

**BOROUGH OF KEYPORT
MEETING MINUTES
TUESDAY, NOVEMBER 25, 2025, 7:00 PM**

CALL TO ORDER: 7:15 PM

SUNSHINE LAW NOTICE: Read by Municipal Clerk

Minutes of the Regular Meeting of the Mayor and Council, Borough of Keyport, held on the above date in Borough Hall Council Chambers, Keyport, NJ, pursuant to the Annual Notice on file with the Borough Clerk forwarded to the Asbury Park Press, and Newark Star Ledger and posted on the Bulletin Board in accordance with the Open Public Meetings Act, P.L.1975, c.231.

ROLL CALL: Members Present: Councilmember Brady, Councilmember McNamara, Councilmember Merla, Councilmember Reilly, Council President Vecchio, Mayor Araneo; Councilmember Gross was absent.

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

EXECUTIVE SESSION

Borough Attorney Andrew Ball read the Executive Session Resolution.

R2025-279A - 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. 10:4-12b for the purpose of discussing a matter regarding employment pursuant to N.J.S.A. 10:4-12(b)(8).

Motion to go into Executive Session at 7:19 PM Moved by Brady, Carried by Reilly, all in favor
Motion to reconvene to Open Session at 7:36 PM Moved by Reilly, Carried by Vecchio, all in favor

Following Executive Session, Borough Attorney Andrew Ball read Resolution No. 2025-279B into the record:

RESOLUTION NO. 2025-279B

**RESOLUTION APPROVING THE SEPARATION AGREEMENT AND GENERAL
RELEASE BETWEEN THE BOROUGH OF KEYPORT AND KIMBERLY HUMPHREY
AND AUTHORIZING THE MAYOR TO EXECUTE SAME**

WHEREAS, the Borough of Keyport (“Borough”) and Kimberly Humphrey (“Humphrey”) have negotiated a Separation Agreement and General Release (“Agreement”), which sets forth the terms and conditions of Humphrey’s separation from employment with the Borough; and

WHEREAS, Humphrey’s final date of employment with the Borough, in all capacities including Business Administrator and Qualified Purchasing Agent, shall be November 25, 2025, as set forth in the Agreement; and

WHEREAS, the governing body has reviewed the Agreement, attached hereto as **Exhibit A**, and finds it to be in the best interests of the Borough; and

WHEREAS, the governing body wishes to approve the Agreement and authorize the Mayor to execute the same on behalf of the Borough.

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

1. The Separation Agreement and General Release between the Borough of Keyport and Kimberly Humphrey, attached hereto as **Exhibit A**, is hereby approved.
2. The Mayor is hereby authorized and directed to execute the Agreement on behalf of the Borough, and the Borough Clerk is authorized to attest to the Mayor’s signature.
3. The Borough’s professionals and employees are authorized to take all necessary administrative actions to effectuate the terms of the Agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

RECORDED VOTE						
Councilmember	Offered	Seconded	Aye	Nay	Abstain	Absent
Brady	X		X			
Gross						X
McNamara		X	X			
Merla			X			
Reilly			X			
Vecchio			X			

COMMITTEE REPORTS

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

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

Environmental Commission

No quorum was present at the last meeting; therefore, no official discussion occurred. The next meeting is scheduled for January 26, as there will be no meeting in December.

Recreation

The Halloween House Decorating Contest winners were:

- First Place: 31 Washington Street
- Second Place: 319 First Street
- Third Place: 137 Beers Street

The Holiday House Decorating Contest is upcoming with details to be posted on the Borough website and Facebook page.

“Whoville” will be hosted at Borough Hall this Saturday from 2:00–4:30 p.m., prior to the tree lighting ceremony. The event will feature the Grinch and holiday crafts.

The next Recreation meeting is scheduled for Monday, December 1 at 7:00 p.m.

Senior Center

In late October, the ceramics class created dry brush fall centerpieces for Thanksgiving.

