided to

allow pedestrian access to each building from the Borough's sidewalk system. Such walkway system shall promote pedestrian activity both within the site itself and throughout the community by its integration with the Borough's sidewalk system. Walkways shall be separated from motor vehicle circulation to the greatest extent possible.

- *Lampposts.* The height, spacing, style, size, color and type of light source of such lamp posts shall be in accordance with generally accepted Borough streetscape standards or its functional and aesthetic equivalent. Lighting levels from such fixtures shall be in accordance with Borough standards.
- *Sidewalk type and streetscape details.* Sidewalks and all other streetscape improvements along adjacent public streets shall be completed in accordance with the Borough's design standards.
- *Private Open Space.* Private open space, designated for any residential uses, that is adjacent to or visible from public areas shall be demarcated with walls and/or fencing.

Architectural Design Standards

- *Massing.* New buildings shall be designed to be compatible with the scale, form, and proportion of adjacent existing development and adjacent redevelopment initiatives. Building wall offsets or exterior material variations shall be provided along any building wall measuring greater than 75 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall. The total measurement of such offsets shall equal a minimum of 5 percent of the building wall length.
- *Continuity of treatment.* All sides of a building shall be architecturally designed so as to be compatible with regard to style, materials, colors and details.

- *Roof.* The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building.
- *Windows.* Fenestration shall be architecturally compatible with the style, materials, colors and details of a building.
- *Entrances.* All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticoes, overhangs, canopies, railings, balustrades and other such elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building.
- *Physical plant.* All air-conditioning units, HVAC systems, exhaust pipes or stacks and elevator housing for multi-family structures shall be shielded from view for a minimum distance of 500 feet from the site. Such shielding shall be accomplished by utilizing the walls or roof of the building or a penthouse-type screening device that shall be designed to be architecturally compatible with the style, materials, colors and details of such building. Any HVAC or device penetrations (such as PTAC sleeves and grills) or vents located along any façade shall be shielded from view with decorative metal grills. The design of the grills shall be presented to the Planning Board for approval at the time the redevelopment application is presented for review. Single-family homes, two-family homes, and duplex units may not locate any components of the HVAC system in the front or side yards.
- *Materials, colors, and details.* All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall have such incorporated into the design of such buildings. Brick veneer, thin-brick, EIFS and vinyl siding shall be prohibited on any multi-family building and along any street or parking area frontage of duplex, single-family

buildings, two-family buildings or the clubhouse. Architecturally interesting combinations of quality materials, such as brick, stone, metal panels, concrete board and glass, are encouraged.

- *Lighting.* Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the light quality such sources produce. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible.
- *Multiple buildings.* A development plan that contains more than one building or structure shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such buildings or structures.
- *Prohibited materials.* The use of bare aluminum or other bare metal materials or exposed non-decorative concrete block as exterior building materials shall be prohibited. Brick veneer, thin-brick, EIFS and vinyl siding shall be prohibited along any street front. The use of shapes, colors, and other characteristics that create a jarring disharmony shall be avoided.

Landscaping Design Guidelines

- *Landscaping.* The entire development shall be landscaped in accordance with a plan conceived as a complete pattern and style throughout the total site. All areas of the site not occupied by buildings and other improvements shall be planted with trees, shrubs, hedges, ground cover and perennials and annuals. Landscaping shall be provided to achieve the following:
 - Preservation and enhancement, to the greatest extent possible, of existing natural features on the site, including vegetation and land forms;

- Assistance in adapting a site to its proposed development;
- Mitigation and control of environmental and community impacts from a development;
- Creation of an attractive appearance for the development, as viewed from both within the site itself and the surrounding area;
- Definition of yard areas and other open space;
- Energy conservation and micro-climatic control;
- *Other site design elements.* The development plan shall incorporate landscaping with other functional and ornamental site design elements, where appropriate, such as the following:
 - Courtyards, plazas, alleys and similar public and semi-public open spaces;
 - Ground paving materials;
 - Paths and walkways;
 - Fences, walls and other screens;
 - Street and site furniture;
- *General standards.* The following general standards shall be used to prepare and review landscaping for any development plan.
 - Deciduous trees shall have a minimum caliper of two and one half inches at time of planting. Evergreen trees shall be a minimum of six (6) feet in height at time of planting. Low-growing evergreen shrubs shall be a minimum of two-and-one-half (2½) feet in height at time of planting. Size of other plantings shall depend on setting and type of plant material.

- Plantings shall be watered regularly and in a manner appropriate for the specific plant material throughout the first growing season. All landscaped areas shall be well maintained and kept free of all debris, rubbish, weeds, tall grass, other overgrown conditions and the storage of any equipment or materials.
- The redeveloper shall be required to replace dead or dying plant material for a period of two years from the date of issuance of a final occupancy permit. If plant material is dead or dying during a planting season, it shall be replaced that same season. If plant material is dead or dying during a non-planting season, it shall be replaced as soon as is reasonably possible at the start of the next planting season.
- *Specific standards.* The following standards shall be used to prepare and review landscaping within the Hudson Pointe Development Districts:
 - The interior area of all parcels shall be landscaped to enhance the site's aesthetic appearance, provide visual relief from the monotonous appearance of buildings and parking areas, and to provide shading. In parking lots, landscaped areas shall be provided in protected planting islands or peninsulas within the perimeter of the parking lot and shall be placed so as not to obstruct the vision of pedestrians or motorists. Landscaping in the boulevard island shall not obstruct the vision of pedestrians or motorists.
 - Benches, trash receptacles, kiosks, bicycle racks and other street or site furniture shall be located on-tract, and shall be positioned and sized in accordance with the functional need of such. Selection of such furniture shall take into consideration issues of durability, maintenance and vandalism. All such furniture shall be architecturally compatible with the style, materials, colors and details of buildings on the site.

- Street trees shall be provided along all public streets within the Development Districts at a maximum distance of 40' on center unless constrained by site conditions. Street trees shall have at least a 2½" caliper at the time of planting.

Exceptions

The design standards contained herein shall be used as the Borough's presumptive minimum requirements for development of the Subject Properties. However, these guidelines and standards are not intended to restrict creativity, and a potential redeveloper may request that the guidelines and standards be modified or waived. The Planning Board may grant a Redeveloper reasonable waivers or modifications from these design guidelines provided the Redeveloper demonstrates the following:

- The proposed design waiver or modification will not substantially impair the intent of the Hudson Pointe Redevelopment Plan;
- The proposed design waiver or modification is consistent with the Borough's normally acceptable engineering, planning and/or architectural practices;
- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed;
- The proposed design waiver or modification generally enhances the overall development plan for the tract;
- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape and neighborhood in which such development is located;
- The proposed design waiver or modification generally enhances the streetscape of the Subject Properties and the surrounding neighborhood;

- The proposed design waiver or modification will not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development;
- The proposed design waiver or modification will not materially detract from the real property value of the development or adjacent or nearby properties;
- The proposed design waiver or modification will not present a substantial detriment to the health, safety and welfare.

4.0 ACQUISITION AND RELOCATION

4.1 Properties to be acquired

Properties may need to be acquired in order to implement the purposes of this redevelopment plan. Properties may be acquired for the following purposes:

- Redevelopment or rehabilitation of existing lots;
- Assembly of development parcels; and
- Alteration of lot lines.

While the acquisition of property is encouraged through private transaction between the owner and the redeveloper, this Redevelopment Plan authorizes the Borough to exercise its power of eminent domain in connection with the Subject Properties to acquire any and all property within the Area or to eliminate any restrictive covenants, easements or similar property interests that may obstruct or undermine the implementation of the Plan.

Only the properties identified in in the following table may be acquired to enable this redevelopment plan:

Block	Lo t
130	42
130	48
130	49
130	50
130	51
120	8
120	9

Block 130, Lot 52 is specifically excluded from this list as it was not found to be an "Area in Need of Redevelopment with Condemnation".

4.2 Relocation

Implementation of the Redevelopment Plan will not result in the relocation of any residences or commercial uses within the Subject Properties.

5.0 RELATIONSHIP TO OTHER PLANS

The LHRL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed Redevelopment Plan is generally consistent with these various documents. In particular, it is noted that, while the Redevelopment Area is not adjacent to any adjoining municipality, the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

5.1 Keyport Master Plan

The 2017 Master Plan states (Pg. 13): "Keyport is a 'mature' community having limited available vacant and developable land. Most opportunities for new development in the Borough will be through redevelopment, rehabilitation, and adaptive re-use of existing buildings."

The Subject Properties are located in an area that is designated for light industrial and residential uses and proximate to residential neighborhoods. The light industrial land use category reflects the historic use of several of the subject properties. The 2017 Master Plan spoke of lessening the intensity of light industrial uses by expanded permitted uses to those with fewer impacts to neighboring residential uses so as to minimize their impact to same and to provide for adaptive reuse. It is the understanding of BPCS that these recommendations were made in light of a specific commercial use considering relocation to the community. This relocation failed to materialize and the industrial buildings at the Subject Property are currently vacant and falling into a state of disrepair.

The Master Plans speaks to preserving and protecting the residential neighborhoods of the community while supporting downtown commercial

establishments. The redevelopment plan achieves these goals by buffering the proposed higher density multi-family buildings from the surrounding single-family development pattern through the use of duplex units and single-family homes. The use of multi-family buildings diversifies the housing stock of the community and helps to bring density to support the downtown.

On February 20, 2007, Resolution No. 105-07: Resolution of the Mayor and Council of the Borough of Keyport Designating the Borough of Keyport as an "Area in Need of Rehabilitation," was adopted by the Borough Council. A Statement of Mayor and Council of the Borough of Keyport Accompanying Resolution No. 105-07 states: "A variety of housing opportunities within and near the downtown provides a critical mass of population that attracts services, businesses and jobs to the downtown." Specific goals within the Statement include:

- Improve the economic sustainability of Keyport's downtown by providing mixed-use development and infill residential development in underutilized locations proximate to the downtown to provide the critical mass needed by retailers to maintain an economically viable shopping district.
- Upgrade under-utilized and deteriorated sites and facilities in the commercial and light-industry districts utilizing residential redevelopment and mixed-use concepts. In these areas, harmony with adjacent residential areas is promoted with the intent of following the existing zone standards to the extent practicable. Using professional planning principles, public input from residents of the neighborhood and surrounding community, plans are implemented. However, reasonable deviations are not be precluded.
- Enhance the residential districts of Keyport by supporting the conversion of non-conforming uses and by providing tax incentives to stimulate the rehabilitation of conforming residential uses;

- Recognizing an apparent public sentiment against high-density, multifamily residential developments (as evidenced by a 2006 non-binding referendum), preserve and protect the character of existing residential neighborhoods of the Borough by recognizing the existing residential density and building structural style, while allowing for reasonable increases in select areas to encourage the redevelopment of deteriorated, vacant or appreciable underutilized properties.

