

BOROUGH OF KEYPORT
MEETING AGENDA
TUESDAY, FEBRUARY 17, 2026, 7:00 PM
MUNICIPAL COMPLEX COUNCIL CHAMBERS
70 W. FRONT STREET, KEYPORT, NJ

CALL TO ORDER: PM

SUNSHINE LAW NOTICE:

ROLL CALL: __ Councilmember Brady __ Councilmember Bergen __ Councilmember Kyne
__ Council President McNamara __ Councilmember Merla __ Councilmember Pecora __ Mayor Araneo

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

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

COMMITTEE REPORTS

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

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

Councilmember Bergen: Planning Board, Police, Recycling, Finance/Grants

Councilmember Kyne: KBBC, Redevelopment, Construction Office/Zoning, NPP, Public Works/Water-Sewer

Council President McNamara: Finance/Grants, Green Team, Cannabis, Recreation/Senior Center, NPP

Councilmember Merla: Public Works/Water-Sewer, Health/Registrar/Fire Bureau/Property Maintenance, Redevelopment, Police, Harbor Commission

Councilmember Pecora: Harbor Commission, Municipal Alliance, Fire/First Aid/OEM, Cannabis

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

PUBLIC COMMENTS

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

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

Opened: MM: 2ND: Closed: MM: 2ND:

CONSENT AGENDA

R2026-91 Payment of Bills Listed on the February 17, 2026 Bills List

R2026-92 Canceling Taxes on Property Owned by Totally Disabled Veteran – 127 Osborn St.

R2026-93 Canceling Taxes on Property Owned by Totally Disabled Veteran – 299 First St.

- R2026-94 Authorizing Amendment to Resolution 2022-208 in Support of the Submission of an Application by Blaze Keyport LLC (d/b/a Blaze Cannabis Keyport) Rescinding Six Month Trial Period
- R2026-95 Authorizing Execution of a Contract Agreement between the Borough of Keyport and Just Jersey Fest for the Stars & Stripes (Keyport) Food Truck & Music Festival
- R2026-96 Authorizing the Borough’s Participation in the Clean Ocean Action Bi-Annual Spring and Fall Beach Sweeps
- R2026-97 Removed Prior to Meeting
- R2026-98 Authorizing Appointment of a Department of Public Works Building Maintenance Worker
- R2026-99 Authorizing Appointment of a Senior Motor Vehicle Operator for Senior Center Bus
- R2026-100 Authorizing Use of Borough Hall Council Chambers by the Recreation Committee for Easter Egg Hunt Activities
- R2026-101 Resolution of the Borough of Keyport Acknowledging its Participation in the Affordable Housing Dispute Resolution Program and Committing to Future Implementation Actions to Implement its Fourth Round Affordable Housing Plan

APPROVAL OF RESOLUTIONS

Motion to approve resolutions on the **Consent Agenda**

MM: 2nd: Roll Call: Brady, Bergen, Kyne, McNamara, Merla, Pecora

INTRODUCTION OF ORDINANCES

1. Ordinance – Affordable Housing Ordinance

The Clerk reads the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO AMEND CHAPTER 25 OF THE CODE OF THE BOROUGH OF KEYPORT TO CREATE SECTION 25-1-15.22, ENTITLED “AFFORDABLE HOUSING PROVISIONS” TO ADDRESS THE BOROUGH’S COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS**

1a. Motion to introduce:

MM: 2nd: Roll Call: Brady, Bergen, Kyne, McNamara, Merla, Pecora

1b. Motion authorizing the Clerk to publish the Ordinance as introduced for a public hearing:

MM: 2nd: Ayes: Nays:

2. Ordinance – Affordable Housing Development Fees

The Clerk reads the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO AMEND CHAPTER 25 OF THE CODE OF THE BOROUGH OF KEYPORT TO CREATE SECTION 25-1-15.23 ENTITLED “AFFORDABLE HOUSING DEVELOPMENT FEES”**

2a. Motion to introduce:

MM: 2nd: Roll Call: Brady, Bergen, Kyne, McNamara, Merla, Pecora

2b. Motion authorizing the Clerk to publish the Ordinance as introduced for a public hearing:

MM: 2nd: Ayes: Nays:

3. Ordinance – Mandatory Affordable Set-Aside

The Clerk reads the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO AMEND CHAPTER 25 OF THE CODE OF THE BOROUGH OF KEYPORT TO CREATE SECTION 25-1-15.21 ENTITLED “MANDATORY AFFORDABLE SET-ASIDE” TO ADDRESS THE BOROUGH’S COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS**