On November 13, the Keyport Police Department presented information on current scams targeting seniors, with excellent attendance and discussion.

On November 22, 49 seniors attended a Christmas show at Hunterdon Hills Playhouse.

The Wednesday art class currently has 20 participants working on holiday paint-by-number canvases.

The Broad Street Diner provided a Thanksgiving meal to members.

The Senior Center Chorus will perform at the Tree Lighting at 4:00 p.m. this Saturday.

Upcoming December events:

- December 2: Parker Health Group – wellness checks and screenings
- December 4: Monmouth County Office on Aging – county program information
- December 5: Legal services available
- December 10: Holiday party (Center closed)
- December 22: Podiatrist on site
- Thursdays at 10:30 a.m.: Holiday movies

Membership for 2026:

- December 15: Registration opens for Keyport residents
- January 2: Registration opens for non-residents

All members are asked to complete new forms to update records. Membership is open to Keyport residents age 60 and older. Forms are available online and in the office. Many services are free to Keyport residents.

Municipal Alliance

The Municipal Alliance will participate in Whoville this Saturday, hosting a reindeer food craft table. The next meeting is scheduled for Monday, December 15 at 7:00 p.m.

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

Councilmember Gross was absent

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

Public Works/Water-Sewer

Public Works has been actively addressing various tasks throughout the borough over the past month.

Leaf and branch collection will conclude in December, with the final pickups scheduled as follows:

- Zones 1 and 2: December 10
- Zones 3 and 4: December 17

Residents may continue to use the Recycling Center on Saturdays from 9:00 a.m. to 12:00 p.m.

Seasonal preparations are underway, with crews installing holiday decorations throughout the borough. The floating docks at the boat ramp have been removed for winter protection and are scheduled for reinstallation in March 2026.

Ongoing operations include water system repairs, park and building maintenance, roadway patching, sign replacement, and storm system inspection and cleanup as needed.

Green Team

The Green Team has been quiet during off-season. One member will not be continuing next year, and a couple of new individuals have expressed interest in joining. There are also plans to re-expand the group and potentially reintegrate the Arts Society.

Cannabis Update

The cannabis establishment near Stop & Shop has officially broken ground following minor permitting delays. Construction is actively underway, with an anticipated opening sometime next year.

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

Planning Board

December meeting is cancelled. Next meeting is January 27th and we will be appointing the attorney, engineer, planner, and the board seats that are up.

Harbor Commission

Working with Al Litwak on an ordinance for the washed-up boat and a few other things.

Redevelopment

Meeting with Cass Street regarding a development plan.

KBBC

Windows are getting decorated for the holidays.

Wished everyone a happy and safe Thanksgiving.

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

Fire/First Aid/OEM

Attended Fire Department meeting which had their first election as a new department. Congratulations Chief Brendan Parker and Deputy Chief Jonathan Borsari. Thanked Chief Ed Lewandowski for his service. Congratulations to all the other officers.

Congratulations to Vinny and Alissa on their election win.

Thanks be to God and Happy Thanksgiving to all.

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

NPP

Year-five funding has been approved with implementation in the Spring and Summer of 2026.

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

Congratulations to Vinny and Alissa on their election win.

KBBC

Reported KBBC had a perfect audit for the third year in a row. There were no findings this year. Christmas tree lighting will be 6 o'clock on Saturday night. Be sure to be here early because we have the schoolchildren and seniors coming. We also have the ice-skating rink and the train.

PUBLIC COMMENTS

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

Opened: 7:44 PM MM: Vecchio 2ND: Merla

Elmer J. Graham, Jr., St. Peters Place – asked for an explanation of R2025-283 which the Borough Attorney explained is a budgetary transfer of certain line items to other line items where its needed. Asked for an explanation of R2025-286 and Mayor Araneo stated it is for the repair of our building. He asked for an explanation of R2025-287 and Mayor Araneo explained we had to rebid the project because the first bids came in too high. He asked about R2025-288 and Borough Engineer Matt Zwingraf explained it's for a proposal CME prepared for reconstruction of about a half dozen dead end streets. Also asked for explanations of R2025-289, 290, 291, 292, 295, 296 and 298 which were provided. The Borough Attorney explained R2025-298 saying the post office has not responded to requests to renegotiate the lease and this resolution authorizes eviction action against the post office or the lessee of the property. Mr. Graham ended by saying Borough Administrator Humphrey will be sorely missed.