The goals, objectives and standards contained in this Redevelopment Plan are consistent with the Borough's Master Plan and the intent of the 'Area in Need of Rehabilitation' designation. The plan recommends a reasonable increase in density at an appropriate portion of the parcel in order to encourage the overall redevelopment of these deteriorated and vacant parcels.

5.2 Sewer and Water Service

The redevelopment area is located within public water and sewer service areas.

5.3 Transportation and Public Transportation

The Subject Properties are proximate to public transportation. Bus services is provided to South Amboy and its associated train station. The Hazlet and Aberdeen-Matawan train stations are also located within a mile of the Borough. Access to the regional highway network is readily available, including Routes 35 and 36 and the New Jersey Garden State Parkway, and connects the Subject Properties to the neighboring properties and State as a whole.

5.4 Relation to Master Plans of Adjacent Municipalities

Municipalities bordering Keyport include Union Beach, Hazlet and Aberdeen in Monmouth County. The redevelopment area is not situated along the municipal boundary with any of these communities, and as such, its proposed residential

development is not anticipated to adversely impact these adjacent communities. Regional access to the Subject Properties is primarily from the New Jersey State Routes 36 and 35; therefore, the redevelopment of the area is not anticipated to have a significant adverse impact on roadways in neighboring communities.

5.5 Relation to Monmouth County Plan

The 2016 Monmouth County Master Plan Goals and associated Objectives include:

- Encourage a range of housing options including types, sizes, styles and accommodations to meet the needs associated with various lifestyles, life-stages, abilities and occupations of residents while supporting economic sustainability within the region;
- Endorse the use of enhanced landscapes, streetscapes and design amenities that promote safe and secure neighborhoods as well as other attractive and appealing built environments that discourage aversion, crime and blight;
- Promote the redevelopment or reuse of environmentally degraded places such as brownfield and grayfield sites into safe, new uses and public amenities that promote healthy community design;
- Encourage municipalities to monitor the evolving housing market and consider the desirability of changing zoning to accommodate shifts in market demand;
- Support measures to improve communities in need of revitalization or restoration;
- Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve

adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn and recreate.

The proposed redevelopment of these vacant, former industrial and environmentally impacted parcels into a residential community with a variety of housing styles is not only consistent and compatible with the County Plan, but promotes the plan.

5.6 Relation to State Development and Redevelopment Plan

This Redevelopment Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. Specifically, the State Development and Redevelopment Plan encourages development in older cities and in suburbs that have the necessary infrastructure to accommodate it, as well as in locations along existing transportation corridors. Keyport is located in a "Metropolitan Planning Area." That classification has the following characteristics: predominantly developed with little vacant land; aging infrastructure; recognize that redevelopment will be the predominant form of growth; and understands that certain municipal services and systems need to be regionalized. This Redevelopment Plan affirmatively addresses the State Plan's goal of promoting public and private investment/reinvestment in the Metropolitan Planning Areas.

In 2011, a draft State Strategic Plan was prepared as an update to the State Development and Redevelopment Plan. This update has not yet been officially adopted. Goals incorporated into the update include:

- Enhance opportunities for attraction and growth of industries of statewide and regional importance.
- Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that

region.

- Ensure that strategies for growth include preservation of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.
- The State Strategic Plan lists all areas that are located within the Metropolitan Planning Area (PA-1) of the State Development and Redevelopment Plan, as being within "priority growth investment areas" where public and private investment to support development and redevelopment should be encouraged and supported.

This redevelopment plan affirmatively addresses the goals of the draft State Strategic Plan.

6.0 AFFORDABLE HOUSING

6.1 Inventory and Replacement of Affordable Housing

The Subject Properties governed by this Redevelopment Plan contain no housing units previously identified as affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D-304). No deed restricted affordable units for which the Borough is eligible to receive affordable housing credits pursuant to the Fair Housing act and its implementing regulations, including Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. Seq., will be removed as a result of implementation of this Redevelopment Plan. For that reason, the Borough is not required to plan for the provision of new or substantially rehabilitated affordable housing as a result of the implementation of this Redevelopment Plan.

Affordable housing units will not be required in conjunction with the implementation of the Redevelopment Plan.

7.0 ELECTRIC VEHICLE RECHARGE STATIONS

The proposed development shall provide a total of at least two public electric recharge stations. These stalls shall be located in either the multi-family and/or duplex development Sub-Districts. The Developer may also work with the Borough to place the recharge stations along the Maple Place right-of-way east of its intersection with Manchester Avenue.

8.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

This section summarizes the implementation process for a successful redevelopment plan.

8.1 Phasing

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections.

8.2 Conditions in Redevelopment Agreement

Any Redevelopment Agreement pertaining to the Hudson Point Redevelopment Area shall be contingent upon the following conditions, restrictions, and/or requirements.

1. The Redeveloper Agreement will incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. The Redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
3. Failure by the Redeveloper to adhere to any approved site plan and the associated time schedule shall constitute a condition of default under the Redevelopment Agreement.
4. The Redevelopment Entity reserves the right to terminate any Redeveloper Agreement with a Redeveloper in the event that such Redeveloper fails to perform its obligations on a timely basis or it suffers a substantial change in its financial conditions which in the sole,

reasonable judgment of the Redevelopment Entity is determined as being materially adverse.

5. The Redeveloper shall not be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Redevelopment Entity have been obtained; it being understood that such consent will not be granted under conditions that would promote speculation and fail to protect the interests of the Borough of Keyport.
6. The consent of the Redevelopment Entity shall be required prior to the disposition of all or any of the Redeveloper's interest in the Redevelopment Area. Such consent shall be effective upon the completion by the Redeveloper of all on and off-site improvements as may have been approved and required.
7. The Redevelopment Entity reserves the right to terminate any Redeveloper Agreement with any Redeveloper in which the ownership interests have changed by more than 20 percent in aggregate during the term of a Redeveloper Agreement unless such changes have been first approved by the Redevelopment Entity.
8. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Redevelopment Entity or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
9. The Redeveloper shall have the obligation to maintain all aspects of the built environment of the Hudson Pointe Redevelopment Area including buildings, parking areas, landscaping, streetscaping, sidewalks, curbing and traffic calming devices (but not the paved roadway unless disturbed by the Redeveloper), trash collection & receptacles, and all such issues

identified in the Borough Property Maintenance Code.

10. The Redeveloper shall pay to the Redevelopment Entity a fee for the purpose of defraying its costs incurred in connection with this Plan and the Redeveloper's project.

8.3 Development Review

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and the Borough's Land Use Ordinance, will be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A. 40:55D-1 et seq.

The Planning Board may require the developer to provide a bond or bonds of sufficient size and duration of guarantee the completion of the various phases of the project in compliance with the requirements of the Municipal Land Use Law and planning approvals.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Redevelopment Area and take precedent over the Land Development Ordinance of the Borough of Keyport. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

8.4 Duration of Redevelopment Plan

During the period that this Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. The Redevelopment Plan shall remain in effect for 30 years following the date of its adoption. After that period the Borough's Land Use Ordinance will regulate development within the Redevelopment Area.

8.5 Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

FIGURES 1 – 6

Proposed
75 Manchester Ave
Redevelopment
District

Borough of Keyport
New Jersey

Figure 1:

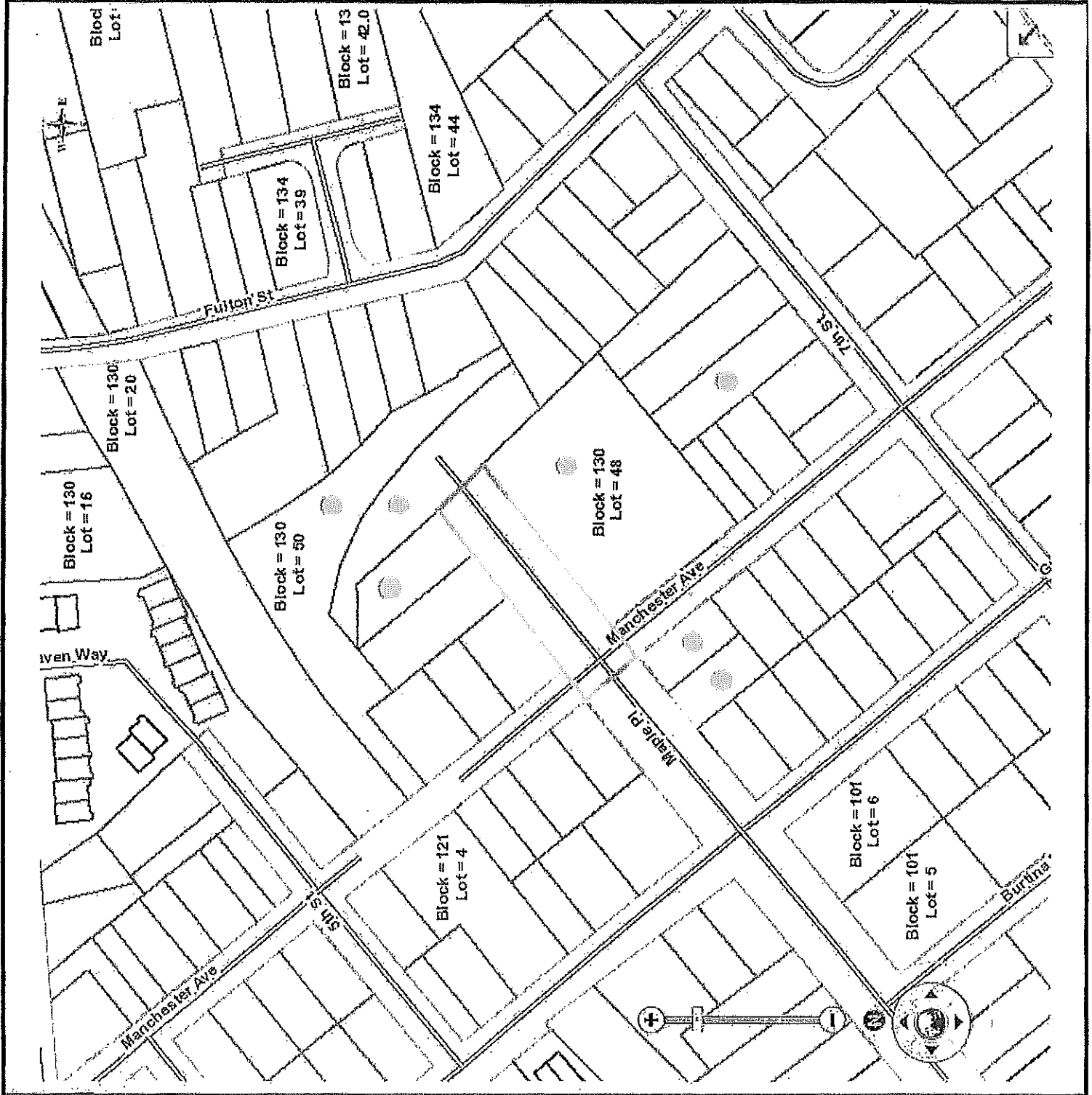
Location Map

Properties

● Subject to this
Plan

Mapping obtained from
NJ - GeoWeb (NJDEP)
Aerials utilized date to 2015

Beacon Planning and Consulting Services, LLC
315 Route 34 - Suite 129
Collis Neck, New Jersey 07722



