

Keyport Environmental Commission (KEC) Minutes for January 22, 2024 – Conducted in Keyport’s Borough Hall

Call to Order

Meeting called to order at 8:07pm by Chair Joe Sheridan.

Sunshine Law was Read

Salute to the Flag

Roll Call

	NAME	STATUS	TERM EXPIRES	PRESENT	ABSENT
1	JOE SHERIDAN (JS)	COMMISSIONER, CHAIR/SECRETARY	12/31/2026	X	
2	MIKE PALMISANO (MP)	COMMISSIONER, VICE CHAIR	12/31/2024	X	
3	ROY JIMENEZ, Sr. (RJ)	COMMISSIONER	12/31/2024		X
4	DON PACHECO (DP)	COMMISSIONER	12/31/2025		X
5	LYNNE KOSOBUCKI (LK)	COMMISSIONER, 2-YEAR ALTERNATE #1	12/31/2025	X	
6	MATT TEVIS (MT)	COMMISSIONER	12/31/2025		X
7	MIKE LANE (ML)	COMMISSIONER	12/31/2025	X	
8	DOUG WEIDER (DW)	COMMISSIONER	12/31/2026	X	
9	HEATHER BRADY (HB)	KEYPORT BOUROUGH COUNCIL LIAISON	12/31/2023	X	
10	DR. JUN CHENG	KEAN UNIVERSITY ASSOC. PROFESSOR	-	X	

Corrections to November 27, 2023 KEC Minutes:

None

Review/Approval of Meeting Minutes:

Minutes of the November 27th, 2023, meeting; Motion to Accept by Doug Weider (DW); Mike Palmisano (MP) 2nd; HB Abstained; Mike Lane (ML) Voted Nay; Minutes Approved.

Action Item Recap

1. **JS:** Continue to work with the BA Humphrey, Liaison Councilwoman Reilly, and Planning Board Secretary Nellis on providing current updates on the Keyport Borough Council Update List and correspondences. **Progress**
2. **ALL:** To elect a new Keyport Environmental Commission Secretary. **TBD**
3. **JS:** To ask B.A. Humphrey why the Aeromarine lawsuit was dismissed, if we are still monitoring the water by Aeromarine, and where can we find the Aeromarine water sample reports. **DW researched that the case was agreed upon by both sides to be dismissed. No other details were identified.**
4. **JS:** To ask B.A. Humphrey for a copy of the monthly Keyport Engineer's Report to Mayor and Council. **Progress**

Reorganization:

- **James Aumack (JA)** was thanked for his passion, solutions, commitment, and sensical approach to projects and issues while serving on the Keyport Environmental Commission. He will be missed!
- **Doug Weider (DW)** was re-appointed as a Commissioner for a three-year term 1/01/2024 – 12/31/2026.
- **Lynne Kosobucki (LK)** was appointed as an Alternate #1 Commissioner for a two-year term 1/01/2024 – 12/31/2025.
- **Joe Sheridan (JS)** was appointed to the position of **Keyport Environmental Commission Chair** by Mayor Araneo and re-appointed as a Commissioner for a three-year term 1/01/2024 – 12/31/2026.
- **Mike Palmisano (MP)** was nominated for **Keyport Environmental Commission Vice Chair** by Mike Lane (ML); Lynne Kosobucki (LK) 2nd; No comments/additional nominations; Unanimously Approved.

New Council Liaison:

- **Councilmember Heather Brady (HB)** was welcomed to the Keyport Environmental Commission.

Keyport Borough Council (KBC) Item Updates:

The Agenda offered the following KBC items for KEC discussion:

- 1. Mariner's Village**
- 2. Deputy Ventures (formerly Mystic at Keyport (44 Beers Street)**
- 3. 31 W. Front Street (restaurant and Residential Units)**
- 4. Aeromarine Issues (water quality testing by NY/NJ Baykeeper – needed: previous test well results on sites)**
- 5. Beach Park Outfall Pipe/Flooding Issues**
- 6. Port 149 Bulkhead Progress**

(JS):

- Awaiting status from Borough of Keyport regarding KBC Updates with Environmental Commission impacts.

