

Keyport Environmental Commission
June 23, 2025 Meeting
Keyport Borough Hall

Call to Order

Meeting called to order at 8:00 pm 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	12/31/2027	X	
3	KATHLEEN BULL DE LOS REYES (KBDLR)	COMMISSIONER	12/31/2025	X	
4	DON PACHECO (DP)	COMMISSIONER	12/31/2025		X
5	LYNNE KOSOBUCKI (LK)	COMMISSIONER, 2-YEAR ALTERNATE #1	12/31/2025	X	
6	MIKE LANE (ML)	COMMISSIONER	12/31/2025	X	
7	DOUG WEIDER (DW)	COMMISSIONER	12/31/2026		X
8	SHAMAR WHITE (SW)	COMMISSIONER	12/31/2027		X
9	LENNIE WALKER (LW)	COMMISSIONER ALTERNATE #2	12/31/2026		X
10	HEATHER BRADY (HB)	KEYPORT BOUROUGH COUNCIL LIAISON	12/31/2025	X	
11	KIM HUMPHREY	KEYPORT BOROUGH ADMINISTRATOR	-	X	
12	TREVOR TAYLOR	KEYPORT BOROUGH ENGINEER	-	X	

Corrections to March 24, 2025 KEC Minutes:

- None

Review/Approval of Meeting Minutes:

Minutes of the March 24th, 2024, meeting; Motion to Accept by Mike Palmisano (MP); 2nd by HB, Minutes Approved.

Keyport Borough Council (KBC) Item Updates:

No new updates.

Dr. Cheng's Report

No new updates.

Keyport Borough Administrator Kim Humphrey and

Keyport Borough Engineer Trevor Taylor

(JS) – Introduced Engineer Trevor Taylor (TT) and Administrator Kim Humphrey (KH) to talk about flood mitigation and the duckbill outfall pipes as a follow-up to Trevor's following May 29, 2025; 8:00am e-mail from Engineer Trevor Taylor to Councilmember Heather Brady:

Subject: RE: Questions from Meeting 5-6-25...

Please see attached information regarding the duckbill project at Beach Park. The attached page from the 2014 DCA Strategic Recovery Planning Report shows the pipe prior to the extension of the outfall and the installation of the valve. Please note that the outfall was constantly covered in sand and DPW had to go out regularly to dig out the outfall pipe. And since the pipe is below the high tide line, Raritan Bay water would inundate the pipe during high tides. Without a backflow preventer, the high tide will again fill the pipe with Bay water.

I have performed several site visits of the outfall pipe during rain events at high tide and low tide. I have not witnessed any flooding along First Street during these events. The inlet on First Street is the first opening upstream of the outfall....it is my opinion that if the valve was not working, there would be flooding on First Street, as the inlets on First Street are only a few feet deep and they are the first outlet for water to exit the pipe if the valve is not letting water through. During rain events, as you can see in the attached photo taken during a heavy rain event, runoff flows through the outfall when it is raining (you can zoom in to see the water flowing full out of the pipe and note the trail of water flowing well in to the Bay).

Division Street Floods due to the fact that Division Street is lower than the flood hazard storm event and the storm pipe that runs parallel to Division Street, which ties into the Beach Park outfall pipe, due to its elevation, does not have the capacity to handle the larger storm events. The pipe starts at Third Street between Division and Osborn Streets, then runs under the Jehovah Witness building, under TNT Auto Parts, under Dawns Auto Body, under 34 East First Street, through the townhome property parking lot, then to the inlets on First Street and finally to the outfall. The buildings (Dawn's Autobody and the car wash building) on Division Street have a first floor elevation of around 5.0 and the flood hazard elevation is 13.0. The Raritan Bay mean high tide line is elevation 2.13. With this being said, any pipe at Division Street would start with an invert below the high tide line, hence the suggestion of a pump station to pump the water up and to the bay, a very expensive undertaking, and which will only be helpful until the storm surge overtops First Street (approximately elevation 7.5), at which point Division Street and East Front Street are under water from the Bay, which is what happened during Sandy.

I'd be happy to discuss this further with anyone.

Thanks,
Trevor

(TT) – Spoke about the history behind the duckbill outfall pipes and that the duckbills *are* currently working.