3a. Motion to introduce:

MM: 2nd: Roll Call: Brady, Bergen, Kyne, McNamara, Merla, Pecora

3b. Motion authorizing the Clerk to publish the Ordinance as introduced for a public hearing:

MM: 2nd: Ayes: Nays:

APPROVAL OF MINUTES

October 7, 2025 Regular Council Meeting

October 21, 2025 Regular Council Meeting

REPORTS

1. Municipal Clerk’s Report for January 2026
2. Tax/Water/Sewer Collector’s Report for January 2026
3. Board of Health Treasurer’s Report for January 2026
4. Building Department Report for January 2026
5. Municipal Court Report for January 2026

MM: 2nd: Ayes: Nays:

NEW BUSINESS

Harbor Master

Volunteer Policies and Procedures

PUBLIC COMMENT

The Meeting is opened to the public for comments.

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

Opened: MM: 2nd: Closed: MM: 2nd:

EXECUTIVE SESSION

R2026- 102- Authorizing a meeting not open to the Public in accordance with the provisions of the New Jersey Open Public Meetings Act, pursuant to N.J.S.A. 10:4-12(b)(7) for the purpose of discussing attorney-client privileged information concerning the potential sale of municipal property.

ADJOURNMENT

Adjourned: MM: 2nd:

RESOLUTION FOR THE PAYMENT OF BILLS

AMENDED
R26-91

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

NUMBER OF VOUCHERS	BANK ACCOUNT	AMOUNT
See attached listing		
	CURRENT ACCT.	\$ 1,719,001.73
	WATER/SEWER ACCT.	\$ 76,673.17
	PAYROLL FUND BUDGET	\$ 260.00
	GENERAL CAP	\$ 55,000.00
	TRUST	\$ 13,295.00
	UTILITY CAPITAL	\$ 264,200.72

AUTHORIZED PER RESOLUTION

PASSED:

APPROVED:

MAYOR ROSE P. ARANEO

ATTEST:

MICHELE CLARK, BOROUGH CLERK

OFFERED BY:

SECOND BY:

ROLL CALL VOTE:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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

MICHELE CLARK, BOROUGH CLERK

R26-92

RESOLUTION NO. 2026-

CANCELING TAXES ON PROPERTY OWNED BY TOTALLY DISABLED VETERAN
127 Osborn Street

WHEREAS, The Department of Veteran Affairs determined Christian Clark to have a wartime service-connected disability that is totally disabling as of September 17, 2025; and

WHEREAS, Mr. Clark has made proper application to the Borough as a totally disabled veteran for exemption from taxes, and which has been approved by the Tax Assessor for property known as 127 Osborn St, Block 84 Lot 1 as of January 5, 2026; and

WHEREAS, Borough Ordinance 11-06 authorizes the Tax Collector to refund overpayments that have occurred due to the cancellation of taxes; and

WHEREAS, Mr. Clark paid property taxes to the Borough of Keyport for first quarter, 2026, and a refund is necessary in the amount of \$1734.13.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport, County of Monmouth and State of New Jersey the Tax Collector is directed to cancel taxes as follows:

<u>NAME</u>	<u>Year</u>	<u>AMOUNT</u>
Clark	2026 First Quarter	\$1734.13
Clark	2026 (Second Quarter – Not Paid)	\$1836.12
Clark	2026 (Third and Fourth Quarters-Not Paid)	Not yet available

BE IT FURTHER RESOLVED that the Borough Clerk is directed to forward a certified copy of this resolution to the Tax Collector, Tax Assessor, and the Finance office.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

R26-93

RESOLUTION NO. 2026-

CANCELING TAXES ON PROPERTY OWNED BY TOTALLY DISABLED VETERAN
299 First Street

WHEREAS, The Department of Veteran Affairs determined Richard Morris to have a wartime service-connected disability that is totally disabling as of August 8, 2025; and

WHEREAS, Mr. Morris has made proper application to the Borough as a totally disabled veteran for exemption from taxes, and which has been approved by the Tax Assessor for property located at 299 First St, Keyport, also known as Block 138 Lot 3, as of January 9, 2026; and

WHEREAS, Borough Ordinance 11-06 authorizes the Tax Collector to refund overpayments that have occurred due to the cancellation of taxes; and

WHEREAS, Mr. Morris has paid property taxes to the Borough of Keyport for first quarter, 2026, and a refund is necessary in the amount of \$2140.42.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport, County of Monmouth and State of New Jersey the Tax Collector is directed to cancel taxes as follows:

<u>NAME</u>	<u>Year</u>	<u>AMOUNT</u>
Morris	2026 First Quarter – Paid	\$2140.42
Morris	2026 (Second Quarter -Not Paid)	\$2378.20
Morris	2026 (Third & Fourth Not Paid)	Not Yet Available

BE IT FURTHER RESOLVED that the Borough Clerk is directed to forward a certified copy of this resolution to the Tax Collector, Tax Assessor, and the Finance office.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION NO. 2026 –

**AUTHORIZING AMENDMENT TO RESOLUTION 2022-208 IN SUPPORT OF THE
SUBMISSION OF AN APPLICATION BY BLAZE KEYPORT LLC (D/B/A/ BLAZE
CANNABIS KEYPORT) RESCINDING SIX MONTH TRIAL PERIOD**

WHEREAS, the Borough of Keyport (the “Borough”) issued a Resolution of Support on September 20, 2022 to Blaze Keyport LLC (d/b/a Blaze Cannabis Keyport); and

WHEREAS, the Borough’s Cannabis Subcommittee received and reviewed the application that was submitted to the Borough by Blaze Keyport LLC in consideration of a Class 5 Cannabis Retail License for a facility located in the Highway Commercial District; and

WHEREAS, after review and evaluation, the Subcommittee determined that the proposed cannabis business location of Blaze Keyport LLC was appropriately located and is suitable for activities related to the operation of the proposed retail cannabis business in the Borough; and

WHEREAS, the Borough Council supported the application subject to certain conditions; and

WHEREAS, one of the conditions of the resolution of support was for a six (6) month trial period from the date of start of operation, Blaze Keyport LLC was required to operate by reservation or appointment only; and

WHEREAS, after the six month trial period the Borough’s Cannabis Subcommittee was to evaluate and recommend to Council whether the Blaze Keyport LLC would be able to engage in walk-in operations; and

WHEREAS, Counsel for Blaze Keyport LLC has advised Blaze Keyport LLC is estimated to open in March, 2026 and has requested that the original Condition (ii) from the resolution of support (Resolution # 2022-208), requiring a six month trial period to operate by appointment only be removed as a condition from Resolution #2022-208.

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

1. Condition (ii) of Resolution # 2022-208 is hereby rescinded from the original resolution of support for Blaze Keyport LLC permitting them to engage in walk-in operations. All other remaining conditions of Resolution #2022-208 shall remain in full force and effect.
2. The Clerk is hereby directed to provide a certified copy of this resolution to Blaze Keyport LLC.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION NO. 2026-**AUTHORIZING THE EXECUTION OF A CONTRACT AGREEMENT BETWEEN THE BOROUGH OF KEYPORT AND JUST JERSEY FEST FOR THE STARS & STRIPES (KEYPORT) FOOD TRUCK & MUSIC FESTIVAL**

WHEREAS, Just Jersey Fest is an event production company that has proposed to produce and manage the Stars & Stripes (Keyport) Food Truck & Music Festival to be held on Saturday, May 23, 2026, with a rain date of Sunday, May 24, 2026, from 11:00 a.m. to 8:00 p.m.; and

WHEREAS, the Borough of Keyport desires to host community events that promote local engagement, tourism, and economic activity; and

WHEREAS, pursuant to the terms of the proposed Contract Agreement, Just Jersey Fest shall provide a complete turn-key operation for the event, including but not limited to staffing, vendor coordination, equipment, entertainment, permitting compliance, site management, marketing, and payment for required public safety personnel; and

WHEREAS, the Organizer shall remit to the Borough twenty percent (20%) of gross admission fees (equal to \$1.00 per admission) within fifteen (15) business days following the event; and

WHEREAS, the Organizer has agreed to provide proof of liability insurance in the minimum amount of \$1,000,000 per occurrence naming the Borough as an additional insured and to indemnify and hold harmless the Borough of Keyport; and

WHEREAS, the Borough's responsibilities shall include community promotion of the event and notification to residents and businesses in the immediate area regarding street closures; and

WHEREAS, the Governing Body has reviewed the Contract Agreement and finds it to be in the best interest of the Borough to authorize its execution.