Mike Lane's Observations on KBC Items:

- Please see attached document, entitled 'Mike Lane's Input for KEC Mtg. 1/22/24', written from his viewpoint.

New Business:

(ML)

- Discussed that new Environmental Commission Members should read the KEC Ordinance.
- Said that the Keyport Harbor Commission just put out new bylaws and responsibilities.
- The KEC should have its own set of bylaws.

(MP)

- The KEC is under the Planning Board-our KEC has to do more with the logistics of members terms and such.
- Our KEC leans on the Council and Planning Board Liaisons more.
- **ACTION on MP** to research the Association of New Jersey's Environmental Commissions' (ANJEC) on Environmental Commission charters.

(LK)

The role of the Keyport Environmental Commission's Planning Board Liaison is to bring the KEC's environmental concerns to the Planning Board.

(ML)

- There is a worksheet on each and every Planning Board Project (see worksheet attached).

(MP)

- The best person to get information about Planning Board Projects is the Planning Board Secretary.

(ML)

- The KEC should be given project plans.

(MP)

- The Borough Engineer normally discusses the environmental issues with projects during Planning Board meetings.

(LK)

- Spoke about the capstone project with Kean, where the students would act as Environmental Consultants to offer recommendations to enhance our Living Shoreline Project at the Cedar Street Park Beach Dune area. She is meeting with the 8-Student Class on or about January 9, 2024.

(Dr. Cheng):

- Talked about only subtle changes detected in his erosion/silting measuring the soil/sand buildup thus far, and he will provide monthly summaries of the progress of his project.
- He reiterated the importance of Keyport getting involved with the New Jersey Coastal Resilience Collaborative (NJCRC), as it is a great resource to help the KEC in the effort of coastal resilience.

(MP)

- The Green Team would like to begin a Speaker series-4th Tuesday of each month at Borough Hall (7pm) focusing on the Bay with Guest Speakers like Save Coastal Wildlife, Clean Ocean Action, Keyport Historical Society, Keyport Environmental Commission's Living Shoreline Project...but people are needed to come and listen!
- The first speaker for the Green Team's Meeting on February 21st is Jenna Reynolds, Director of Save Coastal Wildlife.

(JS)

- Spoke of the KEC creating a pamphlet to help keep stormwater drains clear and offered a few examples utilized by other towns. See attachments.

Open to the Public

9:51pm: JS opened the meeting to the Public.

Close to the Public

9:51pm: JS closed the meeting to the Public.

ACTION ITEMS LIST

1. **JS:** Continue to work with the BA, Liaison Brady, and Planning Board Secretary Nellis on providing current updates on the Keyport Borough Council Update List and correspondences.
2. **ALL:** To elect a new Keyport Environmental Commission Secretary.
3. **JS:** To ask B.A. Humphrey for a copy of the monthly Keyport Engineer's Report to Mayor and Council.
4. **MP:** To research the Association of New Jersey's Environmental Commissions' (ANJEC) on Environmental Commission charters.

ATTACHED ITEMS LIST

1. Mike Lane's Input for the Environmental Commission Meeting-January 22, 2024.
2. Mike Lane's Photos of Keyport tidal flooding from January 13, 2024.
3. Borough Administrator's e-Mail regarding Free Reception & Lecture on *2024 Climate Crisis Teach-In* by Doug Tallamy on January 23rd at Monmouth University.
4. Keyport Environmental Commission Site Plan Checklist.
5. Examples of other municipality pamphlets for keeping their stormwater drains clear that could be included with the water bill.

Meeting Adjourned 9:52pm: Motion to Adjourn by **DW; MP 2nd**; Unanimous Approval.

The next meeting will be held on **Monday, February 26th, 2024, at 8:00pm, at Keyport Borough Hall Council Chamber.**

Minutes submitted by Joe Sheridan.