Donna Purcell, Maple Place – questioned R2025-296 appointing a deputy registrar stating she doesn't think the former deputy has resigned. She recommended council consider pulling the resolution for discussion.

Alissa Pecora, Chingarora Avenue – regarding R2025-286 she asked how long did we look for contractors to do the work. Borough Engineer Trevor Taylor summarized some issues caused to the building by rainwater but he's not sure when the proposals were requested. Regarding R2025-290 it's her understanding that the Deputy Ventures development requires a pump station and Mr. Taylor responded there is no pump station proposed. She commented regarding the resolution referencing the block and lot of the property and thinks it better for the residents to list the addresses in addition to the block and lot. She recommended regarding R2025-295, 296, and 297 for employee appointments that the salaries be listed in the resolutions. She said she's looking forward to the reorganization meeting.

Michael Lane, First Street – thinks the proposal to fix the roof on the building is long needed. He commented regarding the firm hired and no statement of work being laid out in the resolution. The firm was recommended by the Borough Administrator. Commented the firm is a small family firm and recommends you say "no" to this resolution and get a statement of work. Work on fixing the roof, but don't approve this resolution tonight. He said this firm recommended we shut this building down and move to the waterfront. With regard to the nine single-family homes to be built on Beers Street there's a requirement that the bulkheads along the creek be maintained by the owners. Commented regarding CAFRA conditions. Mr. Taylor said they will make sure any requirements are met. Mr. Taylor also explained the developer is grandfathered under the old regulations because they received approvals under the previous ordinance, not the newer one. Mr. Lane said they have to get a flood plain development permit.

Councilmember Brady said she emailed Mr. Taylor all of the concerns she and Mr. Lane had discussed.

Jennifer Henning, Main Street – she agrees with everything Mr. Lane said about this property and the failed roof. Regarding the Settembrino contract R2025-287 she asked how many bids. Asked for the terms of the exemption program regarding R2025-294 and the borough attorney explained. You can temporarily appoint an officer and send them to basic training. Assuming they pass the courses, they can be appointed a full-time officer. Chief Ferm explained the benefit is an officer comes out of the academy already trained and we didn't have to pay for the training. Borough Labor Attorney Jonathan

Cohen explained this provides for greater flexibility and most civil service towns ask for it. Asked about R2025-279B and what, if any, are the costs going to be to the taxpayers. Mr. Cohen said the costs are three-months pay to Ms. Humphrey and also health insurance will be covered through the month of December. Mr. Cohen referenced the Administrator's Statute N.J.S.A. 40A:9-138. She's also agreeing not to sue and to cooperate. Ms. Henning doesn't think it's a great deal for the taxpayers.

Chris Bolte, Broadway – regarding the resolutions for the hires, she asked for the salaries. Mayor Araneo said R2025-295 is for the TACO which is \$50k and \$20k for the Zoning Officer. Deputy Registrar is \$2,500 stipend. Mayor Araneo said the part-time Recreation Leaders will be paid \$7,500 each. She said one is for adults and one is for children. Regarding R2025-298 eviction action, how long have we not been collecting rent? Mr. Ball said they did not pay 2024 for the entire year and they have not paid in 2025. Mayor Araneo said the lease payment for the year was \$1,650. Ms. Bolte commented there is a lot of important stuff on here for a November agenda. Regarding the resolution for the administrator, did she resign? Mr. Cohen said it's a separation, not a termination – it's mutual. She did not need notice; this agreement was mutually negotiated. Mr. Cohen explained elections have consequences and administrators serve at the will of the governing body. Ms. Bolte thanked Councilwomen McNamara and Brady.