(KH)-The duckbills were installed through a grant and must remain installed at least 10 years following when they were installed (2020).

(TT) A pump station would greatly assist the area, but it would be a >\$1 million dollar project and would need a *Benefit Cost Analysis* performed to ensure >\$1 million dollars of housing is protected.

(TT) – Berms or walls would offer some flooding mitigation.



Conceptual Berm photo compliments of Microsoft Bing-July 15, 2025. J Sheridan.

(TT) – Keyport's Division Street and Beers Streets are at Elevation 5. Flooding would be mitigated if those streets were higher.

(MP) – Asked about the sanitary pipe crossing through the outfall pipe.

(TT) – Yes, a sanitary pipe was found crossing through the outfall pipe and was removed.

(TT)/(KH) – Keyport IS the source of the Broad Street Water high bacteria levels, especially after a rainstorm.

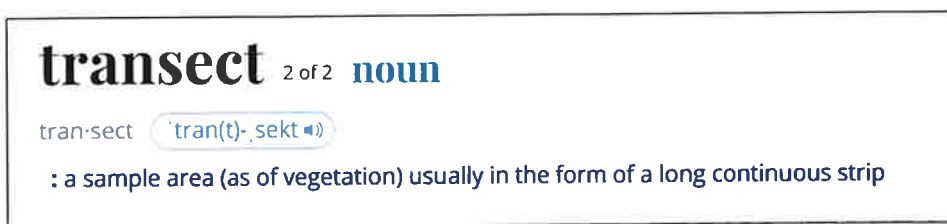
(ML)-Spoke of the bulkhead along the Keyport Yacht Club being built on a bluff that offers protection against erosion. There is no protection like bluffs along our creeks. There are no pump stations at the creeks. Creeks act as breaks in the bulkheads. Union Beach will have pump stations at each creek. Shared photos of duckbills with debris keeping it from closing completely.

(TT) Addressed the duckbill photos.

(KH) Talked about how the County should be cleaning the duckbills for better operation.

(ML) – Said there was a large pond that accumulates in front of the Mason’s Lodge.

(ML) - Mentioned the size of the outfall pipe at Beach Park was a 30” pipe-asked about the expected flow through the duckbill from this 30” pipe. Asked about the transect for this outfall pipe/duckbill. Asked what the expected water pressure would be at the duckbill.



Transect definition compliments of Google-July 15, 2025. J Sheridan.

(TT) Gave information on the pipe size to get the duckbill. The Duckbill Vendor also reviewed the data.

(ML) – Mentioned the outfall pipe by Beach Park is about 5’ off the ground – where Broad Street turns into American Legion Drive.

(MP) – Asked why the pump station would not help the Division Street water flow.

(TT) – That pump station mostly addresses water runoff from the parking lot of the townhouses.

(MP) – Said that Keyport has not had many bad storms in the last 5-8 years – perhaps because something IS working.

(LK) – Asked if permeable pavements would help?

(TT) – Answered by saying porous pavements are better in places that do not freeze as the open voids become clogged over time reducing their porous attribute.

(ML) – Reiterated the outfall pipe was elevated.

(TT) – Can't boardwalk over the outfall pipe because in high tide condition, the outfall pipe is under water.

(TT) – Said that the Army Corp of Engineers Project will not cause flooding in Keyport.

(TT) – Said that FEMA re-did their maps due to boats-v-zone being moved back to the bulkhead.

9:06pm: Keyport Borough Engineer Trevor Taylor was Thanked by the Commissioners for coming to the meeting and he left.

Cedar street Park Beach Clean-Up on June 3, 2025 by the Somerset County Vocational School:

(LK) Spoke about the 30 Volunteer High School Students from Somerset County Vocational School under Teacher Mary Kreiss-Papalski-GREAT Time had by all involved...beach was cleaned nicely with bottles of water supplied by the Keyport DPW and pizza compliments of the Borough of Keyport. Preliminary plans were made to make this an annual event.

(MP) was going to stay in contact with Ms. Kreiss-Papalski with beach clean-up spreadsheets and stories.