Input for KEC Mtg. 1/22/24

Mariner's Village - The developer's June 2023 status report to the KUPB indicates that 1.) the project is not economically feasible without a PILOT, 2.) new lots (15.01 and 16.01) were filed with the County Clerk. The Mayor and the Redev. Committee held a closed session with Professionals at the Oct. KBC meeting and are evaluating PILOT benefits. A check of the County Tax Board_MODIV data shows the 12 pre-existing lots listed in the KUPB Resolution for this project have been deleted. The latest input as of 1/20/24 is that these 2 new multi-million dollar lots (15.01 and 16.01) are **STILL** listed on the tax rolls with **ZERO** taxes.

Browns Point Marina - According to the latest status report from the applicant, CAFRA is requiring a refiling. A Floodplain Development Permit is required prior to new construction. An additional KUPB hearing is required for boat rack expansions, fueling tanks, and additional docks. Plans show fuel tanks unanchored and on the ground in SFHA and the Borough wellhead area. A previous application for fueling facilities was withdrawn from KUPB consideration. **No action on standpipe and fire hydrant deficiencies. Tony Vecchio took them to Court. Developer argued successfully that the standpipe was not required until the site plan is fully implemented. In the meantime, the pier is fully utilized with boats and some overnight occupants of boats.**

Mariner's Village, Browns Point Marina Contamination - Roger Miller's 2/4/22 status report identifies the contaminated dirt pile at the end of Washington St as "historic fill" to be used under the 120-unit apartment lot by the EOY 2022. This action has not occurred. **KEC letter regarding contaminated fill at the north end of Washington Street is still not addressed by Borough officials.**

Mystic at Keyport/Deputy Ventures - A Floodplain Development Permit is required prior to construction. The issued CAFRA permit requires these homes be built on piles with breakaway walls, etc. Updated plans need to be generated and certified by a qualified professional. There is a requirement that deeds advise buyers of the flood risk. Nothing new on KUPB engineers' schedule. **The 1/13/24 high tide put the site under a foot plus of water, flooding the street and garage areas of dwellings on east side of Beers.**

31 West Front St - Demo permits were issued in July and construction of the **new building is underway**. Per 7/28/23 Notice, a Flood Hazard Area Individual Permit application was filed with NJDEP. A condition of KUPB approval was delineation of flood zone boundaries (VE, LIMWA, and AE) in this SFHA. A Floodplain Development Permit is required prior to construction per the new 2022 FDPO. Also need a compliance report from a certified engineer/architect.

Aeromarine Landfill - **At the 1/16/24 KBC meeting, Mayor Araneo stated the status of the clean-up lawsuit is unknown.** The lawsuit was to end the pollution of Keyport Harbor due to toxins leaking from the landfill site at Aeromarine. This lawsuit has been dismissed. Council review of Aeromarine lawsuit was a closed session item at the 7/19/22 KBC meeting. A key environmental issue is on-going sampling in the test wells on the site and have the reports been provided to the Borough. Still no update on any efforts to eliminate the continuing erosion that is silting in the adjacent bay and creek. This erosion is also exposing landfill trash. **The low-low tide on 1/13/24 exposed more than 120 plus feet of the Harbor floor in front of the bulkheads, exposing tires, logs, and trash.**

Flooding Due to Filled Drainage Ditch - No update regarding continuing wetland infringement in violation of 8/25/2005 NJDEP FILL Permit. No enforcement action by the Borough. Filling in of this wetland area and its floodway between Beers and Main has contributed to flooding on Main at Monroe, Broad by the schools, and Atlantic by the ballfield (flooding basement areas in multifamily buildings across from the ballfield).

Library Flooding - **A sump pump failure resulted in flooding of the basement. Mold was found during clean up. In the past, there were reports of flooding and icing at the outside entrance to the basement. Action was taken to address this issue.**

Beach Park Outfall Pipe - The Beach Park 30-inch Outfall Pipe problem with the significantly restricted outfall pipe capacity due to the duckbill on the end of the pipe remains unresolved. Without a pump to push the water through the duckbill flooding continues. Note that multiple pump stations will be part of the ACE Union Beach flood mitigation project, validating the need for a Keyport Pump Station. A Beach Park pump station fix was not a 2023 budget item, which will lead to more Division and E Front flooding.