Jeffrey Spangler, Second Street – Asked what Resolutions 2025-288 and 289 entail for CME. The amounts total close to \$600k. Mr. Zwingraf said it includes basically everything from a design standpoint and construction standpoint on our end. It starts with surveying the roads, moves onto designing improvements, permits, publicly bidding the project, producing the contract, interfacing with contractors and bidders, receiving the bids, reviewing bids, recommendations of award, and following it through the construction phase through closeout, including oversight.

Albert Caruso, Luppataong – began to comment regarding neighbor's nuisance lighting from 106 Luppataong and also Bill Wright's towing operation. Mayor Araneo reminded Mr. Caruso this portion of the public comments is for agenda items only.

Closed: 8:21PM MM: Merla 2ND: Reilly

Councilmember McNamara requested to Table R2025-286 for the contract work on Borough Hall and to seek additional bidders; requested to Table R2025-288 for the dead-end street work because it is unclear where the funds are coming from; requested to Table R2025-290 for clarification on requirement for a pump station. Mr. Taylor said the subdivision itself does not require a pump station. He said there are requirements in the CAFRA permit but that's more toward notification to the home buyer that the home is in a flood hazard area, elevation of the home, and the V-zone standards. Discussion ensued as to permits, use variance and site plans. Wants clarification as to what the Planning Board meant in their 2017 resolution reference to "one year to get a permit" and "abandonment of the project." Mr. Taylor said they did receive amended subdivision approval in 2022 and he doesn't recall seeing that same language in the resolution. The 2022 approval was a full amended subdivision application. (It may have been 2023).

Councilwoman McNamara also requested R2025-295 be Tabled until she receives clarification about the Zoning Officer position's 30% increase and resume. Discussion ensued regarding Tabling the resolution for the Deputy Registrar position.

Motion to Table R2025-286 moved by Brady, carried by McNamara

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

Motion to Table R2025-286 fails.

Motion to Table R2025-288 moved by Brady, carried by McNamara

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

Motion to Table R2025-288 fails.

Motion to Table R2025-290 moved by Brady, carried by McNamara

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

Abstain:

Absent: Gross

Motion to Table R2025-290 fails.

Motion to Table R2025-295 moved by Brady, carried by McNamara

Roll Call: Ayes: Brady, McNamara

Nays: Merla, Reilly, Vecchio

Abstain:

Absent: Gross

Motion to Table R2025-295 fails.

Motion to Table R2025-296 moved by Reilly, carried by McNamara

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

Nays:

Abstain:

Absent: Gross

Motion to Table R2025-296 passes.

Motion to Pull for Separate Consideration R2025-286, R2025-288, R2025-290, R2025-295, and R2025-292 moved by Reilly, carried by Brady

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

Nays:

Abstain:

Absent: Gross

Motion to Pull for Separate Consideration R2025-286, R2025-288, R2025-290, R2025-295, and R2025-292 passes.

Motion to Approve R2025-286 moved by Reilly, carried by Vecchio

Roll Call: Ayes: Merla, Reilly, Vecchio

Nays: Brady, McNamara

Abstain:

Absent: Gross

Motion to Approve R2025-286 passes.

Motion to Approve R2025-288 moved by Reilly, carried by Vecchio

Roll Call: Ayes: Merla, Reilly, Vecchio

Nays: Brady, McNamara

Abstain:

Absent: Gross

Motion to Approve R2025-288 passes.

Motion to Approve R2025-290 moved by Reilly, carried by Vecchio

Roll Call: Ayes: Merla, Reilly, Vecchio

Nays: Brady, McNamara

Abstain:

Absent: Gross

Motion to Approve R2025-290 passes.