Proposed
75 Manchester Ave
Redevelopment
District

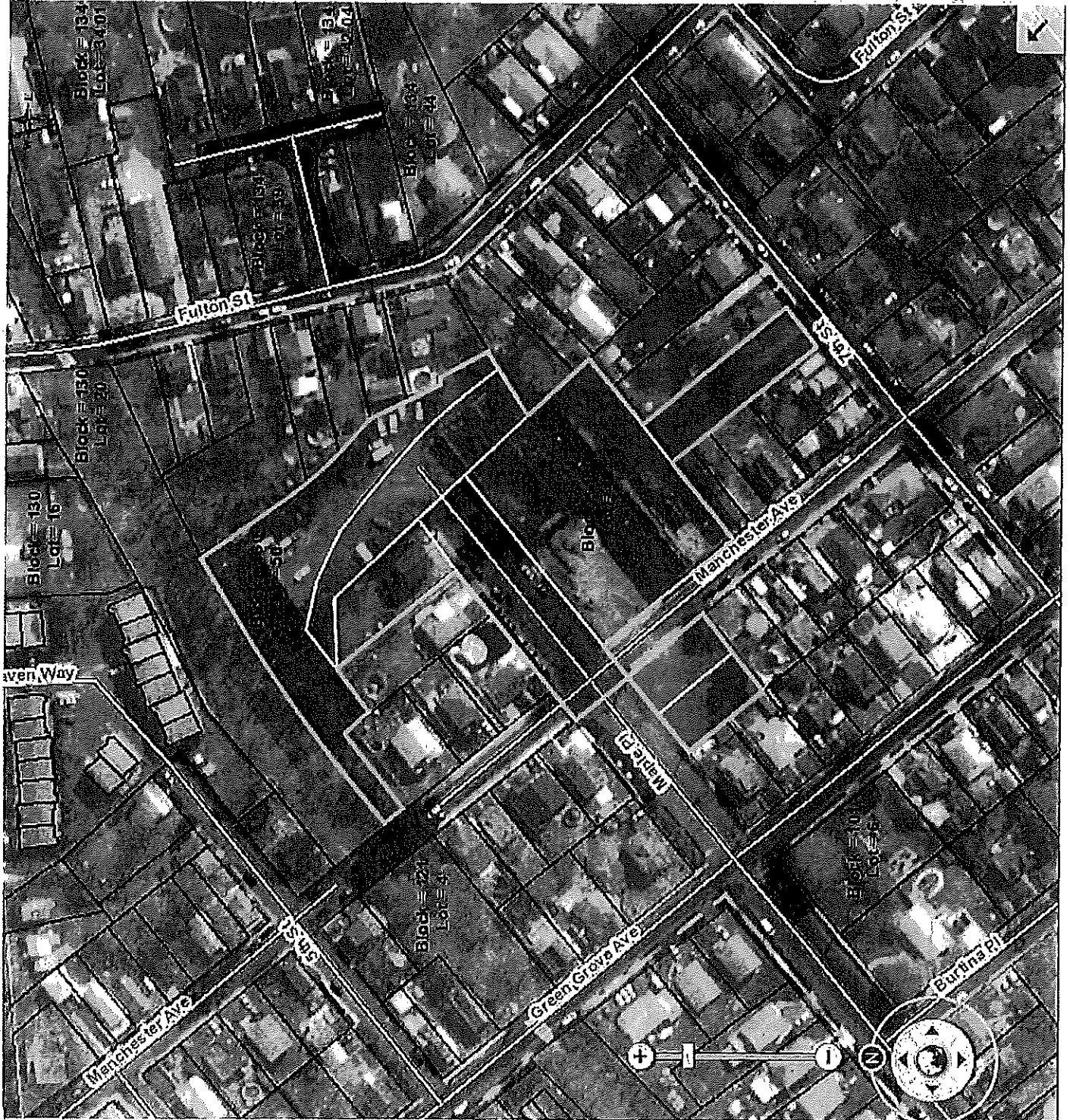
Borough of Keyport
New Jersey

Figure 2:

Approximate
Outbound of the
Redevelopment
District

Mapping obtained from
NJ - GeoWeb (NUDEP)
Aerials utilized date to 2015

Beacon Planning and Consulting Services, LLC
315 Route 94 - Suite 129
Collis Neck, New Jersey 07722



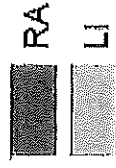
Proposed
75 Manchester Ave
Redevelopment
District

Borough of Keyport
New Jersey

Figure 3:

Existing Zoning
Borough of Keyport
Zoning Map

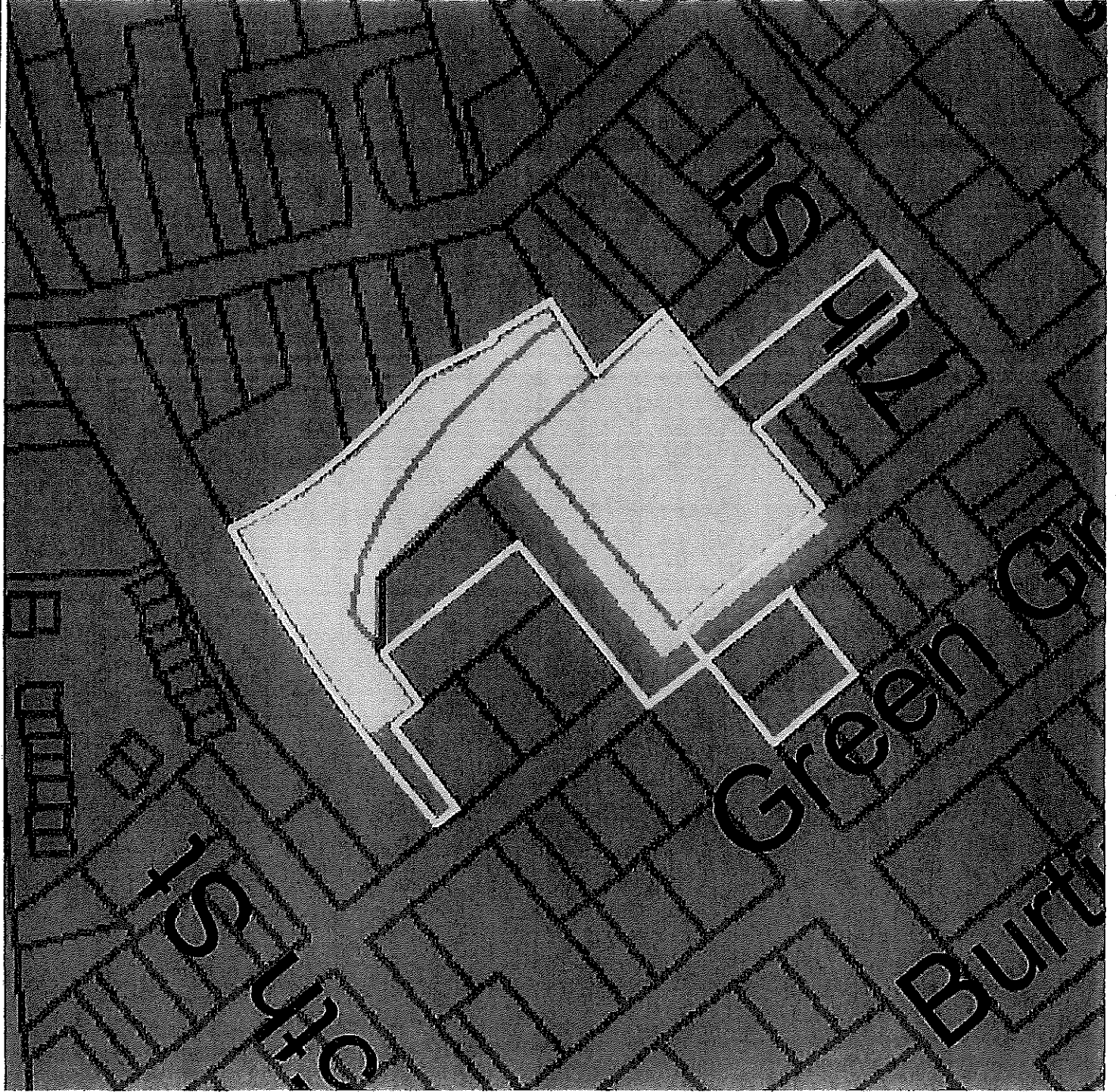
Last Revised: 02/22/2018

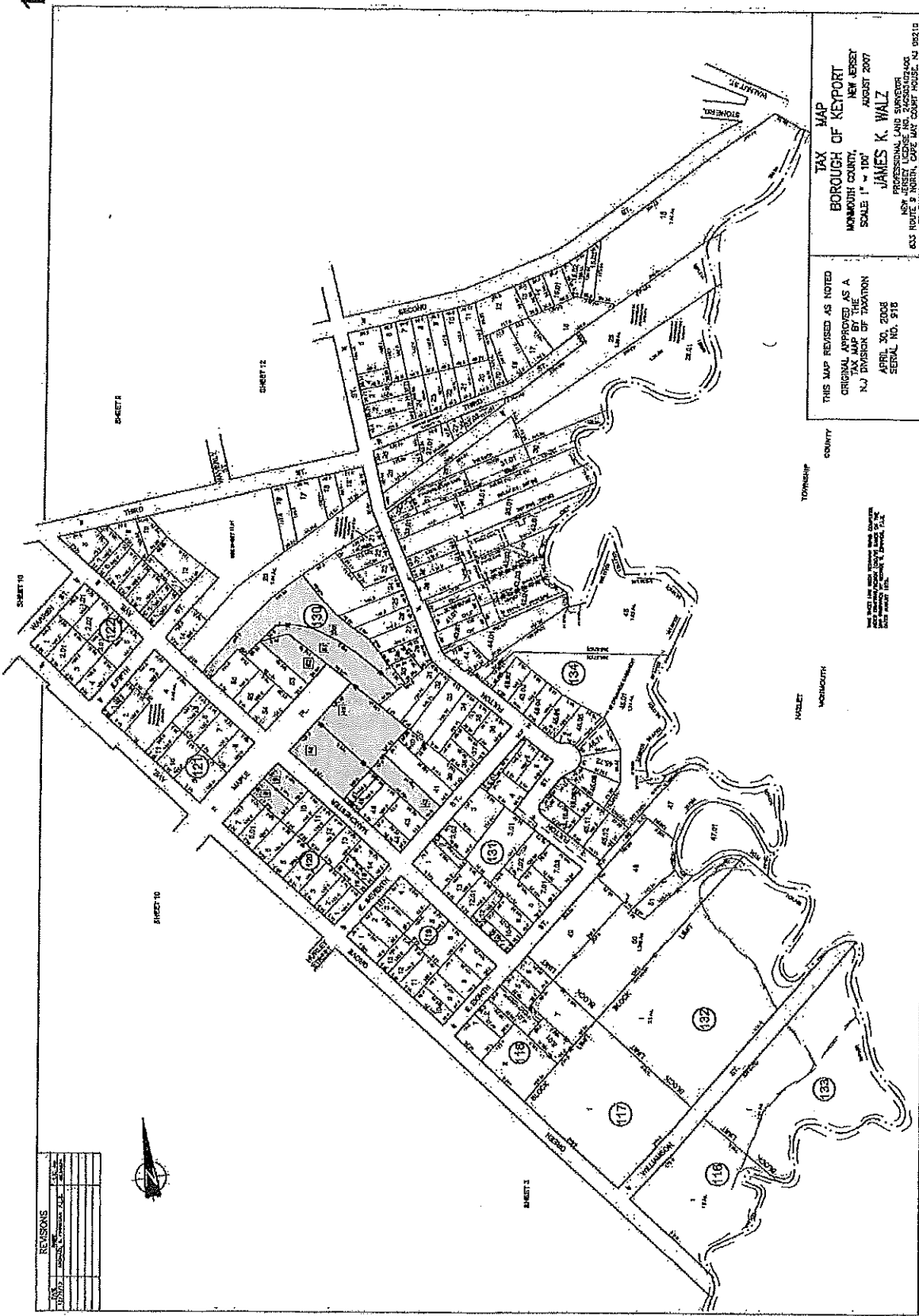


Source: Borough of Carteret
zoning map

Mapping obtained from
NJ Office of GIS

Beacon Planning and Consulting Services, LLC
315 Route 34 - Suite 129
Colts Neck, New Jersey 07722





TAX MAP
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY
SCALE: 1" = 100'
AUGUST 2007
JAMES K. WALZ
PROFESSIONAL LAND SURVEYOR
NOT A PART OF THE TAX MAP
635 ROUTE 9 NORTH, CAPE MAY COUNTY, NJ 08218
TO SHOW CONDITIONS AS OF DECEMBER 2013

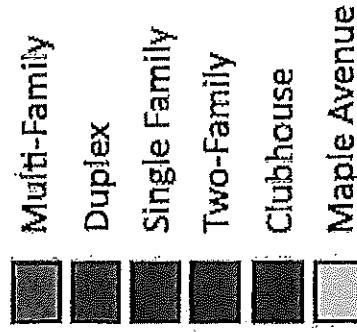
THIS MAP REVISED AS NOTED
ORIGINAL APPROVED AS A
TAX MAP BY THE
NJ DIVISION OF TAXATION
APRIL 30, 2008
SERIAL NO. 918

**Proposed
75 Manchester Ave
Redevelopment
District**

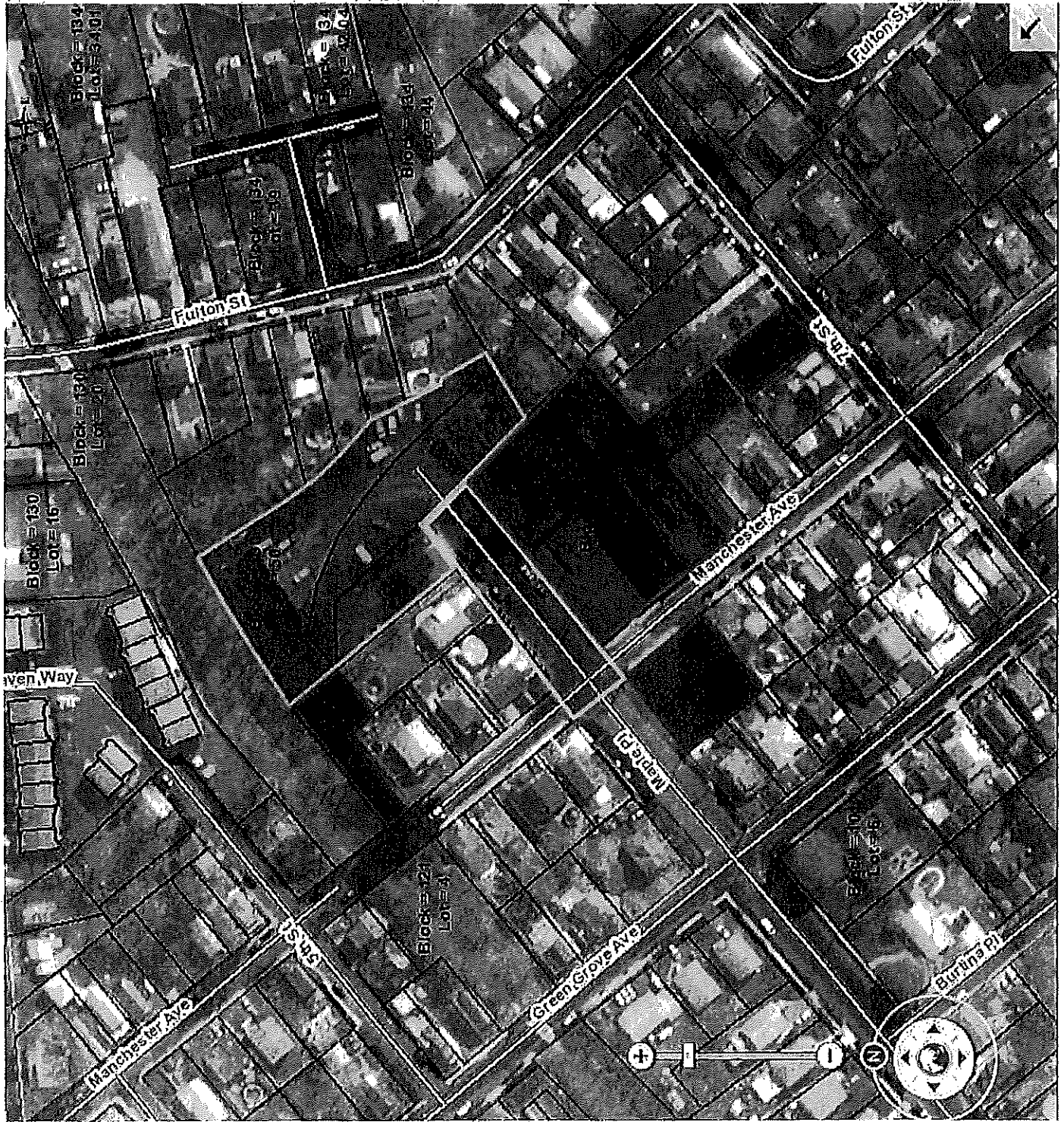
**Borough of Keyport
New Jersey**

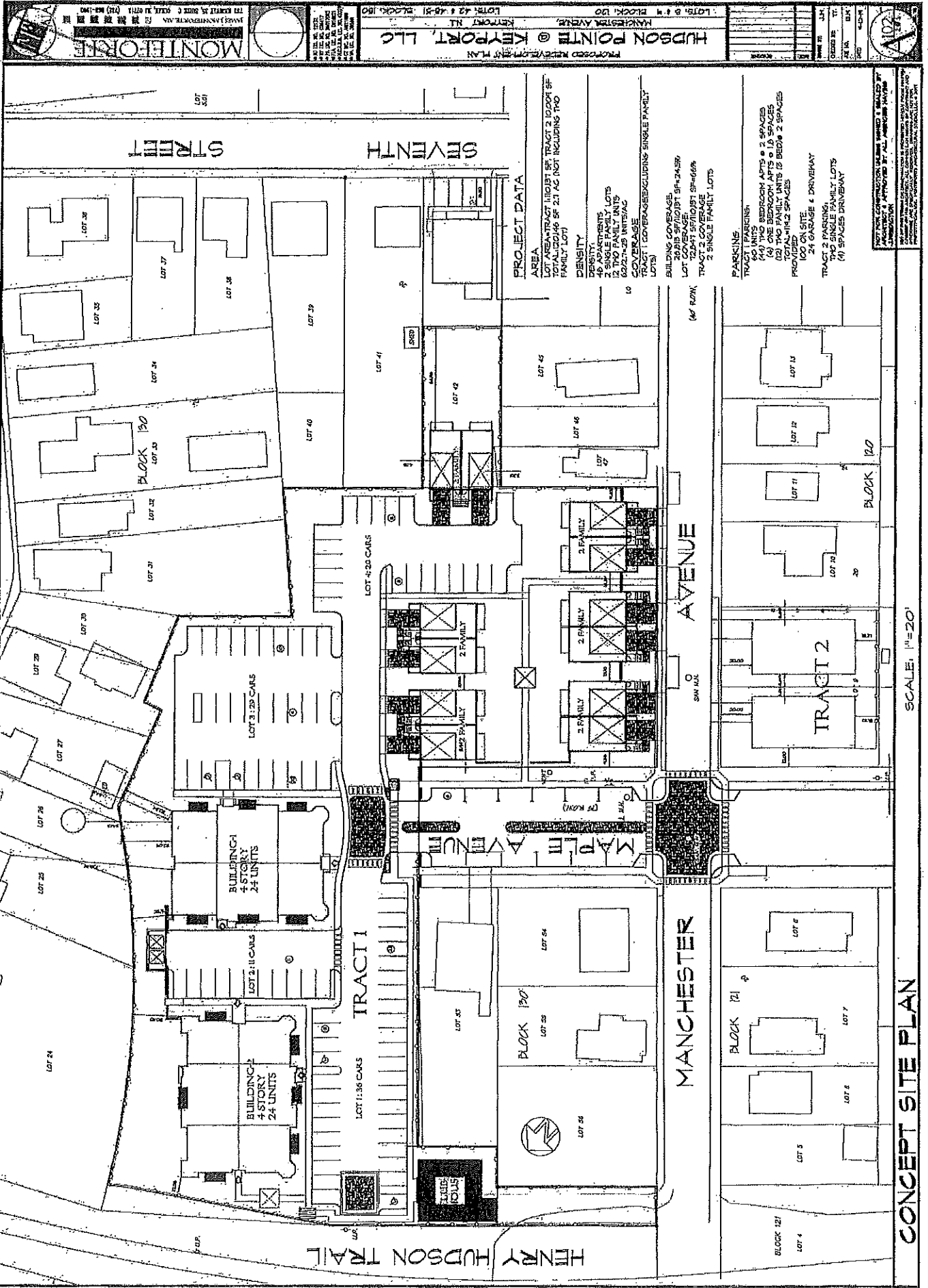
Figure 5:

**Proposed
Redevelopment
Sub - Districts**



Mapping obtained from
NJ - GeoWeb (NUDEP)
Aerials utilized date to 2015





APPENDIX 1

Borough Council Resolution #105-07, dated February 20, 2007

RESOLUTION NO. 105-07

RESOLUTION OF THE MAYOR AND COUNCIL OF
THE BOROUGH OF KEYPORT DESIGNATING
THE BOROUGH OF KEYPORT AS AN
"AREA IN NEED OF REHABILITATION"

WHEREAS, the Local Redevelopment and Housing Law ("the LRHL"), N.J.S.A. 40A:12A-1 et seq. authorizes a municipality to encourage development and rehabilitation activities by designating the entire municipality, or any portion(s) thereof, as an "area in need of rehabilitation";

WHEREAS, such designation would allow the Borough to undertake a program of rehabilitation as provided for by the LRHL by adopting a comprehensive redevelopment plan for the Borough or, as is presently contemplated, redevelopment plans for specific areas therein, which plan(s) could include appropriate standards for new development;

WHEREAS, such designation would allow the Borough to exercise the powers set forth in the LRHL in furtherance of such redevelopment plan or plans, except that such designation would not grant the Borough the power of eminent domain over parcels within the area in need of rehabilitation;

WHEREAS, such designation would further allow the Borough to grant short-term property tax relief in the rehabilitation area pursuant to the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq., as may appropriate;

WHEREAS, the Borough of Keyport engaged the services of planning consultant T&M Associates to assess whether the Borough may be designated as an "area in need of rehabilitation" pursuant to the criteria set forth in Section 14 of the Local Redevelopment and Housing Law ("the LRHL"), N.J.S.A. 40A:12A-14;

WHEREAS, T&M Associates has provided the Mayor and Council of the Borough of Keyport with a report dated December 1, 2006, that concludes the Borough is qualified to be and may be designated as an area in need of rehabilitation based upon the following findings:

- A. At least half of the housing stock in the subject area is at least 50 years old, and
- B. At least half of the water and sewer infrastructure in the Borough is at least 50 years old and is in need of repair and maintenance;

WHEREAS, a draft of this resolution was submitted to the Unified Planning Board of the Borough of Keyport for its review and recommendations, which recommendations have been received and duly considered by the Mayor and Council;

WHEREAS, based upon the age of the housing stock and the water/sewer infrastructure, and the statutory benefits of the proposed designation, the Borough believes that a program of rehabilitation may be expected to prevent further deterioration and will promote the overall

development of the community by encouraging revitalization and reinvestment throughout the Borough; and

WHEREAS, the Borough has developed such proposed resolution together with an accompanying statement that expresses the general vision and goals of the Mayor and Council for the presently contemplated rehabilitation process.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport as follows:

1. The above recitals are hereby incorporated by reference;
2. The Borough of Keyport is hereby determined to be an "area in need of rehabilitation" pursuant to N.J.S.A. 40A:12A-1 et seq.;
3. A certified copy of this resolution shall be forwarded the Commissioner of the New Jersey Department of Community Affairs for approval, upon whose approval this Resolution shall become effective;
4. This Resolution shall not supersede any prior designation of any property within the Borough as an "area in need of redevelopment" under the LREIL or similar statute; and
5. A copy of this resolution shall be forwarded to T&M Associates and the Borough of Keyport Tax Assessor.

Offered for adoption by BOLTE, second by HASSMILLER.

Roll Call Vote: Ayes: Sheridan, Hassmiller, Hill, Ortman, Walling, Bolte

Nays:

Abstain:

Absent:

I, Valerie T. Heilweil, do hereby certify that this is a true copy of a Resolution adopted by the Mayor and Council of the Borough of Keyport at their meeting on February 20, 2007.


Valerie T. Heilweil,
Borough Clerk

**STATEMENT OF MAYOR AND COUNCIL
OF THE BOROUGH OF KEYPORT
ACCOMPANYING RESOLUTION NO. 105-07.**

In pursuing a rehabilitation process for all lands within the Municipal boundary, the Mayor and Council express the following vision and goals:

VISION:

The essence of Keyport is its ethnically and economically diverse population and the protective and supportive nature of their neighborhoods and commercial establishments. The downtown provides a unique sense of community for the residents.

Downtown Keyport is a vibrant commercial district and four-season activity hub nestled along the waterfront. The pedestrian scale and appearance of the buildings and landscape complement the traditional village setting and history. The mix of restaurants, shops, marinas and other water-related uses, recreational activities and businesses contributes to the enjoyment of the waterfront, providing an enjoyable atmosphere to all visitors while respecting and supporting the daily life of Keyport residents.

A variety of housing opportunities within and near the downtown provides a critical mass of population that attracts services, businesses and jobs to the downtown.

Targeted incentives to the extent required—such as tax abatements—create incentives for homeowners and buyers, businesses and developers to locate in, preserve and redevelop deteriorated properties in Keyport.

The redeveloped highway corridors—a highly visible defining feature of the Borough—display modern design standards that improve the visual appearance of these corridors and project a positive community image for Keyport.

Specific neighborhood plans result in the rehabilitation and redevelopment of existing vacant and underutilized properties. Community input in the early planning stages brings about public consensus in support of localized plans.

Properly planned development and redevelopment enhances the quality of life of all residents and maximizes the fiscal and social returns/benefits to the entire community.

GOALS:

- Encourage creative design techniques to increase open space and recreational uses throughout the Borough.
- Improve the economic sustainability of Keyport's downtown by providing mixed-use development and infill residential development in underutilized locations proximate to the downtown to provide the critical mass needed by retailers to maintain an economically viable shopping district.

- Strengthen commercial districts, especially the Front Street Business District, by encouraging a mix of uses that provide employment, retail opportunities, services and entertainment.
- Upgrade under-utilized and deteriorated sites and facilities in the commercial and light-industry districts utilizing residential redevelopment and mixed-use concepts. In these areas, harmony with adjacent residential areas is promoted with the intent of following the existing zone standards to the extent practicable. Using professional planning principles, public input from residents of the neighborhood and surrounding community, plans are implemented. However, reasonable deviations are not be precluded.
- Build significant commercial ratables in the Highway Commercial district by utilizing Borough owned property as a catalyst to assemble large commercial tracks with improved site circulation.
- Enhance the residential districts of Keyport by supporting the conversion of non-conforming uses and by providing tax incentives to stimulate the rehabilitation of conforming residential units.
- Recognizing an apparent public sentiment against high-density, multifamily residential developments (as evidenced by a 2006 non-binding referendum), preserve and protect the character of existing residential neighborhoods of the Borough by recognizing the existing residential density and building structural style, while allowing for reasonable increases in select areas to encourage the redevelopment of deteriorated, vacant or appreciably underutilized properties.
- Create redevelopment plans with appropriate input from residents of the neighborhood and the surrounding community.
- Optimize opportunities for access to and from the Borough's waterfront.
- Maximize views to the waterfront.
- Develop productive working relationships and partnerships among the various municipal, civic, business and citizen interests that respect the needs of these different stakeholders while working towards fulfilling the shared vision for the community.
- Recognize and reference historic features and traditions of Keyport in the rehabilitation and redevelopment of properties.
- Continue to improve the network of pedestrian and bicycle connections through and beyond the downtown that connect with the Henry Hudson trail and other community facilities of the Borough.
- Create attractive gateways at the principal entrances to the Borough through upgraded land uses, streetscape improvements and signage.

APPENDIX 2

Borough Council Resolution #256-18, dated December 18, 2018

RESOLUTION #256-18

OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY DESIGNATING CERTAIN PROPERTIES WITHIN THE BOROUGH AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land within their borders constitute a condemnation area in need of redevelopment, as further described therein; and

WHEREAS, on August 21, 2018, the Borough Council (the "Council") of the Borough of Keyport (the "Borough") adopted Resolution #180-18 authorizing and directing the Keyport Unified Planning Board (the "Planning Board") to investigate certain properties within the Borough and to recommend to the Council whether some or all of such properties should be designated as a "condemnation area in need of redevelopment" in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-6; and

WHEREAS, in areas designated as a condemnation area in need of redevelopment, the Borough may use all of those powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, in accordance with the Redevelopment Law, the Planning Board caused CME Associates (the "Planner") to conduct a preliminary investigation of the following properties (hereinafter referred to collectively as the "Study Area"):

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
21.01	35	45 West Front Street	120	8	Maple Place
21.01	36	43 West Front Street	120	9	Maple Place
21.01	51.01	4 Broad Street	127	21	37 Myrtle
21.01	52	6 Broad Street	129	5	162 Second Street
22	24, 25	124 West Front Street	129	6	162 Second Street
39	29	96 West Front Street	130	10	135 Third Street
40	16	66 Main Street	130	42	7 th Street
60	6	108 Broad Street	130	48, 49	Manchester Avenue
60	16	140 Broad Street	130	50	Manchester Avenue

61	6	76 Broad Street	130	51	Manchester Avenue
63	3	119 Broad Street	134	2	39 Fulton Street
86	1	7 Hurley & Osborn	134	25	43 Fulton Street
99	13.01, 13.02 (formerly known as Lots 13, 14 and 15) ¹	22 Van Dorn Street	134	45, 46, 47	87 Fulton Street
100	1.01	18 Maple Place	134	45.01	89 Fulton Street
102	5	25-27 Brook Avenue	135	8	298 First Street
103	43, 44	343 Atlantic Street	138	11	333 First Street
110	24	105 Highway 35	138	16	45 Oak Street

WHEREAS, the Planner prepared a map of the Study Area and an investigation report entitled "Report Concerning the Determination of the Keyport Scattered Site Study Area as an Area in Need of Redevelopment, and More Specifically, as a Condemnation Redevelopment Area," dated October 5, 2018 (the "**Study**"); and

WHEREAS, on October 29, 2018, pursuant to the Redevelopment Law, the Planning Board held a duly noticed public hearing concerning the Study, an audio recording of which is on file with the office of the Planning Board (the "**Public Hearing**"), giving all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment the opportunity to be heard; and

WHEREAS, the Planning Board carried the property identified as Block 102, Lot 5 on the Official Tax Map of the Borough to the meeting of the Planning Board to be held on December 13, 2018 and directed the Planner to re-evaluate Block 102, Lot 5; and

WHEREAS, at the direction of the Planning Board, the Planner prepared a revised Study dated December 3, 2018 (the "**Revised Study**"); and

WHEREAS, the Planner concluded in the Revised Study and testified to the Planning Board that the Study Area, with the exception of Block 102, Lot 5, satisfies the criteria for redevelopment area designation set forth in the Redevelopment Law, and should be designated as a condemnation area in need of redevelopment; and

WHEREAS, the Planning Board concluded that certain properties within the Recommended Area met different or additional criteria than those criteria listed in the Study and Revised Study; and

¹ The properties formerly identified as Block 99, Lots 13, 14 and 15 were consolidated on or about September 26, 2018 and are now identified as Block 99, Lots 13.01 and 13.02.