Beach Park Upgrades - NPP has recently paved a walkway from First Street to the pavilion and from the playground area to the pavilion. NPP plans to replace the gazebo with a new gazebo with a concrete floor. They are studying options for new playground equipment.

Port 149 Bulkhead - Project requires removal of multiple transformers by JCPL before additional work on the last 50 feet of bulkhead by the bridge can resume. The new bulkhead structure is not presently built to permitted specs with: 1.) a

splash pad and ground elevated to the top of bulkhead, 2.) ~5 feet of vinyl sheeting patched on top of old steel sheeting, and 3.) old piles still in place last ~50 feet. **West Front Street flooded in the area of fishery during the 1/13/24 high tide.**

Keyport Towers and Marina – This is not a listed Case in the KUPB file as of this report date. Reportedly, updated plans have been given to the Council Redevelopment Committee with one less story and some minor front façade changes. Notice for an environmental study and remediation activities was posted, 8/3/22. This project, in a SFHA, will require a Floodplain Development Permit. **Suggest that Borough Officials request all the LSRP reports generated by this investigation. Having these reports for Aeromarine has been very beneficial for the Borough.**

25 E Front – A Floodplain Development Permit is required prior to start of construction. The architectural design needs to comply with Local Design Flood Elevation of BFE +3. The KUPB has approved a 5-story 50-unit apartment mixed-use structure with a 16-parking space deficiency and a sidewalk level commercial area along East Front Street. **KFD chief has reviewed plans for the landscaping along their abutting property line.**

105 Hwy 35 - On 6/24/23 KUPB approved a one-story Commercial building at this site. A cannabis retail establishment at this site requires an additional KUPB review of compliance with Cannabis security standards. **To date, there is no Notice for a KUPB filing.**

Firemen's Park Bulkhead – Borough Bond Ordinance was approved for \$4M to fund elevation of the bulkhead and parking lot. This elevation increase will only deal with tidal flooding, not a 100-year storm. There is no fix for American Legion Drive flooding by Post Office.

333 First Street – Units are for sale. Flood warning signs are posted in the driveway for these units. **Master Deed is required to delineate flood level and risk/frequency. No requests for 5-year tax abatement to date. Walnut Street, site driveway, and some parking areas flooded during 1/13/24 high tide. The site fails to provide the required 300 sq. ft. of open space/unit , a total of 7,200 sq. ft. for the development.**

Raritan Cove – Some units have sold and multiple units have received a 5-year tax abatement. Construction of the fourth building is underway. For new bottom floors in the SFHA, elevation needs to be recorded and checked against BFE+3. The retaining wall installed parallel to the creek will not serve as a CHHA bulkhead due to its footing height above the creek.