Northeast Supply Enhancement (NESE) Gas-Powered Line-Compression Station through Old Bridge into the Bay:

Williams Transco has filed a new bid to build a pipeline to bring more natural gas to Long Island. The Mayor and Council vehemently opposed the project earlier in 2019 (see attached Keyport Resolution #158-19).

Mike Lane's Health and Safety Input:

Please see Attachment #3.

(MP) Spoke of the Bayshore Regional Watershed Commission's Municipal Separate Storm Sewer System (MS4) thrust-about how they are trying to score

points through a project having multiple towns walking a creek that travels through several towns-each town would get to look at the creek at some single point. There are obstacles such as which creek to walk and privately-owned land along these creeks that still needs to be worked out.

Open to the Public

9:58pm: JS opened the meeting to the Public.

Close to the Public

9:59pm: JS closed the meeting to the Public.

ACTION ITEMS LIST

JS: Coordinate with current Keyport Environmental Commissioners whose terms expire on December 31, 2025, to determine if they wish to be recommended for re-appointment. Re-Appointment is at the Keyport Mayor's discretion.

ATTACHED ITEMS LIST

1. Duckbill photo and information page.
2. Keyport Resolution #158-19 Opposing the Williams/NESE Raritan Bay Pipeline.
3. Mike Lane's Health and Safety Input for the Keyport Environmental Commission Meeting on 6/23/2025.

Meeting Adjourned 9:59pm: Motion to Adjourn MP; HB 2nd; Unanimous.

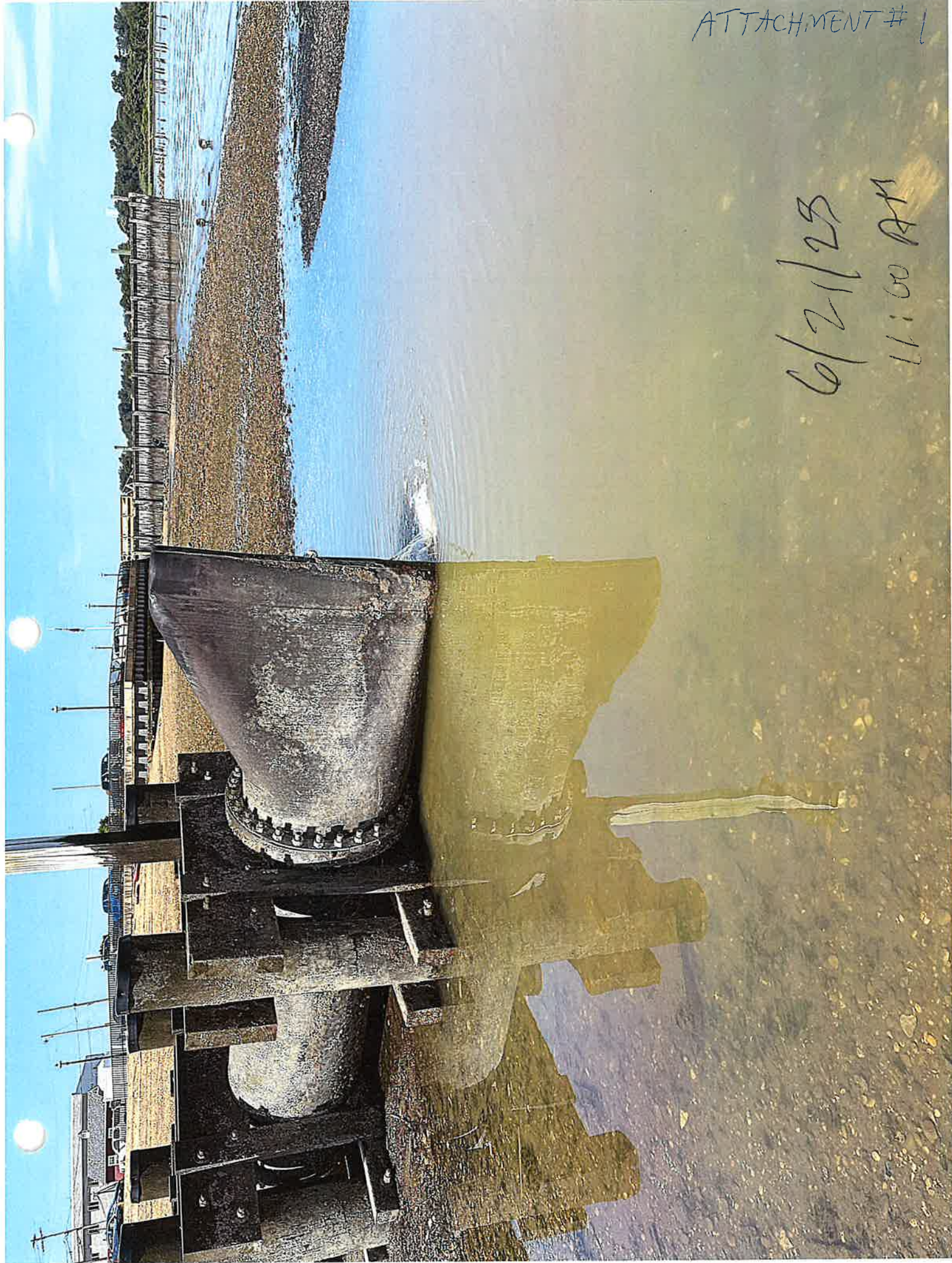
The next meeting will be held on **Monday, July 28th, 2025, at 8:00pm, at Keyport Borough Hall Council Chamber.**