WHEREAS, after the conclusion of all hearings described above, the Planning Board determined that a portion of the Study Area, described more particularly in Exhibit A, meets criteria set forth in *N.J.S.A. 40A:12A-5* for designation as a condemnation area in need of redevelopment (the "**Recommended Area**") and determined that it would recommend that the Borough Council so designate such Recommended Area; and

WHEREAS, on December 13, 2018, the Planning Board adopted a Resolution setting forth its findings and conclusions (the "**Planning Board Resolution**") and recommended in such Planning Board Resolution that the Council designate the Recommended Area as a condemnation area in need of redevelopment; and

WHEREAS, the Council agrees with and adopts the conclusions of the Planning Board that the Recommended Area satisfies the criteria for redevelopment area designation set forth in *N.J.S.A. 40A:12A-5* and the Council finds that such conclusions are supported by substantial evidence; and

WHEREAS, the Council now desires to designate the Recommended Area as a condemnation area in need of redevelopment, pursuant to *N.J.S.A. 40A:12A-6*.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport, County of Monmouth, State of New Jersey, as follows:

1. The aforementioned recitals hereof are incorporated herein as though set forth at length.

2. The properties identified as Block 21.01, Lot 52; Block 22, Lots 24 and 25; Block 39, Lot 29; Block 40, Lot 16; Block 60, Lot 6; Block 60, Lot 16; Block 61, Lot 6; Block 99, Lots 13.01 and 13.02 (formerly known as Block 99, Lots 13, 14 and 15); Block 103, Lots 43 and 44; Block 110, Lot 24; Block 120, Lots 8 and 9; Block 127, Lot 21; Block 129, Lots 5 and 6; Block 130, Lots 10, 42, 48, 49, 50 and 51; Block 134, Lots 2, 25, 45, 45.01, 46 and 47; Block 135, Lot 8; and Block 138, Lots 11 and 16 on the Official Tax Map of the Borough satisfy the criteria for redevelopment area designation pursuant to *N.J.S.A. 40A:12A-5*, as set forth in the Study and Revised Study, as modified by the Planning Board Resolution, and such properties are hereby designated as a condemnation area in need of redevelopment (the "**Redevelopment Area**").

3. In connection with the redevelopment of the Redevelopment Area, the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain.

4. This resolution shall take effect immediately.

OFFERED: SHERIDAN

SECONDED: COOPER

AYES: SHERIDAN, KENNEDY, LAMBERSON, COOPER, GOODE

NAYS:

ABSENT: PACHECO

I, Valerie T. Heilwell, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting of December 18, 2018.



Valerie T. Heilwell, RMC
Borough Clerk

EXHIBIT A
PROPERTIES WITHIN THE BOROUGH OF KEYPORT
DESIGNATED AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT

BLOCK	LOT	ADDRESS	REDEVELOPMENT LAW CRITERIA
21.01	52	6 Broad Street	E
22	24, 25	124 West Front Street	E
39	29	96 West Front Street	A, D, E, H
40	16	66 Main Street	A, H
60	6	108 Broad Street	A, D, H
60	16	140 Broad Street	D, H, E
61	6	76 Broad Street	A, B, D
99	13.01 (formerly known as Lots 13, 14 and 15)	22 Van Dorn Street	A, H
99	13.02 (formerly known as Lots 13, 14 and 15)	22 Van Dorn Street	E, H
103	43, 44	343 Atlantic Street	A, H
110	24	105 Highway 35	A, B, E
120	8	Maple Place	E, H
120	9	Maple Place	E, H
127	21	37 Myrtle	D, H, A
129	5	162 Second Street	A, B, D, H
129	6	162 Second Street	E, H
130	10	135 Third Street	A, H
130	42	7 th Street	E, H
130	48, 49	Manchester Avenue	A, B, H, D, E
130	50	Manchester Avenue	E, H
130	51	Manchester Avenue	C, H
134	2	39 Fulton Street	A, H
134	25	43 Fulton Street	A, H
134	45, 46, 47	87 Fulton Street	E, H
134	45.01	89 Fulton Street	E, H
135	8	298 First Street	A, H
138	11	333 First Street	A, D, H
138	16	45 Oak Street	A, E, H

Michele Clark

From: Eunice Siaw <[REDACTED]>
Sent: Wednesday, September 09, 2020 4:35 PM
To: Michele Clark
Subject: Re: Permit Application-09/05/2020

Sent from my iPhone

On Sep 9, 2020, at 4:17 PM, Eunice Siaw <[REDACTED]> wrote:

Hello Michelle!

As discussed over phone, I would like to change the date of the Gospel Fest event to Saturday September 19th 2020.

The time for the event will be from 1pm to 5pm. Thank you so much for your assistance and consideration!!!

Sent from my iPhone

On Aug 25, 2020, at 1:50 PM, Eunice Siaw <[REDACTED]> wrote:

Hi Michelle,

This is Eunice...we just spoke about my application. We decided to go with the 19th.

I have sent you the insurance documents in a separate email so please check when you have a minute.

I'll come by sometime next week with the application fee.

Thanks for your help and talk to you soon!

Sent from my iPhone

Begin forwarded message:

From: Eunice Siaw <[REDACTED]>
Date: August 20, 2020 at 11:52:32 AM EDT
To: mclark@keyportonline.com
Subject: Permit Application-09/05/2020

Hello Michelle,

My name is Eunice Siaw. My organization would like to have a GOSPEL

229/9/2020 4:48 PM Michele Clark

FEST at the pavilion on September 5, 2020. That would include giveaways, prayer for the city and the families of the citizens as well etc.

I have a few questions about the permit so if you can please give me a call at [REDACTED], I'll greatly appreciate it.

Attached is our completed application. I'll send our organization status in a separate cover in another email.

Talk to you soon!
Blessings!
Eunice

<CamScanner 08-20-2020 11.41.15.pdf>

Sent from my iPhone



Borough of Keyport
70 West Front Street
Keyport NJ 07735

Clerks Office: 732-739-5124
Fax Number: 732-739-8738
mclark@keyportonline.com

**APPLICATION & PERMIT FOR
USE OF BOROUGH PROPERTY**

Date Received AUG 20 2020 Date of Response _____
Property requested WATERFRONT PAVILION / PROMENADE
Organization Name/Purpose POWER OF THE GOSPEL
Name ELNICE SIAN
Address [REDACTED]
Telephone Number: [REDACTED] Fax Number _____
Email Address: [REDACTED]

Type of Event GOSPEL FEST Time of Event 1 PM - 5 PM
Date of Event ~~09/05/2020~~ 09/19/2020
No of People Attending 50

Fee Schedule

Borough Property	Minimum 3 Hours	Additional Per Hour
Senior Center	\$23.00	\$5.75
Borough Hall Council Room	\$23.00	\$5.75
OTHER		
Waterfront Pavilion/Promenade	\$100.00	
Pictures at Pavilion/Promenade	\$100.00	
Beach Park	\$100.00	

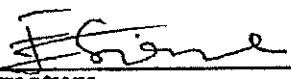
pd. \$100 ✓

Mail Check or Money Order Payable to:
Borough of Keyport, PO BOX 60, Keyport, NJ 07735

PLEASE READ THE FOLLOWING REGULATIONS PERTAINING TO EVENTS

- Event: Maximum of 100 people.
- Bring permit with you on the date of event. Police or park personnel may ask you to present permit.
- Amplification for music or other purposes is not permitted.
- Rules and directives of park personnel must be strictly adhered to.
- Chairs, tents, rugs and/or runners are not permitted
- For Wedding Photography: Maximum of 25 people limited to bridal party and parents.
- Throwing of rice, birdseed, flowers and confetti are not permitted.
- A Permit does not include the use of equipment unless by separate agreement approved by Council.
- A staff member must be on duty and/or call during times that groups are using facilities.
- Requests for the use of borough facilities must be made by contacting the Borough Clerk sufficiently in advance (a minimum of 7 days prior to the event) to insure that all conditions are met and to make all necessary arrangements.
- Groups using gymnasiums must wear shoes of a type that will not damage the gymnasium floor.
- A permit does not grant the right to establish concessions or sell items on borough property.
- Groups using Borough Property shall exercise all safety precautions.
- At the discretion of the Business Administrator, any permit for the use of Borough property may be revoked at any time. Applications for borough property must be signed by a responsible citizen who is 21 years of age or older.
- Permits will not be issued for purposes prohibited by ordinance, statute or law of any kind.
- Smoking, alcoholic beverages and/or illicit drugs are not permitted on Borough Property.
- The Borough Clerk shall be responsible for the assessment and collection of fees for the use of Borough property. Payment may be made in advance and cancellation penalty may be assessed for expenses incurred.
- Cancellations of approved applications must be made through the Borough Clerks Office at least 24 hours prior to the event (if the event is on a weekend, cancellation must be made by 10 a.m. the prior business day).
- Organization should provide certificate of insurance naming the Borough as an added insured.

I, the undersigned, agree to floor rules and regulations stated above. I understand that the public has access to any public Borough Park. The Public can only be requested to stay clear of the immediate area of the event.