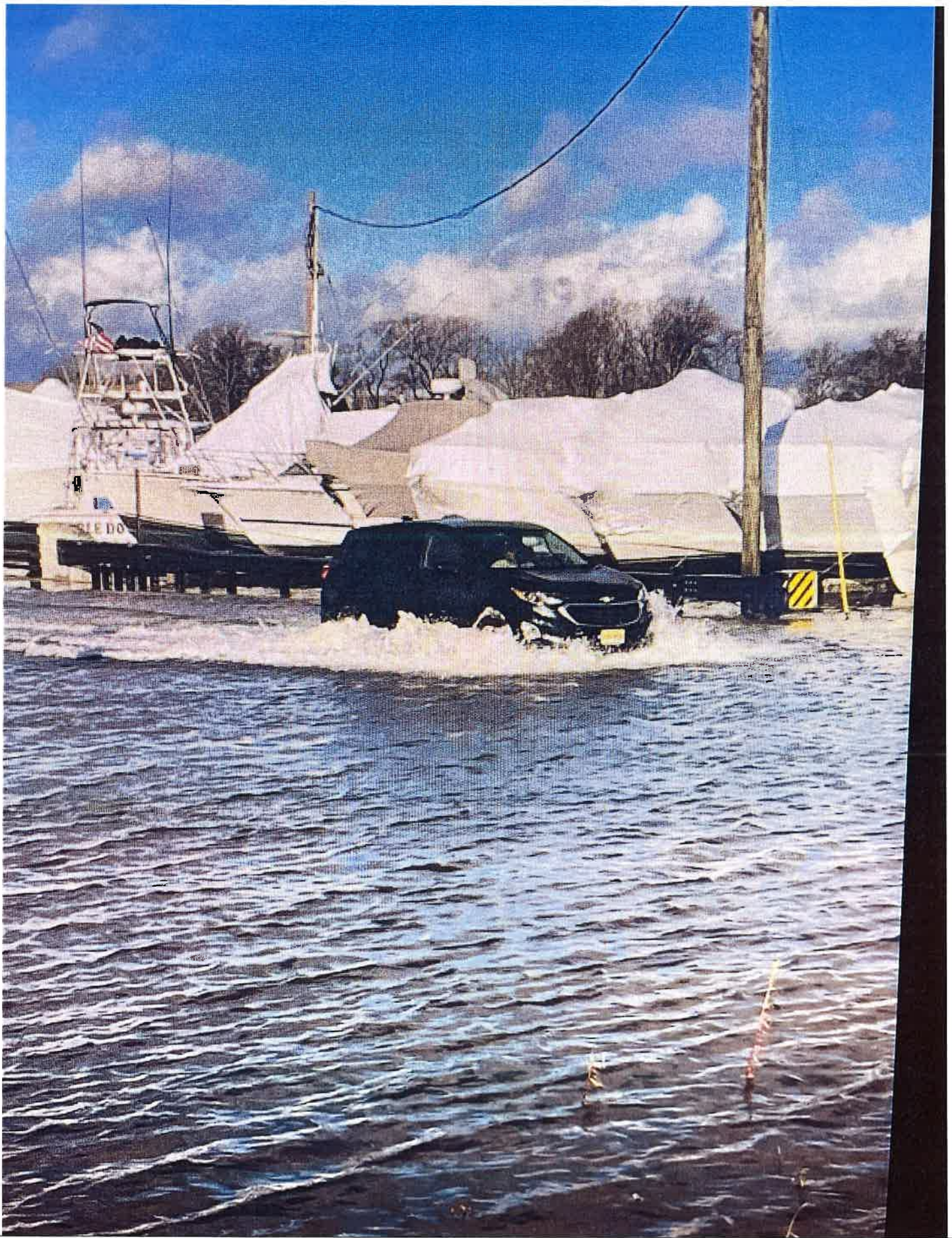
East Third St Flooding – The drainage-ditch/floodway along the Henry Hudson Trail (HHT), between Atlantic and Manchester, flows to the pipe under the HHT just east of Manchester Street instead of continuing down the floodway to Chingarora Creek. This 20-inch pipe dumps water into the street below the HHT, resulting in flooding of homes on East Third and East Fifth Streets. Hudson Pointe is now approved to discharge their stormwater into the pit abutting this pipe under the HHT, which will further intensify the flooding issue on East Third and East Fifth. This stormwater should flow down the HHT drainage-ditch past Fulton to Chingarora Creek. **County and Borough officials have still taken no action to clear the HHT drainage-ditch/floodway between Manchester and Fulton Streets.**



Tidal Flooding at Fireman's Park – January 13, 2024. Photo compliments of Mike Lane.



Tidal Flooding at Walnut Street – January 13, 2024. Photo compliments of Mike Lane.