Minutes submitted by Joe Sheridan.

Joe
1/17/2025

ATTACHMENT # 1

6/21/23
11:00 AM





Effective Opening Series DB

DUCKBILL CHECK VALVES

Four Styles to Suit a Wide Variety of Applications

The Duckbill Series valve allows material to flow through...

Flanged Style DBF



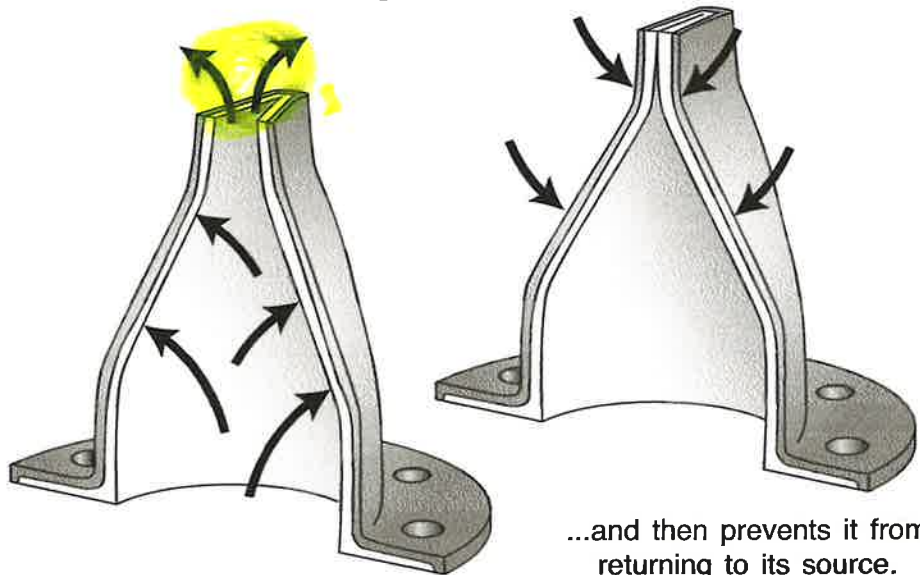
Slip-Over Style DBO



Jacket Style DBJ



Insert Style DBI



...and then prevents it from returning to its source.

DESCRIPTION

Cla-Val Series DB Duckbill Check Valves are a flexible sleeve design made of quality fabric-reinforced elastomer materials for maximum resistance to corrosion and wear caused by continuous operation with abrasive slurries, sludge, or effluent. The flexible sleeve provides maximum flow with a minimum pressure drop across the valve at all times.

The "duckbill" concept check valve has been in use for over 100 years in waterworks and commonly accepted for use in industrial process piping systems and in waste and storm water or sewer piping systems.