Motion to Approve R2025-292 moved by Reilly, carried by Vecchio

Roll Call: Ayes: McNamara, Merla, Reilly Vecchio

Nays:

Abstain: Brady

Absent: Gross

Motion to Approve R2025-292 passes.

Motion to Approve R2025-295 moved by Reilly, carried by Vecchio

Roll Call: Ayes: Merla, Reilly, Vecchio

Nays: Brady, McNamara

Abstain:

Absent: Gross

Motion to Approve R2025-295 passes.

CONSENT AGENDA

R2025-279	Payment of Bills Listed on the October 31, 2025 Bills List
R2025-280	Payment of Bills Listed on the November 14, 2025 Bills List
R2025-281	Payment of Bills Listed on the November 25, 2025 Bills List
R2025-282	Requesting Approval of Items of Revenue and Appropriation – N.J.S.A. 40A:4-87 Neighborhood Preservation Program
R2025-283	Permitting the Transfer of Excess Appropriations Pursuant to N.J.S.A. 40A:4-58
R2025-284	Authorizing Refund of Property Tax Overpayment
R2025-285	Authorizing Municipal Auction of Surplus Property
R2025-286	(Added) Authorizing the Award of a Fair and Open Contract for Building Envelope and Systems Remediation Project
R2025-287	Authorizing the Award of a Fair and Open Contract for the Beach Park Pavilion Improvements Project
R2025-288	(Added) Authorizing the Award of a Non-Fair and Open Contract for Professional Surveying and Engineering Services in Connection with Various Dead-End Streets Road and Utility Improvements Project
R2025-289	Authorizing the Award of a Non-Fair and Open Contract for Professional Surveying and Engineering Services in Connection with the Lockport Neighborhood Utility Improvements Project
R2025-290	(Added) Authorizing Execution of Developer’s Agreement for Deputy Ventures, LLC (Mystic at Keyport) Block 22, Lots 26, 30 and 31, Subdivision No. 17-01
R2025-291	Authorizing Execution of Shared Service Agreement for the County of Monmouth to Provide Transportation Services to Eligible Residents
R2025-292	Authorizing Execution of an Escrow Agreement between the Borough of Keyport and AP Keyport LLC
R2025-293	Authorizing 2026 Keyport Borough Reorganization Meeting
R2025-294	Authorizing Participation in the Civil Service Examination Exemption Program for Entry-Level Law Enforcement Positions and the Appointment of a Police Officer
R2025-295	Authorizing the Appointment of Technical Assistant to the Construction Official and Zoning Officer
R2025-296	Authorizing Appointment of a Part-Time Deputy Registrar of Vital Statistics
R2025-297	Authorizing Appointment of Part-Time Recreation Leaders
R2025-298	Authorizing the Borough of Keyport to Prepare and File an Eviction Action and Related Litigation against Mipal Realty, LLC and the United States Postal Service for Failure to Pay Rent Due under the Lease for 95 West Front Street, Keyport, New Jersey

APPROVAL OF RESOLUTIONS

Motion to approve resolutions on the **Consent Agenda R2025-279 through R2025-285, R2025-287, R2025-289, R2025-291, R2025-293, R2025-294, R2025-297 and R2025-298**, moved by Reilly, carried by Brady

Roll Call: Ayes: Brady, McNamara, Merla (*commented regarding R2025-298 saying he will never be in favor of selling the land*) Reilly, Vecchio
Nays:
Abstain:
Absent: Gross

PUBLIC HEARING/ADOPTION OF ORDINANCE

1. Ordinance No. 2025-17 – Revising Fees Charged by the Construction Office

The Clerk read the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING BOROUGH CODE CHAPTER XII (BUILDING AND HOUSING), SECTION 12-1.6 (CONSTRUCTION FEE PERMITS SCHEDULE) TO REVISE CONSTRUCTION FEES**

1a. Motion to Open Public Hearing at 8:38 PM MM: Merla 2nd: Reilly

Elmer J. Graham, Jr. – asked why we are amending the construction fees. Councilmember Brady explained our fees are very low and we are trying to bring them up. Mayor Araneo said we haven’t revised our fees for many, many years. It was requested by our Construction Official.