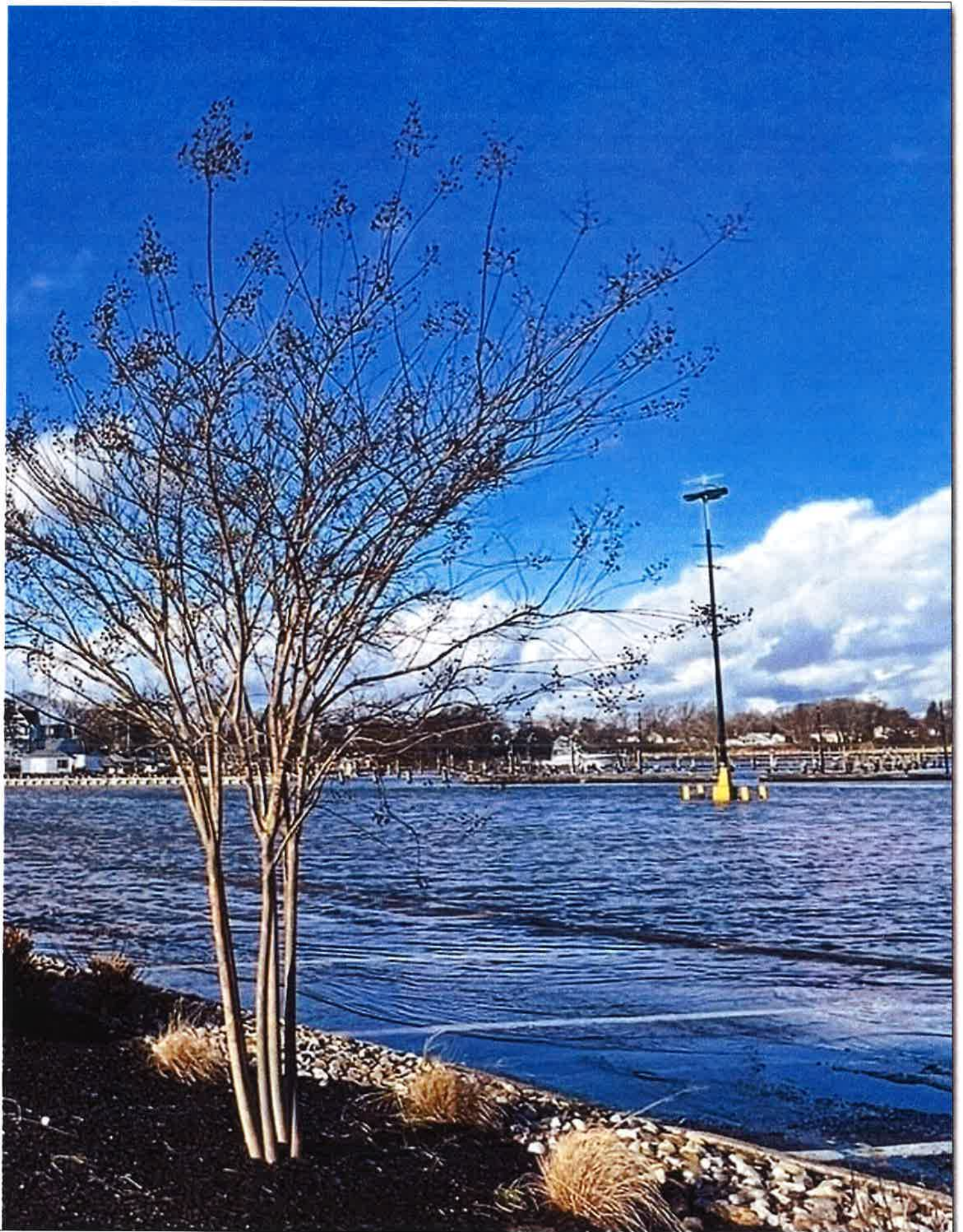
Tidal Flooding at Brown's Point Marina – January 13, 2024. Photo compliments of Mike Lane.



Tidal Flooding at West Front Street Bridge – January 13, 2024. Photo compliments of Mike Lane.



Tidal Flooding at Beers Street – January 13, 2024. Photo compliments of Mike Lane.