DESIGN

The simple, one-piece "duckbill" sleeve eliminates moving components and intrusive body structures that create problems with conventional check valve designs. There are no mechanical parts that can freeze, corrode, bind, or otherwise inhibit smooth operation. Unlike conventional check and flap gate valves, the Cla-Val Duckbill Check valve does not require regular maintenance to replace worn seats, hinge pins, balls, or flappers.

OPERATION

The principal of operation is simple. Upstream pressure in the valve forces the lips or "duckbill" apart to permit flow. As pressure or flow increases, the lips open further, allowing more flow. This feature allows solids to pass unhindered with low pressure loss. When there is backpressure or reverse flow, the lips squeeze tightly together, preventing backflow. Even with some wear, the "duckbill" check sleeve will still function including sealing around entrapped solids.

STYLES & MATERIALS

Choice of (4) inlet connection styles allow Cla-Val Series DB Duckbill Check Valves to be installed in a wide variety of applications. The "duckbill" fabric-reinforced elastomer choices include:

Ethylene Propylene, Viton, Buna-N, Hypalon, Butyl, Neoprene, and Natural Rubber for compatibility with most fluids.

When ordering above Elastomers add first letter of the material after the model number ie: 4"-DB-N (N for Neoprene)

RESOLUTION #158-19**RESOLUTION OPPOSING THE WILLIAMS/NESE
RARITAN BAY PIPELINE**

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, Transcontinental Gas Pipe Line Company, LLC, a subsidiary of William Partners, LP ("Williams") is proposing the Northeast Supply Enhancement ("NESE") Project (the "Project") to build a 23.4 mile methane natural gas pipeline through Raritan Bay and Lower New York Bay, to Rockaway, New York; and

WHEREAS, the purpose of the proposed Project is to transport methane natural gas, extracted through the process of hydraulic fracturing, from the Marcellus Shale to New York; and

WHEREAS, the Project does not serve the interests of the State of New Jersey, or its residents, and will only supply methane natural gas to Brooklyn, Queens and Long Island, New York; and

WHEREAS, the Williams/NESE pipeline could negatively impact the Raritan and Lower New York Bays by disturbing the seabed of the Raritan Bay, potentially discharging drilling fluid and chemicals into the bay, and potentially affecting over 1,000 acres of habitat that houses marine fish, shellfish, and larva; and

WHEREAS, the Project poses concerns related to environmental harm to marine and coastal ecosystems, as well as negative impacts to the safety, health and well-being of Bayshore coastal communities; and

WHEREAS, the Williams/NESE pipeline may impact marine life and fisheries through decreased water quality and loud sounds and powerful vibrations that accompany pipeline development and which will impact migration patterns and other important biological processes; and

WHEREAS, the Williams/NESE pipeline will have significant upstream environmental impacts that could directly harm the Raritan Bay, negatively affecting 41 acres of wetlands, including approximately 20 acres of forested wetland; and

WHEREAS, the Williams/NESE pipeline could adversely impact industries important to the New Jersey Bayshore communities, disturb commercial and recreational fishing and shell fishing activities, and potentially damage the tourism industry; and

WHEREAS, despite being directly affected from the proposed Williams/NESE pipeline, there has been no public hearing within the Bayshore; and

WHEREAS, the Williams/NESE pipeline could cause damage to the climate through increased emissions of methane and carbon dioxide.

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

1. The Borough hereby opposes the construction and installation of a 23.4 mile methane natural gas pipeline through Raritan Bay.

2. The Borough urges the New Jersey Department of Environmental Protection to deny any permit application for the project and any other pipeline, and urges its representatives of the New Jersey Legislature, as well as the Governor of New Jersey, to oppose this pipeline application.

3. That a copy of this resolution be certified and forwarded to Governor of the State of New Jersey; New Jersey Department of Environmental Protection Commissioner, Catherine McCabe; the President of the New Jersey State Senate; the Speaker of the General Assembly; the Monmouth County Legislative Delegation, the New Jersey League of Municipalities, the Monmouth County Board of Chosen Freeholders, Clean Ocean Action and New York/New Jersey Baykeeper.

OFFERED: SHERIDAN

SECONDED: FOTOPoulos

AYES: SHERIDAN, COOPER, GOODE, PACHECO, FOTOPoulos, MCDERMOTT

NAYS:

ABSENT:

I, Valerie T. Heilweil, 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 April 2, 2019.