Michael Lane, First Street – asked who actually picked out the value of the fee increases? What was that process? Mayor Araneo said it came before the full council. Borough Engineer Trevor Taylor said this was recommended by the Construction Official George Falco. Mr. Lane asked what kinds of analyses were done. He said he would like to see a spreadsheet showing what the fees are in adjacent towns. He asked if any councilmembers have seen any of that analyses. He asked this not be approved until you see the analyses.

1b. Motion to Close Public Hearing 8:41 PM MM: Reilly 2nd: Vecchio

1c. Motion to adopt Ordinance MM: Merla 2nd: Reilly

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

1d. Motion authorizing the Clerk to publish the Ordinance as adopted MM: Merla 2nd Vecchio
All in favor

INTRODUCTION OF ORDINANCES

1. Ordinance – Amending Certain Parking Restrictions

The Clerk read the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING CERTAIN PARKING RESTRICTIONS IN BOROUGH CODE CHAPTER 7A (TRAFFIC SCHEDULES) AND CHAPTER 8 (PARKNG LOTS AND HANDICAPPED PARKING)**

1a. Motion to introduce:

MM: Merla 2nd: Brady

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

1b. Motion authorizing the Clerk to publish the Ordinance as introduced for a public hearing:
MM: Merla 2nd: Vecchio Ayes: All Nays:

REPORTS

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

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

PUBLIC COMMENTS

The Meeting was opened to the public for comments.

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

Opened: 8:43 PM MM: Merla 2ND: Vecchio

Albert Caruso, Luppatatong Avenue – wants to know why William Wright is allowed to list his business in a residential zone and operate a towing business out of his front yard. He asked about this five years ago and he’s been lied to about this by everyone in Borough Hall. He asked why the owner of 106 Luppatatong Avenue is allowed to bathe his house in nuisance lighting. He’s been lied to about he law for this. It’s illegal and not enforced. Mayor Araneo said she will find out.

Mike Lane – asked if a statement of work will be generated to go with R2025-286 which was approved to spend \$180k without a statement of work. He commented regarding having a statement of work when the bulkhead work was done which made the process go smoothly. The Borough Attorney said we have correspondence from the Architect dated October 15, 2025, which does have a basic outline of a statement of work which we can share. Mr. Lane commented regarding the lack of a monthly report from the Borough Administrator which has left a huge gap in the management of the Borough. The Environmental Commission has been putting together a report of the status of open issues which he will share.

John Merla, Broad Street – supports the post office eviction and asked who are we actually evicting. Concerned about evicting someone from a building we don't own, we own the property. Borough Attorney said the lease specifies upon termination of the lease all the land and the building reverts and vests back in the Borough. They're a hold over tenant currently but we retain the rights to the land and the building. Mr. Merla asked if we have a lien on the property. Mr. Ball said not that he's aware of as they have paid taxes, they have not paid rent.

Laurie Graham, Broadway, former TACO, current Deputy Registrar – said there was a meeting back in May where she was "trashed" and everything that was said was a lie. It was said she went through an employee's desk and found summonses that should have been mailed out but never were and that was a derelict of duty. There is a procedure in place. Ms. Graham said Kim was allowed to destroy the moral in the borough. She further commented regarding a letter of no confidence and was told there would be an investigation. Mayor Araneo said they did do an investigation and there were no findings. The Borough Attorney advised the governing body not to comment. Ms. Graham commented on specific employee incidents. She addressed the governing body saying going forward talk to your employees and hire someone who will treat everyone the same. She addressed Mr. Lane regarding the construction fees stating that she made the revisions pursuant to DCA requirements.

Jack Straub, Main Street – asked who will be handling the day-to-day borough responsibilities in the absence of a borough administrator. Mayor Araneo said all emails will be forwarded to her and will work with council to divvy it up until we bring in an interim.

