

Keyport Environmental Commission (KEC) Minutes for June 24, 2024 – Conducted in Keyport’s Borough Hall

Call to Order

Meeting called to order at 8:00pm 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	MIKE LANE (ML)	COMMISSIONER	12/31/2025	X	
7	DOUG WEIDER (DW)	COMMISSIONER	12/31/2026	X	
8	HEATHER BRADY (HB)	KEYPORT BOUROUGH COUNCIL LIAISON	12/31/2024		X
9	KATHLEEN BULL DE LOS REYES	RESIDENT	-	X	
10	DR. JUN CHENG	KEAN UNIVERSITY ASSOC. PROFESSOR	-		X

Corrections to the April 22, 2024 KEC Minutes:

None.

Review/Approval of Meeting Minutes:

Minutes of the **April 22nd, 2024**, meeting; Motion to Accept by Mike Palmisano (MP); Mike Lane (ML) 2nd; No comments/Edits; Minutes Unanimously Approved.

Action Item Recap

1. **ALL:** To identify two (2) new Environmental Commission Members. Ongoing.

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**
5. **Beach Park Outfall Pipe/Flooding Issues**
6. **Port 149 Bulkhead Progress**

Mike Lane's Observations on KBC Items:

- Please see Attachment #1, ML's Observations.

(MP)

- No further updates on the Capstone project with Kean. They

(Dr. Cheng):

- Report given via e-mail:

Field surveys for the beach profile over the last year showed mild shoreline changes although significant shoreline erosion was observed over the last a few decades based on satellite images. Numerical modeling of hydro-dynamic conditions for the coast of Keyport was built (halfway done) to further investigate sediment pathways.

Thanks!

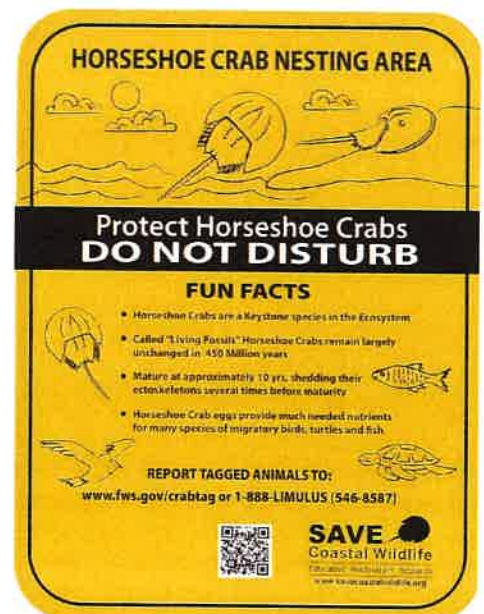
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New Business:

(JS)

- **Horseshoe Crab Sign Status** – Councilmember McNamara has the two signs.

ACTION on JS to coordinate with Councilmembers McNamara and Brady to forward signs to DPW's Superintendent Bill King with assistance on sign placement from the Keyport Harbor Commission.



- **Monmouth Beach Construction Dust Ordinance discussion** – MP Motioned the discussion be tabled/ RJ seconded the Motion, to acquire additional information on the Monmouth Beach Ordinance controlling plastic dust and contaminants and its relevance to Keyport.
- **May 23, 2024 Regional Watershed Forum Discussion** – JS said the next meeting will be in September and that Keyport’s Stormwater Coordinator is Borough Engineer Trevor Taylor.
- **25th Annual New Jersey Department of Environmental Protection Governor’s Environmental Excellence Award Nomination** – JS nominated Mike Lane for this award; MP seconded the nomination.
ACTION on JS to electronically submit nomination paperwork before September 4, 2024 deadline.
- **Spotted Lanternfly Discussion** – No action taken. Please see Attachment #2.
- **Keyport Environmental Commission Homework** – Challenged KEC to identify at least three (3) areas where flooding occurs in Keyport-take several photographs-provide as much information on area in preparation of creating a Letter to Borough Council to continue to make progress.

(MP)

- **GREEN TEAM:** Will coordinate with JS and the Keyport Historical Society to have an Oyster Presentation at the Keyport Historical Society Museum on either Monday, August 5th, or Monday, September 9th at 7:00pm.

(ML)

- Stated the KEC should be filling out Environmental Commission Site Plan/Subdivision Checklists, please see Attachment #3, including Letters of Concern.

Open to the Public

9:25pm: JS opened the meeting to the Public.

Close to the Public

9:25pm: JS closed the meeting to the Public.

ACTION ITEMS LIST

1. **ALL:** To identify two (2) new Environmental Commission Members.
2. **JS:** To coordinate Horseshoe Crab Signs getting installed at Waterfront.
3. **JS:** To Nominate Mike Lane for 25th Annual NJDEP Environmental Excellence Award
4. **ALL:** To identify Keyport areas prone to flooding, complete with photos, to be used in a Letter of Recommendation to the Borough Council.