Valerie T. Heilweil, RMC
Borough Clerk

Health and Safety Input for KEC Mtg. 6/23/25

Items marked NC remain unchanged since 2/24/25 report.

KUPB Hearings - 2025

262 First Street – Multifamily in RAD – New site plan approved requiring shed removal for more parking spaces and improved parking circulation. No third residential unit until sheds gone. Still recreation space deficiency. Insufficient recreation-open space onsite and inadequate sight triangle at Fulton and First.

PEDESTRIAN SAFETY

TAP PSIP – Crosswalks with All Way Stops on First Street and on Broadway needed for traffic calming. To date, no agreement on All Way stops and no schedule. At the August 2024 KBC meeting, Borough leadership indicated that First Street residents should petition the County in support of implementation of the TAP PSIP with its "All Way" stops and crosswalks. The petition was signed by dozens of residents who access First Street from surrounding neighborhoods. Based on discussions at the January KBC meeting, KEC needs to send letters to the KBC, the Keyport Police Chief and County leadership documenting KEC traffic study and support for the PSIP plan and the First Street resident's petition.

Not listed as a Capitol investment for the next 6 years in the 2025 approved municipal budget. Will be impacted by water/sewer upgrades program.

Fire Protection - KFD operations have been consolidated into two Firehouses. Vacated firehouses are for sale with funds going to KFD, the property owners.

HARBOR ENVIRONMENT

ACE team from Newport News VA. is working on Raritan Bay community storm protection. A similar process was implemented for Union Beach resulting in a 17 ft. high sand barrier. They introduced themselves and the issue at a Townhall meeting on 6/10. They were informed that Keyport was a port containing 900 boat slips and moorings. This port data appeared to come as a surprise. Did not get the impression that they had ever visited Keyport with its extensive bulkheads preventing erosion of the waterfront bluffs which contain 100 year homes.

Aeromarine Landfill (NC)– Last summer, NJDEP posted signage restricting residents' activity in this area. Signage is now in disrepair. During July 2024, the Aeromarine owner, Bay Ridge Realty, was also served an NJDEP Notice of Violation for work in a riparian area without required permits.

A key environmental issue for KEC is the failure of Aeromarine owners to conduct on-going sampling in the test wells on the site and having the reports 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. A 2024 spring low-low tide exposed more than 120 plus feet of the harbor floor in front of the bulkheads, exposing tires, logs, and trash.

Installation of an Aeromarine bulkhead along the Bayfront and the abutting Creek is required to eliminate the mud and toxins flowing from this site. Sections of the beach at this site are covered with multiple fallen trees that need to be removed prior to the next severe storm.

Keyport Yacht Club - This winter, KYC is outsourcing the storage of its small boats and dock floats to the Olsen's Marina site and the Keyport Towers and Marina site. As a result, the lower parking lot abutting the waterfront will be available for parking cars.

Ordinance 16-11 executed vacating of Atlantic Street north of First Street. This Ordinance states that the Borough maintains an easement for utilities (stormwater outfall pipe, etc.). This Ordinance also states that the Borough maintains an easement to preserve and ensure public access to the tidelands and Bay. In light of the new site signage restricting access, action needs to be taken by the Borough to maintain these two easements.

No sign of site parking upgrades recently approved by the KUPB.

Browns Point Marina (BPM) - NC - BPM has filed a revised CAFRA Waterfront Development Permit application with the NJDEP. This application covers construction of a two-story 5,500 sq. ft. office and maintenance building, additional boat rack storage, and 2 additional 8' X 20' floating docks. The bulk of this construction is proposed for an area well below the Local Design Flood Elevation. KEC should monitor the design requirements imposed by the NJDEP to determine the need for additional KUPB variances.

No action on standpipe and fire hydrant deficiencies. At the 3/19/24 Townhall meeting, the owner refused to address the issue. At the 8/22/24 KUPB meeting a Resolution granting another one-year extension of the BPM site plan variances was approved.