Signature

08/17/2020
Date

Please return completed application/permit to:

Borough of Keyport
Borough Clerk's Office
70 W. Front Street
Keyport, N.J 07735



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/25/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER East Main Street Insurance Services, Inc. Will Maddux PO Box 1298 Grass Valley CA 95945		CONTACT NAME: Will Maddux PHONE (A/C, No. Ext): (530) 477-6521 E-MAIL ADDRESS: info@theeventhelper.com FAX (A/C, No):
INSURED Power of the Gospel Global Initiatives Eunice Siaw 220 Glassworks Blvd Cliffwood NJ 07721		INSURER(S) AFFORDING COVERAGE INSURER A: Evanston Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 35378

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR Host Liquor Liability Retail Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	3DS5470-M2538654	09/19/2020 12:01 AM	09/20/2020 12:01 AM	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 Deductible \$ 1,000
	☐ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder listed below is named as additional insured per attached MEGL 2217 01 19.
Attendance: 40, Event Type: Church Meeting.

CERTIFICATE HOLDER**CANCELLATION**

KEYPORT BOROUGH 70 West Front Street Keyport NJ 07735	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

KEYPORT BOROUGH
70 West Front Street
Keyport, NJ 07735

- A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by the acts or omissions of any insured listed under Paragraph 1. or 2. of Section II – Who Is An Insured:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions remain unchanged.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: APR 19 2018

POWER OF THE GOSPEL GLOBAL
INITIATIVES INC
210 LAKEVIEW DR
PARLIN, NJ 08859

Employer Identification Number:

DLN:

Contact Person:

JASON T SAMMONS

ID# 31616

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:

Yes

Effective Date of Exemption:

November 6, 2017

Contribution Deductibility:

Yes

Addendum Applies:

No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

Based on the information you submitted in your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is the submission date of your application.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar

Letter 947

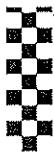
POWER OF THE GOSPEL GLOBAL

to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements



RECEIVED
SEP 09 2020
BY: *hcr*

Borough of Keyport
70 West Front Street
Keyport NJ 07735

Clerks Office: 732-739-5124
Fax Number: 732-739-8738
mclark@keyportonline.com

APPLICATION & PERMIT FOR
USE OF BOROUGH PROPERTY

Date Received 09/9/2020 Date of Response _____
Property requested Gazebo - water front
Organization Name/Purpose Marriage
Name Megan Cottrell + Carlos Ortiz
Address [REDACTED]
Telephone Number: [REDACTED] Fax Number _____
Email Address: [REDACTED]

Type of Event wedding
Date of Event 10/10/2020 Time of Event 4:30pm
No of People Attending 20 6:30pm

Fee Schedule

Borough Property	Minimum 3 Hours	Additional Per Hour
Senior Center	\$23.00	\$5.75
Borough Hall Council Room	\$23.00	\$5.75
OTHER		
Waterfront Pavilion/Promenade	\$100.00	
Pictures at Pavilion/Promenade	\$100.00	
Beach Park	\$100.00	

Mail Check or Money Order Payable to:
Borough of Keyport, PO BOX 60, Keyport, NJ 07735

119/10/2020 10:01 AM 10:01 AM Michele Clark

Michele Clark

From: Denise Nellis <dnellis@keyportonline.com>
Sent: Thursday, September 10, 2020 8:45 AM
To: dmcdermott@keyportonline.com; mayorkennedy@keyportonline.com;
icooper@keyportonline.com
Cc: 'mclark'; [REDACTED]
Subject: Recreation Meeting request

Mayor

During the meeting last night they asked me to follow up with getting additional items for the grand opening of the skate park. I understand that they are passed the deadline, perhaps Councilmembers McDermott or Cooper can just bring these items up at the meeting if they can't be added to the agenda.

Recreation is requesting to have the following for the grand opening of the Main Street Park:
Part of Butler Street closed
Two Special Police Officers available
Ribbon Cutting to start at 1:30pm

Becky/Councilmember McDermott did I miss anything (I forgot my notes at home but wanted to get this to the Mayor/Michele first thing this morning).

Denise Nellis
Secretary/
Certified Planning Bd Secretary
732-739-5123
dnellis@keyportonline.com



KEYPORT BOROUGH CLERK'S OFFICE

DATE: 9/1/2020
 TO: MAYOR & COUNCIL
 FROM: MICHELE CLARK, BOROUGH CLERK
 RE: CASH RECEIPTS FOR AUGUST 2020

WATER/SEWER ACCOUNT

OTHER: DEMOLITION		0.00
TOTAL WATER/SEWER	\$	0.00

CURRENT ACCOUNT

BINGO LICENSE	\$	0.00
LIMO LICENSES		0.00
PHOTOCOPIES		11.52
POSTAGE		2.00
RAFFLE LICENSE		20.00
TAXI DRIVER		0.00
TAXI OWNER		0.00
TOW TRUCK OPERATOR APPLICATION		0.00
FLEET FEE/TOW OWNER		0.00
SEARCHES		0.00
VENDING/PEDDLER LICENSE		0.00
VENDING MACHINE		0.00
LIQUOR LICENSE		14,388.00
STREET OPENING		75.00
RECYCLING PERMITS		80.00
PARKING PERMITS		0.00
AUCTION FEES		0.00
PD- ACC RPTS		0.00
SIDEWALK/STREET CAFÉ		0.00
FILM PERMIT APPLICATION		0.00
OTHER: RETURNED CHECK CHARGE		0.00
NSF FEE		0.00
SUBPOENA		0.00
TOTAL CURRENT		\$14,576.52

ESCROW ACCOUNT

SEASONAL BUSINESS	\$	0.00
ESCROW	\$	27.00
TOTAL ESCROW	\$	27.00

TOTAL RECEIPTS	\$14,603.52
-----------------------	--------------------

STREET OPENING CASH REPAIR ESCROW BREAKDOWN

APPLICANT	PERMIT NUMBER	AMOUNT	Additional Escrow
VERIZON	#174	\$ 27.00	

TOTAL: \$ 27.00

REPORT #2

TAX COLLECTOR'S / UTILITY COLLECTOR'S MONTHLY REPORT 2020

TREASURERS REPORT	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOVEMBER	DECEMBER	TOTALS
2020 TAXES	\$2,929,616.40	\$1,396,743.87	\$159,425.15	\$1,178,826.69	\$3,044,482.13	\$455,500.75	\$3,115,611.21	\$1,819,514.70					\$14,098,520.90
2019 TAXES	\$135,961.82	\$48,576.20	\$24,559.91	\$32,734.72	\$44,540.16	\$37,058.83	\$88,988.81	\$31,100.30					\$411,520.75
2017 TAXES (BANKRUPTCY)	\$1,523.57												
2017 TAXES (BANKRUPTCY)	\$3,949.01	\$2,294.47	\$5,008.46	\$3,824.00	\$6,292.16	\$12,508.45	\$10,907.39	\$9,388.91					\$59,170.85
INTEREST AND COSTS	\$4,606.25	\$2,670.07		\$309.67		\$1,471.24							\$9,357.23
6% YEAR END PENALTY	\$20.00	\$60.00		\$40.00		\$80.00							\$240.00
NSF FEES													\$0.00
OFFICIAL TAX SEARCH FEE													\$131,472.50
ADMIN. FEES/POLICE VEHICLES				\$56,380.00			\$75,092.50						\$131,472.50
UNIFORM FIRE SAFETY	\$12,396.00	\$13,286.91	\$5,935.00	\$2,886.00	\$4,558.98	\$1,785.00	\$2,130.00	\$13,897.10					\$57,875.99
LANDLORD REGISTRATION	\$300.00	\$1,620.00	\$5,220.00	\$19,350.00	\$11,785.00	\$11,525.00	\$3,460.00	\$9,180.00					\$56,420.00
MUNICIPAL PERMIT FEES	\$6,400.00	\$3,350.00	\$1,600.00	\$1,035.00	\$370.00	\$820.00	\$645.00	\$155.00					\$12,935.00
MUNICIPAL LICENSES FEES	\$2,279.00	\$410.00	\$228.00	\$20.00	\$3.00	\$10,471.00	\$69.00	\$14,414.00					\$27,895.00
MUNICIPAL COURT FEES	\$12,479.92	\$13,909.01	\$17,453.77	\$12,557.85	\$1,958.80	\$3,791.93	\$5,092.20	\$10,965.11					\$78,201.59
UNIFORM CONSTRUCTION FEES	\$7,834.00	\$9,031.00	\$126,328.00	\$7,721.00	\$4,600.00	\$9,394.00	\$10,404.00	\$12,874.00					\$183,186.00
MIRNA - UCC	\$445.00	\$350.00	\$310.00	\$827.00	\$595.00	\$1,605.00	\$2,190.00	\$1,601.00					\$7,923.00
PLANNING BOARD APPLICATION		\$700.00					\$50.00	\$400.00					\$1,550.00
VACANT PROPERTY REGISTRATION FEES	\$4,300.00	\$1,700.00	\$2,500.00	\$1,300.00	\$7,550.00	\$19,600.00							\$36,950.00
PROPERTY MAINTENANCE FEES		\$9.00				\$243.72							\$252.72
HEALTH INSURANCE CO-PAY	\$15,644.88	\$10,450.84	\$10,064.01	\$10,237.02	\$10,237.02	\$10,283.74	\$14,831.75	\$10,691.54					\$92,440.80
WORKER'S COMPENSATION													\$0.00
REIMB. POLICE/FIRE/DEM CAR ACCOUNTS						\$18,128.86							\$18,128.86
BETHANY MANOR (PILOT)	\$20,890.00	\$15,369.00	\$30,738.00		\$15,369.00	\$30,738.00	\$15,369.00	\$15,369.00					\$143,842.00
OYSTER BAY LEGION (PILOT)		\$38,448.00	\$17,000.00	\$17,000.00	\$34,000.00	\$17,000.00	\$17,000.00	\$17,000.00					\$157,448.00
POLICE INCIDENT REPORTS	\$205.00	\$365.00	\$75.00	\$140.00		\$355.00		\$380.00					\$1,520.00
POLICE TOW/STORE - IMPRIS	\$560.00	\$245.00	\$370.00	\$160.00	\$170.00	\$240.00	\$70.00	\$70.00					\$1,885.00
POST OFFICE LAND RENT	\$1,650.00					\$9,000.00							\$1,650.00
OUTDOOR MEDIA													\$9,000.00
BIRTH/DEATH/MARRAGE - BOH FEES	\$1,590.00	\$1,500.00	\$870.00	\$1,550.00	\$2,790.00	\$310.00	\$30.00	\$4,940.00					\$13,580.00
RECREATION FEES	\$5.00	\$10.00		\$10.00	\$102.12	\$950.00	\$2,800.00	\$732.41					\$4,599.53
DMV INSPECTION FEES		\$800.00											\$800.00
CEDAR PARK FEES													\$0.00
RECYCLE - METAL / TIRES		\$102.80				\$522.40							\$625.20
ALCOHOL ED. AND REHAB GRANT						\$3,084.09							\$3,084.09
MUNICIPAL DRUG ALLIANCE GRANT		\$3,626.28					\$8,946.22	\$1,241.28					\$13,873.78
OFFICE ON AGING GRANT			\$40,228.00										\$40,228.00
BODY ARMOUR GRANT		\$2,094.75											\$2,094.75
BAYSHORE SAT PATROL													\$0.00
DISTRACTED DRIVING GRANT						\$14,077.80							\$14,077.80
CLEAN COMMUNITIES GRANT													\$0.00
DRUNK DRIVER ENF GRANT													\$0.00
RECYCLING TONAGE GRANT													\$0.00
SUSTAINABLE JERSEY GRANT			\$5,000.00										\$5,000.00
NPP GRANT	\$65,184.00												\$65,184.00
CABLEVISION FEES													\$65,184.00
VERIZON FIOS FEES		\$39,504.20											\$39,504.20
SENIOR CENTER TRIP MONEY	\$4,654.00	\$4,874.00	\$1,487.00										\$11,015.00
SENIOR CENTER MEMBER FEES	\$2,700.00	\$700.00	\$50.00										\$3,450.00
SENIOR CENTER TRIP SURCHARGE	\$55.00	\$60.00	\$35.00										\$150.00
SENIOR CENTER REQUEST			\$10,000.00										\$10,000.00
INTERFUND FOR OTHER ACCOUNTS	\$81.00	\$27.00	\$6,323.05			\$135.00	\$27.00	\$27.00					\$6,620.05
JIF DIVIDEND	\$39,752.00												\$39,752.00
CMPTRA - STATE AID													\$3,703.50
FALL ENERGY RCPTS - STATE AID								\$3,703.50					\$3,703.50
SPRING ENERGY RCPTS - STATE AID								\$312,375.15					\$312,375.15
LIBRARY STATE AID						\$12,076.00							\$12,076.00
SNR CITIZEN DEDUCT REIMBURSMT													\$0.00
SNV ADMIN FEE / HOMESTEAD ADMIN FEE													\$0.00
HOMESTEAD REBATE - STATE PAYMNT													\$0.00
UNION BEACH INTERLOCAL FEES													\$0.00
INTERFUND POLICE IN SCHOOLS													\$0.00
POLING LOCATION RENTS													\$0.00
SALE OF MUNICIPAL ASSETS													\$0.00
MUNICIPAL LIEN REDEMPTION FEES					\$27,100.00								\$27,100.00
TAX SALE PREMIUM TO CURRENT					\$6,521.58	\$279.00	\$32,224.05	\$1,016.52					\$32,224.05
COUNTY REIMBURSEMENT - COVID19	\$47.07	\$1,553.63	\$6,869.20	\$1,354.25	\$6,521.58	\$279.00	\$3,388,094.13	\$2,285,016.52	\$0.00	\$0.00	\$0.00	\$0.00	\$17,641.25
MISCELLANEOUS REVENUE	\$3,277,228.92	\$1,615,441.04	\$465,636.55	\$1,356,353.20	\$3,223,901.95	\$570,933.71	\$3,388,094.13	\$2,285,016.52	\$0.00	\$0.00	\$0.00	\$0.00	\$16,206,768.40
TOTAL CURRENT RECEIPTS													