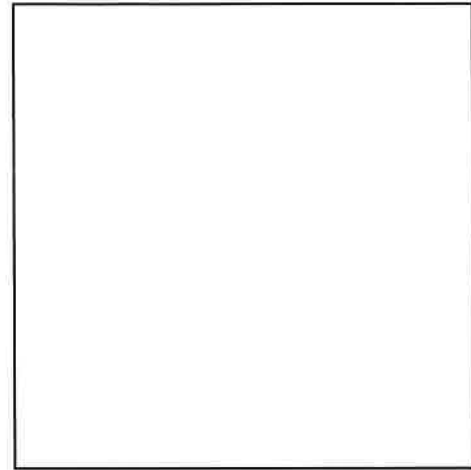
Tidal Flooding at Fireman's Park – January 13, 2024. Photo compliments of Mike Lane.

Please join us for a captivating lecture by

Doug Tallamy, Ph.D.

Best-selling Author

Professor of Entomology at the
University of Delaware



Doug Tallamy, Ph.D.,

photographed by Rob Cardillio

Co-Founder of HOMEGROWN
NATIONAL PARK®, a grassroots
call-to-action to regenerate
biodiversity and ecosystem function
by planting native plants and
creating new ecological networks

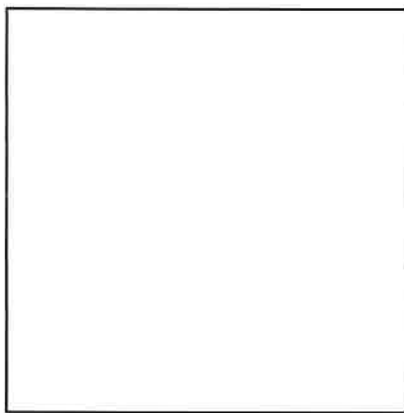
*Dr. Tallamy will outline what you can do in
your own yard or balcony to fight climate
change, create climate resiliency, and create
beauty in your own backyard.*

Wednesday. January 23. 2024

7:00 p.m.

Pollak Theatre at Monmouth University

400 Cedar Avenue. West Long Branch. New Jersey



Hosted by the Monmouth University School of Science as the kick-off to the

2024 Climate Crisis Teach-in

Co-sponsored by the Monmouth University School of Social Work and the Leon Hess
School of Business

Please contact Karen Keene at kkeene@monmouthconservation.org or 732-671-
7000 with any questions.

CLICK HERE TO REGISTER

FREE AND OPEN TO THE PUBLIC

Following the lecture, there will be a Q&A and book signing. The public
is encouraged to bring their own copies of Tallamy books for signature.

Also, join us for a reception

hosted by Monmouth Conservation Foundation

and the Monmouth University Urban Coast Institute

Thomas A. Edison Science Hall Atrium



CHART B

ENVIRONMENTAL COMMISSION SITE PLAN / SUBDIVISION CHECKLIST

1. Project Information

- A. Project Name: _____
- B. Applicant Name: _____
- C. Street Location: _____ Tax block and lot _____
- D. Date when application deemed complete: _____
- E. Project Description (single family, townhouse, commercial; acreage; size of structure, nature and use, etc.) _____

2. Information Received:

- A. Application
- B. Plans
- C. Variance Request(s)
Describe _____
- D. Environmental Impact Statement
Yes ___ No ___ Waiver requested ___ N/A ___
- E. Soil erosion & sediment control plans
Yes ___ No ___ Waiver requested ___ N/A ___
- F. Stormwater calculations
Yes ___ No ___ Waiver requested ___ N/A ___
- G. Septic; wastewater management plans
Yes ___ No ___ Waiver requested ___ N/A ___
- H. State permits: wetlands, flood hazard area; waste-water management amendment, sewer extension; coastal area facility review
Applied for ___ Received ___

3. Application deficiencies, inadequate items, discrepancies

4. Existing conditions: environmentally sensitive features

- | | |
|--|----------------|
| A. Steep slopes (over 15%) | Yes ___ No ___ |
| B. Wooded areas | Yes ___ No ___ |
| C. Surface water | Yes ___ No ___ |
| D. Aquifer recharge areas | Yes ___ No ___ |
| E. Wellhead protection areas | Yes ___ No ___ |
| F. Floodplains | Yes ___ No ___ |
| G. Wetlands | Yes ___ No ___ |
| H. Limestone areas | Yes ___ No ___ |
| I. Drainage pattern | Yes ___ No ___ |
| J. Significant trees or other vegetation | Yes ___ No ___ |
| K. Types of habitat | Yes ___ No ___ |
| L. Dunes | Yes ___ No ___ |

5. Impacts of proposed development on the existing conditions during and after construction

Have the requirements of NJ's regulations and the town's environmental ordinances been met?