SITE CONTAMINATION

Mariner's Village, Browns Point Marina Contamination – NC Roger Miller's status report identifies the contaminated dirt pile at the end of Washington St as "historic fill" to be used under the 120-unit apartment area 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.**

Kaputshy Gas Station on Broad St - NC - On 12/16/20, NJDEP approved funding from the Hazardous Discharge Site Remediation Fund (HDSRF) to conduct a Preliminary Assessment (PA) and Site Investigation (SI). The approved costs from the HDSRF is in the amount of \$44,242.

This is an example/validation of the need to reactivate the Brownfield Development Area team to monitor hazardous sites to procure clean-up funding and to ensure timely implementation of the cleanup.

Keyport Towers and Marina - NC – Recently, piles of dirt have been observed along the fence abutting West Front Street. Notice for an Environmental Study and Remediation Activities was posted, 8/3/22. **It is suggested that Borough Officials request all the LSRP reports generated by this**

investigation. This project is not listed as a Pending Case in the KUPB file as of this report date. This project, in a SFHA, will require a Floodplain Development Permit approved by the Borough Floodplain Manager.

FLOODING

Mystic at Keyport/Deputy Ventures – NC - The NJDEP issued CAFRA permit requires these homes in a CHHA be built on piles with breakaway walls, etc. Reportedly updated architectural plans have been generated. The KBC update indicates that documents were accepted by the engineer. The developer has failed to request and receive one-year extensions of the KUPB approved plans.

The Flood Damage Prevention Ordinance (FDPO) and a KUPB Condition of Approval (COA) require the property Deeds advise buyers of the flood risk at this SFHA site. A Floodplain Development Permit is required prior to construction. The 1/13/24 high tide put the site under more than a foot of water, flooding the street and garage areas of dwellings on the east side of Beers Street. Despite the flooding history at this site, the FDPO, and the COA, the KBC update documents **indicate Deeds with declaration covenants and restrictions are under legal review.**

Flooding Due to Filled Drainage Ditch – NC – No update regarding continuing wetland infringement in the area behind Saint Peter's Place. No action by the Borough regarding this issue. Filling in this wetland area and its floodway between Beers and Main has contributed to flooding on Main, Monroe, and Broad by the schools, and Atlantic by the ballfield (flooding basements in multifamily buildings across from the ballfield).

Port 149 Bulkhead – Bulkhead project remains stalled. It requires removal of multiple power transformers by JCPL before additional work on the last 50 feet of bulkhead by the bridge can restart. The new bulkhead structure is not presently built to permitted specs that require: 1.) a 10 ft. wide concrete splash pad/sidewalk and the ground elevated to the top of bulkhead, 2.) elimination of ~5 ft. of vinyl sheeting patched on top of old steel sheeting, and 3.) old piles and sheeting are still in place for the last ~50 feet before the bridge. West Front Street near the Fishery flooded during the 1/13/24 high tide.

Firemen's Park future bulkhead return has been designed to deal with lack of Port 149 bulkhead with ground elevation to top of bulkhead.

East Third St Flooding - (NC) – 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 under the HHT 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.

Development at the Hudson Pointe site has started. However, the HHT east of Manchester has not been cleared to allow this floodway to empty into Chingarora Creek.

Beach Park Outfall Pipe - NC – 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. Replacing the duckbill with a flapper valve has been done in other towns. No fix will lead to continued flooding of Division Street and E Front basins. The 6/14/24 intense rainstorm was the latest occurrence of this flooding problem. **Need to follow up on cost of a flapper valve and possible funding source. Contact Frank Palone for possible help.**

Firemen's Park Bulkhead - NC – 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 of this parking lot, not a 100-year storm. There is no fix for American Legion Drive flooding by the Post Office fence abutting this road. The Borough has obtained 2 grants to cover a major part of the cost of the bulkhead replacement.

Recent drilling at this site reportedly is related to evaluation of bulkhead anchoring ability.

Developer's Sites in SFHA

- Mariner's Village in CHHA
- 34 West Front Street in CHHA
- 333 First Street townhouses in CHHA
- Raritan Cove abutting CHHA
- Beach Park upgrades in VE Zone
- 25 East Front Mixed Use 5- Story apartment project

○ **Ongoing work to clear site**