ATTACHED ITEMS LIST

1. Mike Lane's June 24, 2024 Observations.
2. Spotted Lanternfly Information.
3. Environmental Commission Site Plan/Subdivision Checklist.

Meeting Adjourned 9:26pm: Motion to Adjourn by **RJ; DW 2nd**; Unanimous.

The next meeting will be held on **Monday, July 22nd, 2024, at 8:00pm, at Keyport Borough Hall Council Chamber.**

Minutes submitted by Joe Sheridan.

Input for KEC Mtg. 6/24/24

Items marked NC are unchanged since the 4/22/24 report

34 West Front Street - Construction has been suspended at this site following damage to abutting structures. Two buildings on the east side of the 34 West Front site are now not habitable, displacing 2 Keyport businesses. The abutting building on the west side of 34 West Front also suffered damage to its basement wall and floor. Obviously, the developer has failed to deliver on his assurances that he could insert his new structure between both hundred plus year old buildings. How was the plan to fill the space between the old walls and new walls with heavy wet concrete reviewed with and approved by Borough Officials?

Keyport Yacht Club – At the 5/23/24 KUPB meeting the Board approved the KYC application to expand its parking capacity with two gravel parking lots. One gravel lot will be on the site of the demolished home on the west side of Atlantic St. The other gravel lot will be on the east side of the home in front of the club. The new gravel surface will replace a grass surface used successfully for the last year.

None of the KYC site plans contain any **Detail** for the gravel parking lots. Undefined in the Final Site Plan is the following: 1.) the surface level of the east-side gravel lot in relation to the existing paved driveway surface, 2.) depth of the gravel, 3.) size of the gravel and 4.) any stabilizing structure abutting the surrounding area/lots. These details are needed to evaluate the amount of sod and soil to be removed before installation of the gravel. Closing this Detail gap is now a permitting issue for the construction office staff/Borough Engineer.

The KYC entity is permitted by its new GMCD zoning to execute the functions of both a Yacht Club and a Marina. The Marina services that for decades were provided by the 2 bayfront marinas (Pedersen and Olsen) are no longer available. To deal with this loss, the KYC is executing Marina services (hauling, cleaning, storing, painting boats and floats). The LUR 25:1.9B.4 Marina Standards defines a set of regulations that apply to execution of these tasks/services. Unfortunately, adherence to the Marina Standards was not made a COA. Thus, required site plan details were not provided. Adherence to these Marina Standards is now a permitting and enforcement issue for the staff in the construction office.

Ordinance 16-11 executed the 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. Action needs to be taken by the Borough to understand how the KYC is adhering to/maintaining these two easements. These easements were not delineated in the site plan. Further, the public access needs to be delineated by site signage.

Mariner's Village – The FINANCIAL AGREEMENT for the MARINER'S VILLAGE AT KEYPORT apartment project LTTE was introduced at the 6/11/24 KBC Workshop meeting. To date, no Notice for Public Hearing. According to the latest status report by Clay Pearlman all NJDEP permits (CAFRA, Waterfront Dev.) have been obtained. Construction will commence as soon as financing is obtained.

Check of the County Tax Board MODIV data shows the 12 pre-existing lots listed in the KUPB Resolution for this project have been replaced with 2 new lots (15.01 and 16.01) with new boundaries. The latest input as of 6/21/24 is that these 2 new multi-million dollar lots (15.01 and 16.01) are **STILL** listed on the tax rolls with **ZERO** tax billed.

Browns Point Marina NC – The parallel redevelopment of Brown's Point Marina (BPM) is promoted as a positive outcome of the PILOT financing. *Is the PILOT also funding BPM redevelopment? Multiple operational violations exist at BPM (lack of pier standpipe, restroom facilities, and parking management failures).*

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 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 the owner 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 patrons overnight on boats. At the 3/19 Town-hall meeting, the owner would not address this issue.**

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 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 NC -The NJDEP issued CAFRA permit requires these homes be built on piles with breakaway walls, etc. Updated architectural plans need to be generated by a qualified professional. There is a requirement that deeds advise buyers of the flood risk. 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. Nothing new on KUPB engineers' schedule for architectural review. A Floodplain Development Permit is required prior to construction.

Aeromarine Landfill NC - Past reports have identified this site as a source of toxins polluting the harbor. A key environmental issue is the failure 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 Spring 2024 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.**

Flooding Due to Filled Drainage Ditch NC - No update regarding continuing wetland infringement in the area behind Saint Peter's Place. 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 basements in multifamily buildings across from the ballfield).

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. 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. The 6/14/24 intense rain storm was the latest occurrence of this flooding Problem.

Beach Park Upgrades NC - This Spring NPP has installed a concrete 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 - Couple of large decorative planters, tress, and retaining wall installed at the site of the demolished Ye Cottage Inn, abutting the sidewalk.

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 resume. The new bulkhead structure is not presently built to permitted specs with: 1.) a 10 foot wide concrete splash pad/sidewalk and the ground elevated to the top of bulkhead, 2.) ~5 feet 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 flooded in the area of the Fishery during the 1/13/24 high tide.