Jennifer Henning, Main Street – commented tonight's meeting is a master class on how not to run government. You lost the election and things are going to change in January. You made a wish list and spent a lot of money going out the door. People made requests to table things and you're rushing things through. You're not listening to the citizens. You're not listening to the voters and you're going to cost us more money.

Vinny Kyne, E. Front Street – commented regarding treating employees with dignity and respect. It's not a good thing going on here and we need to strive to do better.

Mike Lane – commented regarding large boat against Ms. Cosgrove's house and it needs to be taken care of. Master tug boat operator Mike Vinik inspected the boat and said it's too damaged to float. He met with Harbor Commission and information was forwarded to Kim. He spoke about providing mooring and collecting a fee for the mooring. Fees collected should go into obtaining insurance for damage by the boats in the harbor. Report will be coming from Harbor Commission.

Jeff Spangler, Second Street - following walks along Second Street with different officials, pictures were taken, but nothing has changed. Mr. Zwingraf identified conditions that will be addressed. Site inspector will go through checklist. Mr. Zwingraf agreed items need to be addressed. Mayor agrees there are a lot of safety hazards.

George Walling, Second Street – asked why residents were advised morning of and not notified the night before about needing to move cars from their driveways. Commented on lack of communication on P&A side. Said they've lied to the residents. He said the mailman slipped and fell due to safety hazard. Mr. Walling said we need to start fining them. Mayor Araneo asked Mr. Zwingraf to provide her with an update on these issues.

Collette Kennedy, Atlantic Street – commented regarding the poor quality of meeting audio recordings mentioned by Judge during recent court matter and asked if there were any updates. There are none. The Judge also spoke about poor advice given to a council member related to voting and she asked what else has been reviewed that the attorney has given advice on, and are we holding payment of bills until such things are reviewed. Mayor Araneo said we don't have anything on that now. Ms. Kennedy suggested reviewing the Fire Department Ordinance since she pointed out some legal concerns ten months ago. She commented regarding Mechanicsville area sewer/stormwater issues that have been going on for years. She has had sewer backup into her home over 22 times, always after torrential rains. Emails, photos, videos and documentation have been provided to governing body multiple times. The issue is documented and proven by the engineer. Now taking on another project to deal with utilities while that one has not been addressed. Asked is there a reason why you skipped over the public safety hazard and public health issue of sewer water backing up into people's homes every time it rains. It is not the home owners' problem, it's a problem identified by the Borough which should be addressed before putting another utility project ahead of it.

Elmer J. Graham Jr. – commented regarding We Care Adult Care. He said the September bowling tournament raised funds for Alzheimer’s and he raised over \$2k by going to some Keyport businesses. Mr. Graham said American Legion Raritan Post 23 meets first Thursday of every month. All honorably discharged veterans are welcome to join. He notices police cars outside of the schools and asked if there are metal detectors at the school’s entrances. He feels the business administrator did a good job and will be missed. Wished everyone Happy Thanksgiving.

Closed: 9:24 MM: Reilly 2ND: Merla

EXECUTIVE SESSION

Borough Attorney Andrew Ball read the Executive Session Resolution R2025-299 - 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. 10:4-12b for the purpose of discussing matters related to potential litigation, pending litigation, matters subject to attorney-client privilege related to Fair Share Housing mediation pursuant to 10:4-12(b)(7), and collective bargaining agreement pursuant to N.J.S.A. 10:4-12(b)(4).

9:24 PM MM: Brady 2nd: Merla Ayes: All present Nays:

Council reconvened to Open Session at 10:17 PM, moved by Merla carried by Brady

RESOLUTION

R2025-300 Resolution of the Borough of Keyport Approving and Adopting the 2026-2029 Collective Negotiations Agreement with PBA Local 223

MM: Reilly 2nd: Vecchio

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

ADJOURNMENT

Motion to Adjourn: 10:20 PM MM: Reilly 2nd: Brady