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

1. The Mayor and Municipal Clerk are hereby authorized and directed to execute the Contract Agreement between the Borough of Keyport and Just Jersey Fest for the Stars & Stripes (Keyport) Food Truck & Music Festival scheduled for May 23, 2026, with a rain date of May 24, 2026.
2. The execution of the Agreement is contingent upon receipt of acceptable proof of insurance naming the Borough as an additional insured and compliance with all applicable federal, state, and local laws and regulations.
3. A copy of the fully executed Agreement shall be maintained on file in the Office of the Municipal Clerk.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption according to law.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION NO. 2026-

**AUTHORIZING THE BOROUGH'S PARTICIPATION IN THE CLEAN OCEAN
ACTION BI-ANNUAL SPRING AND FALL BEACH SWEEPS**

WHEREAS, the Clean Ocean Action Bi-Annual Beach Sweeps will take place on Saturday, April 11, 2026, and Saturday, October 24, 2026, from 9:00 a.m. to 12:30 p.m.; and

WHEREAS, Clean Ocean Action launched the region's first Beach Sweeps program to rid beaches of unsightly and harmful debris in 1985 and its Beach Sweeps is one of the longest running cleanups of its kind in the world; and

WHEREAS, the Borough's continued support and participation is an integral component for the success of the program as volunteers collect and record valuable data about debris, which is presented in annual reports and used to advance federal, state, and local programs to reduce litter.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Keyport hereby authorize the Borough's participation in the Bi-Annual Spring and Fall Beach Sweeps on Saturday, April 11, 2026, and Saturday, October 24, 2026, from 9:00 a.m. to 12:30 p.m.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION NO. 2026-

**AUTHORIZING THE APPOINTMENT OF A DEPARTMENT OF PUBLIC WORKS
BUILDING MAINTENANCE WORKER**

Sean Edwards

WHEREAS, the Borough of Keyport has a continuing need to maintain and preserve municipal facilities in a safe, clean, and operational condition; and

WHEREAS, the Borough requires consistent janitorial and maintenance services at the Keyport Senior Center to ensure the facility remains properly maintained for public use; and

WHEREAS, Sean Edwards is currently employed by the Borough of Keyport as a part-time seasonal employee within the Department of Public Works; and

WHEREAS, during his seasonal employment, Sean Edwards has demonstrated strong performance, reliability, and valuable contributions to the Department of Public Works; and

WHEREAS, based upon his performance and experience, the Borough has offered Sean Edwards a part-time position as a Department of Public Works Building Maintenance Worker; and

WHEREAS, this position will be assigned primarily to the Department of Public Works, with a primary work location at the Keyport Senior Center; and

WHEREAS, the duties of this position shall include performing janitorial services at the Keyport Senior Center and, upon completion of those duties, assisting the Department of Public Works with daily work orders as directed; and

WHEREAS, the position shall be part-time, not to exceed thirty (30) hours per week, with compensation at the rate of \$16 per hour.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport, County of Monmouth, State of New Jersey, that Sean Edwards is hereby appointed to the position of Part-Time Department of Public Works Building Maintenance Worker, effective the date of this resolution; and

BE IT FURTHER RESOLVED that Sean Edwards shall be assigned primarily to the Department of Public Works, with his primary assignment at the Keyport Senior Center, and shall perform janitorial services at the Keyport Senior Center and assist with daily Department of Public Works work orders as directed; and

BE IT FURTHER RESOLVED that this appointment shall be subject to all applicable laws, ordinances, policies, and procedures of the Borough of Keyport.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION 2026-
AUTHORIZING APPOINTMENT OF SENIOR MOTOR VEHICLE OPERATOR
FOR SENIOR CENTER BUS

WHEREAS, the Keyport Senior Center is in need of a part-time Senior Motor Vehicle Operator for the Keyport "Skipper" Bus to transport senior (60+) and disabled residents within the Borough of Keyport; and

WHEREAS, the Public Works Superintendent has recommended the appointment of Craig Delendik to serve in the position of Senior Motor Vehicle Operator; and

WHEREAS, Mr. Delendik possesses the necessary experience and endorsements to serve in this position; and

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

1. Craig Delendik is hereby appointed to the position of Senior Motor Vehicle Operator on a part-time basis to be compensated at the hourly rate of \$22.
2. The Borough Administrator and the Public Works Superintendent are hereby authorized to execute all documents necessary to effectuate this appointment.
3. The Borough Clerk is directed to forward copies of this resolution to the Borough Administrator and the Public Works Superintendent.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION 2026-

AUTHORIZING THE USE OF BOROUGH HALL COUNCIL CHAMBERS BY THE RECREATION COMMITTEE FOR EASTER EGG HUNT ACTIVITIES

WHEREAS, the Borough Recreation Committee has requested permission to use the Borough Hall Council Chambers on March 28, 2026, from 12:00 p.m. to 4:00 p.m. for Easter Egg Hunt activities; and