Keyport Towers and Marina - 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. Having these reports for Aeromarine has been very beneficial for the Borough.

This project is not listed as a Pending Case in the KUPB file as of this report date. Reportedly, updated plans have been shared with the Council Redevelopment Committee with one less story and some minor front façade changes. This project, in a SFHA, will require a Floodplain Development Permit.

25 East Front NC -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 as required by the KUPB Resolution. 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 =17 feet.

105 Hwy 35 NC - On 6/24/23 KUPB approved a one-story Commercial building at this site. A cannabis 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 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 drive. The Borough has obtained 2 grants to cover a major part of the cost of the bulkhead.

333 First Street NC – 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. The project does not qualify for a 5-year tax abatement. 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 – Multiple units have sold and received a 5-year tax abatement. Construction of the fifth 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 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 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.

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[Spotted Lanternflies Are Back: What To Do If You See Them In NJ | Hoboken, NJ Patch](#)

Spotted Lanternflies Are Back: What To Do If You See Them In NJ

Right now, spotted lanternfly nymphs are black with white spots. Here's what to do in New Jersey if you see one.



Caren Lissner, Patch Staff



NEW JERSEY — Now is the time to start squishing spotted lanternflies if you see them in New Jersey, one of 17 states where the destructive planthoppers are established.

Other states where spotted lanternflies have been confirmed include Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Michigan, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, Tennessee, Virginia, and West Virginia, according to the USDA.

Adult insects have polka-dotted forewings and bold red underwings, giving them a distinctive appearance. Although it has the allure of a butterfly, the insect's looks are deceiving. Voracious eaters, spotted lanternflies feed on about 100 plant and tree species, including economically important crops such as grapevines, apple orchards, hops ornamental landscape plants, along with multiple tree species.

The honeydew they secrete when feeding on plants causes sooty mold to grow blocking photosynthesis in leaves, stressing the plant and potentially killing the plant.

Right now, the nymphs are [black with white spots](#).

But at any time from now through September, they'll take on the distinct red coloration and grow to about an inch long and one-half inch wide. In the adult stage, you may not see the flash of red until they take flight. While resting, the grayish forewings with black spots cover the colorful hindwings.

People who see spotted lantern flies in either stage should [destroy them](#).

The lanternflies are quarantined in all 21 New Jersey counties for the 2024 season.

That means residents of any New Jersey county should make sure not to accidentally transport them — or their eggs — on cars, equipment, in plants, or on other items. New Jersey's Department of Agriculture [says](#), "The Spotted Lanternfly feeds on the plant sap of many different plants including grapevines, maples, black walnut, and other important plants in NJ. While it does not harm humans or animals, it can reduce the quality of life for people living in heavily infested areas...If you see a Spotted Lanternfly, help us Stomp it Out!"

An adult female can lay a couple of egg masses, each containing 30 to 60 eggs, allowing populations to grow exponentially, so it's important to kill them before they can establish another generation of the pests.

The spotted lanternfly, which showed up in Pennsylvania in 2014, spreads much more quickly than other invasives. It only took a decade for it to spread to 17 states.

By comparison, it took almost 100 years for the [invasive spongy moth](#) to spread from Massachusetts and New York, Matthew Gallo of the Finger Lakes chapter of the [Partnership for Regional Invasive Species Management](#) told the U.S. Fish & Wildlife Service.

Concern Extends To West Coast

Concern extends beyond the states where spotted lanternflies are established. They can jump impressive distances with their powerful legs and fly for short distances, allowing them to quickly travel 3 or 4 miles, according to experts. They're also hitchhikers. Adults can fly into the open windows of vehicles, into picking bins and into the backs of trucks while they're being loaded and lay their eggs on almost any surface;

The importance of [quarantines and reporting](#) was underscored last week when California Border Protection authorities stopped and turned back after discovering [30 spotted lanternfly egg masses](#) in the art installation the truck was hauling from New York. The egg masses, which can look like cakes of mud, are easily transported on trailers, RVs, semi-trucks, containers, trains and other forms of shipping and transportation.

- Related: [Dreaded Spotted Lanternfly Shows Up In California](#)

The truck was headed for California's Sonoma County, the state's top wine-producing region.

States across the country are working on action plans with the assumption spotted lanternflies will eventually become established in their areas.

Officials in Oregon, a state heavily invested in the wine, apple, beer and hardwood industries, are similarly worried after the discovery in 2020 of two [spotted lanternflies in shipments](#) originating from Pennsylvania.

Last year, agricultural and related agencies in Washington, which has industries similar to Oregon's developed an [action plan](#) to deal with the pest. Without intervention, the spotted lanternfly could be established in Washington by 2033.

"Due to its risk of spreading ... it is imperative to be on the lookout for this pest, which is potentially the worst invasive the U.S. has seen in several decades," the Nebraska Forest Service warned five years ago.

Nebraska hadn't and still hasn't confirmed any reports of the invasive insect, but "we would rather have false alarms than have an infestation go undetected for several years," the Forest Service said.

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