REPORT #2

TAX COLLECTOR'S / UTILITY COLLECTOR'S MONTHLY REPORT 2020

TREASURERS REPORT	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOVEMBER	DECEMBER	TOTALS
WATER/SEWER RENTS	\$367,481.60	\$40,673.86	\$243,893.81	\$373,243.25	\$55,793.48	\$361,933.96	\$372,511.86	\$79,756.91					\$1,895,288.72
INTEREST AND COSTS	\$2,454.82	\$755.18	\$1,253.53	\$1,995.38	\$1,557.59	\$2,658.55	\$5,154.49	\$2,052.10					\$17,881.64
WATER CONNECTION FEES		\$1,830.00											\$1,830.00
SEWER CONNECTION FEES		\$1,262.00											\$1,262.00
POOL FILL PERMIT FEES		\$15.00											\$15.00
TURN ON / TURN OFF FEES				\$45.00	\$30.00	\$60.00	\$15.00						\$150.00
NEW METER/ANTENNA W/ INSTALL FEES		\$590.00	\$295.00	\$295.00									\$1,180.00
HYDRANT SERVICE FEES	\$75.00		\$65.12	\$50.00	\$12.50	\$75.00	\$375.00	\$37.50					\$690.12
FIRE SERVICE FEES	\$300.00		\$260.50	\$200.00	\$50.00	\$4,400.00	\$3,398.93	\$1,250.00					\$9,859.43
MANUAL METER READ FEE	\$507.92		\$400.00	\$199.38		\$200.00	\$497.69	\$200.00					\$2,004.99
NSF FEES			\$40.00	\$20.00		\$20.00							\$80.00
METER TEST FEE													\$0.00
REINSTALL METER FEES													\$0.00
DEMO PERMITS			\$300.00	\$300.00		\$600.00							\$1,200.00
T-MOBILE CELL TOWER LEASE	\$4,984.31	\$4,984.31	\$4,984.31			\$4,984.31	\$4,984.31	\$9,928.62					\$34,750.17
VERIZON CELL TOWER LEASE	\$3,750.00	\$3,750.00				\$3,750.00	\$3,750.00	\$3,750.00					\$18,750.00
SPRINT CELL TOWER LEASE	\$3,732.42	\$3,732.42	\$3,732.42		\$7,464.84	\$7,464.84	\$3,732.42	\$3,732.42					\$33,591.78
CONSTRUCTION METER & USAGE FEES		\$708.00				\$40.00							\$748.00
LIQUIDATE INTERFUND													\$0.00
MRNA - MISC													\$0.00
REFUND - BRSA													\$0.00
BUDGET REIMBURSEMENT													\$0.00
TOTAL WATER/SEWER RECEIPTS	\$383,266.07	\$58,280.76	\$255,204.69	\$376,348.01	\$64,908.41	\$386,166.66	\$394,399.70	\$100,707.55	\$0.00	\$0.00	\$0.00	\$0.00	\$2,018,019.85

TREASURERS REPORT FOR THE MONTH OF AUGUST 2020

<u>TOTAL COLLECTED IN THE BOARD OF HEALTH OFFICE.....</u>	<u>\$1624.20</u>
DOG LICENSES.....	\$8.20
CAT LICENSES.....	\$-0-
MARRIAGE & CIVIL UNION LICENSES.....	\$21.00
MARRIAGE & CIVIL UNION LICENSES TRUST.....	\$175.00
DOMESTIC PARTNERSHIP AFFIDAVITS.....	\$-0-
BURIAL PERMITS TRUST.....	\$-0-
DEATH CERTIFICATES.....	\$-0-
DEATH CERTIFICATES EFT**	\$990.00
MARRIAGE CERTIFICATES.....	\$130.00
BIRTH CERTIFICATES.....	\$-0-
TATTOO PARLOR.....	\$-0-
PLAN REVIEW.....	\$-0-
FOOD HANDLERS.....	\$300.00
MISCELLANEOUS.....	\$-0-

DISBURSEMENTS –

Check #314	- Boro of Keyport Misc. Acct.	- \$451.00
Check #315	- Boro of Keyport Trust Acct.	- \$175.00
Check #316	- Boro of Keyport Dog Acct.	- \$7.00
Check #317	- NJ State Dept. of Health	- \$1.20

****STATE ELECTRONIC FUNDS TRANSFER-\$990.00**

Treasurers Report
Page Two

Respectfully submitted,

Board of Health Secretary

Cc: Borough Clerk
Treasurer w/checks

**BUILDING DEPARTMENT
MONTHLY REPORT - CASH RECEIPTS FOR:**

Jul-20

PERMIT TYPE	# ISSUED	AMOUNT
State DCA Fee	26	\$412.00
Construction Certificates	1	\$189.00
Plumbing	12	\$2,105.00
Electrical	18	\$1,915.00
Building	11	\$4,075.00
Fire Sub Code	5	\$285.00
Code Enforcement C of O	44	\$3,385.00
Transfer of Title C of O	12	\$420.00
Smoke Detector Inspection	44	\$2,070.00
Zoning	18	\$854.00
200 Ft. Property List	1	\$10.00
Fence	1	\$50.00
Shed	2	\$100.00
Flatwork	3	\$137.00
Const. Debris Deposit	9	\$450.00
Construction Violations	1	\$500.00
Backflow Preventor	0	\$0.00
NSF	0	\$0.00
TOTALS	208	\$16,957.00
Vacant Property Registration	0	\$0.00
Landlord Registration	13	\$3,460.00
Total	221	\$20,417.00

ACCOUNTS PAYABLE

Amount Paid to Borough: \$16,545.00 Check # 2882
 State Fee Due quarterly

Respectfully Submitted
 Laurie Graham

RESOLUTION #__-20

**RESOLUTION OF THE BOROUGH OF KEYPORT,
COUNTY OF MONMOUTH, NEW JERSEY 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. 10:4-12.**

WHEREAS, the Borough of Keyport, County of Monmouth (the "**Borough**"), a public body corporate and politic of the State of New Jersey, is subject to certain requirements of the Open Public Meetings Act, *N.J.S.A. 10:4-6, et seq.* (the "**Act**"), and

WHEREAS, *N.J.S.A. 10:4-12* provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by resolution; and

WHEREAS, it is necessary for the Borough to discuss, in a session not open to the public, attorney-client privileged issues related to a contract negotiations involving the Borough, pursuant to *N.J.S.A. 10:4-12(b)(7)*.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Keyport, County of Monmouth, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Mayor and Council assembled in public session on September 15, 2020 via Zoom Video Conference and determined that an Executive Session closed to the public shall be held on September 15, 2020 at approximately 8:00 P.M. via Zoom Video Conference for the discussion of matters relating to the specific items designated above.
3. This resolution will take effect immediately.

OFFERED:

SECONDED:

AYES:

NAYS:

ABSENT:

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of a Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Meeting held on September 15, 2020.

Michele Clark, RMC
Borough Clerk