WHEREAS, the planned activities include an Easter egg hunt, face painting, and goodie bag making; and

WHEREAS, the Recreation Committee will provide pre-packaged snacks, water, and juice boxes for participants; and

WHEREAS, the Recreation Committee has requested the use of four (4) additional tables, two (2) garbage containers, and two (2) recycling containers for the event; and

WHEREAS, the Mayor and Council find that permitting use of the Council Chambers for this community event serves a public purpose and benefits Borough residents;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport, County of Monmouth, State of New Jersey, that the Recreation Committee is hereby authorized to use the Borough Hall Council Chambers on March 28, 2026, from 12:00 p.m. to 4:00 p.m. for the purpose of conducting Easter Egg Hunt activities; and

BE IT FURTHER RESOLVED that Borough Public Works is authorized to provide four (4) additional tables, two (2) garbage containers, and two (2) recycling containers for use during the event; and

BE IT FURTHER RESOLVED that the Recreation Committee shall be responsible for ensuring that the facility is left in substantially the same condition as it was prior to the event and that all trash and recycling are properly disposed of.

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

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION NO. 2025-**RESOLUTION OF THE BOROUGH OF KEYPORT ACKNOWLEDGING ITS PARTICIPATION IN THE AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM AND COMMITTING TO FUTURE IMPLEMENTATION ACTIONS TO IMPLEMENT ITS FOURTH ROUND AFFORDABLE HOUSING PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law amendments to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (the “Amended FHA”); and

WHEREAS, pursuant to the Amended FHA, the Borough of Keyport (the “Borough”) timely determined its Fourth Round affordable housing obligations and elected to participate in the Affordable Housing Dispute Resolution Program (the “Program”), a mediation forum to review Fourth Round housing plans and mediate challenges to those plans; and

WHEREAS, a challenge to the Borough’s Fourth Round Housing Element and Fair Share Plan (“HEFSP”) was filed by Fair Share Housing Center (“FSHC”); and

WHEREAS, through the Program mediation process, the Borough and FSHC negotiated a Mediation Agreement, which was formally approved by the Borough Council and executed effective January 8, 2026; and

WHEREAS, although the administrative process following the Program mediation has not yet concluded by the issuance of an order by the county-level affordable housing judge, the Borough has initiated the process of adopting all necessary ordinances and resolutions required to implement the Borough’s Fourth Round HEFSP, as modified by the Borough’s Mediation Agreement with FSHC; and

WHEREAS, the Borough Council desires to formally acknowledge its commitment to the future introduction and adoption, by separate duly taken action of the Borough Council, of all ordinances and resolutions necessary for the implementation of the Borough’s Fourth Round HEFSP, as modified by the Mediation Agreement between the Borough and Fair Share Housing Center, notwithstanding that such actions may occur after March 15, 2026.

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

1. The recitals set forth above are hereby incorporated by reference as if fully set forth herein.
2. The Borough Council hereby acknowledges its commitment to the future introduction and adoption, by separate duly taken action of the Borough Council, of all ordinances and resolutions necessary for the implementation of the Borough’s Fourth Round Housing Element and Fair Share Plan, as modified by the Mediation Agreement between the Borough and Fair Share Housing Center, notwithstanding that such actions may occur after March 15, 2026.

3. This Resolution is adopted to satisfy the requirements of the Amended Fair Housing Act applicable to municipalities involved in a continuing dispute and shall not be construed as an admission of noncompliance, deficiency, or delay.
4. This Resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Council Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk

RESOLUTION NO. 2026-

RESOLUTION OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12.

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

WHEREAS, it is necessary for the governing body to meet in a session not open to the public pursuant to N.J.S.A. 10:4-12(b)(7) for the purpose of discussing attorney-client privileged information concerning the potential sale of municipal property.

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

1. The Mayor and Council assembled in public session on February 17, 2026, and determined that an Executive Session closed to the public shall be held on February 17, 2026, at approximately 7:00 p.m. at Borough Hall located at 70 West Front Street, Keyport, New Jersey, for the discussion of matters relating to the specific items designated above.

2. It is anticipated at this time the above-stated subject matter may be made public in approximately sixty days or at such time as any litigation or matters discussed are resolved.

3. This resolution will take effect immediately.

RECORDED VOTE						
Councilmember	Offered	Seconded	Aye	Nay	Abstain	Absent
Brady						
Bergen						
Kyne						
McNamara						
Merla						
Pecora						

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of the Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Meeting held on February 17, 2026.

Michele Clark, RMC
Borough Clerk