- A. Grading
1. Change of slope
 2. Erosion, sedimentation and surface water
 3. Source of fills
 4. Preservation of topsoil
- B. Stormwater management (roads, buildings and other)
1. Relationship to municipal requirements
 2. Impervious cover amounts
 3. Stream buffer, if applicable
 4. Easement on non-structural element
- C. Flood Hazard Area
- D. Wetlands fill or disturbance
- E. Buffering
1. Proposed or needed
 2. Vegetation in buffers
- F. Landscaping/limits of disturbed areas
1. Preservation of significant trees or other landscaping
 2. Appropriateness of new species; natives or invasives?
- G. Habitat fragmentation for plants and wildlife
- H. Hazardous substances
1. Storage
 2. Generation
 3. Existing underground storage tanks
- I. Air, light or noise pollution
- J. Off-site secondary impacts:
1. Surface runoff and flooding
 2. Non-point source pollution
 3. Sedimentation and erosion
 4. Water supply quality and quantity
 5. Traffic congestion
 6. Air pollution
 7. Habitat fragmentation

Consistency with existing plans

- A. Municipal Master Plan
- B. Conservation Element in Master Plan
- C. County Master Plan
- D. Other regional plans
- E. State Development and Redevelopment Plan

What are storm drains?

Storm drains are the metal grates found on streets that **prevent flooding** by diverting rainwater and melted snow off the streets into the Mississippi River



Importance of keeping them clear!

Storm drains fulfill a great purpose, but can harm water quality when they are **contaminated** with **leaves and debris**! Too many leaves or debris around/entering the storm drain causes **excess nutrients, sediments, and pollutants** to enter the river. As water moves across landscapes and streets into the storm drain, it picks up and **carries harmful pollutants** that can **contaminate** and harm the Mississippi River! More than **50 communities** rely on the Mississippi for daily water

EXAMPLE

Remember, McAllen

**ONLY RAIN DOWN
THE STORM DRAIN!**



Let's do our part in keeping our City's drainage system free of contaminants and clear of debris for protection of our Laguna Madre and Arroyo Colorado Watersheds.

Stormwater Pollution Prevention Tips

- 1 SWEEP!**
your curb and gutter clean.
- 2 BAG IT!**
Use City compostable bags to dispose of grass clippings and leaves.
- 3 SCOOP THE POOP!**
Kindly pick up after your pet.
- 4 RECYCLE RIGHT!**
In the Blue Bin.
- 5 DON'T LITTER!**
Dispose of trash properly in the Black Bin.
- 6 REPAIR!**
vehicle leaks on time.
- 7 PREVENT!**
illegal dumping.
- 8 COMPLY!**
with Chapter 120 - Watershed Ordinance.
- 9 MAINTAIN!**
your curb inlet clear of brush debris.
- 10 PROVIDE!**
proper sediment and erosion controls at your construction sites.



CLEAN STORM DRAINS, CLEAN DITCHES, CLEAN STORMWATER = CLEAN WATERSHEDS

www.mcallenpublicworks.net

681-3111



McAllenGoesGreen

REMEMBER ONLY RAIN DOWN THE DRAIN, MCALLEN!

Keep our storm drain inlets clean of **CONTAMINANTS** and free of **DEBRIS** for a healthy watershed. Let's all do our part in preventing pollutants as sediment, grass clippings, fertilizers, leaves, oil, gasoline, pet waste, and litter from entering our City's drainage system using the following **STORMWATER POLLUTION PREVENTION TIPS**.



EXAMPLE