

**BOROUGH OF KEYPORT**  
**REGULAR MEETING AGENDA**  
**TUESDAY, OCTOBER 21, 2025, 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 Gross \_\_ Councilmember McNamara  
\_\_ Councilmember Merla \_\_ Councilmember Reilly \_\_ Council President Vecchio \_\_ Mayor Araneo

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

**PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

**PROCLAMATIONS**

National First Responders Day  
Breast Cancer Awareness Month

**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

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

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

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

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

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

**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: 2<sup>ND</sup>: Closed: MM: 2<sup>ND</sup>:

**CONSENT AGENDA**

- R2025-267 Payment of Bills Listed on the October 17, 2025 Bills List
- R2025-268 Payment of Bills Listed on the October 21, 2025 2025 Bills List
- R2025-269 Requesting Permission for the Dedication by Rider for Accumulated Absences Liability Trust Fund
- R2025-270 Authorizing Change Order No. 2 for Contract with S. Brothers, Inc. for Improvements to Fulton Street, Seventh Street, and Eighth Street
- R2025-271 Authorizing the Re-Bid of the Beach Park Pavilion CDBG Improvements
- R2025-272 Enabling Resolution for the State of New Jersey Department of Environmental Protection Green Acres Program
- R2025-273 Authorizing an Agreement to Terminate Prior Agreement with Aurora NJ Development LLC and Release Escrow Funds
- R2025-274 Authorizing the Borough of Keyport Unified Planning Board to Undertake a Non-Condemnation Redevelopment Area Preliminary Investigation and Feasibility Study for Block 33, Lot 16 on the Tax Map of the Borough of Keyport
- R2025-275 Correcting the Term End Date for Alternate No. 1 Member of the Planning Board

**APPROVAL OF RESOLUTIONS**

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

MM: 2<sup>nd</sup>: **Roll Call:** Brady, Gross, McNamara, Merla, Reilly, Vecchio

**REGULAR AGENDA**

- R2025-276 Authorizing the Award of a Non-Fair and Open Contract for Professional Engineering Services in Connection with NJDEP Tier A Municipal Separate Storm Sewer System (MS4) Permit Compliance

MM: 2<sup>nd</sup>: **Roll Call:** Brady, Gross, McNamara, Merla, Reilly, Vecchio

**STREET VACATION INITIAL REVIEW**

Governing Body Review of an Application to Vacate a Portion of Right-of-Way (ROW) of Monroe Street between Block 1, Lots 6&7

MM: 2<sup>nd</sup>: **Roll Call:** Brady, Gross, McNamara, Merla, Reilly, Vecchio

**PUBLIC HEARING/ADOPTION OF ORDINANCE**

**1. Ordinance No. 2025-16 – EPA Watermain Replacement Project**

The Clerk reads the Ordinance by Title: **BOND ORDINANCE PROVIDING FOR THE KEYPORT EPA WATERMAIN REPLACEMENT PROJECT BY THE BOROUGH OF KEYPORT, APPROPRIATING THE AGGREGATE AMOUNT OF \$2,933,750 THEREFOR, INCLUDING A GRANT IN THE AMOUNT OF \$2,347,000 EXPECTED TO BE RECEIVED FROM THE UNITED STATES DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND AUTHORIZING THE ISSUANCE OF \$586,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

- 1a. Motion to Open Public Hearing MM: 2<sup>nd</sup>:
- 1b. Motion to Close Public Hearing MM: 2<sup>nd</sup>:
- 1c. Motion to adopt Ordinance MM: 2<sup>nd</sup>:  
**Roll Call:** Brady, Gross, McNamara, Merla, Reilly, Vecchio
- 1d. Motion authorizing the Clerk to publish the Ordinance as adopted MM: 2<sup>nd</sup>

**INTRODUCTION OF ORDINANCES**

**1. Ordinance – Amending Construction Fees**

The Clerk reads 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 introduce:

MM: 2<sup>nd</sup>: **Roll Call:** Brady, Gross, McNamara, Merla, Reilly, Vecchio

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

MM: 2<sup>nd</sup>: Ayes: Nays:

**2. Ordinance – Restricting Parking at Cedar Street Parking Lot**

The Clerk reads 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 8 (PARKNG LOTS AND HANDICAPPED PARKING) BY CREATING NEW SECTION 8-8 (CEDAR STREET PARKING LOT)**

1a. Motion to introduce:

MM: 2<sup>nd</sup>: **Roll Call:** Brady, Gross, McNamara, Merla, Reilly, Vecchio

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

MM: 2<sup>nd</sup>: Ayes: Nays:

**MATTER OF RECORD**

Mayor Araneo appoints Lionel Nazco Alternate No. 2 member of the Environmental Commission to fill an unexpired term ending December 31, 2026.

**APPROVAL OF MINUTES**

September 16, 2025 Regular Meeting

MM: 2<sup>nd</sup>: Ayes: Nays:

**REPORTS**

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

MM: 2<sup>nd</sup>: Ayes: Nays:

**NEW BUSINESS**

2025 Best Practices Inventory

**PUBLIC COMMENTS**

The Meeting is opened to the public for comments.

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

Opened: MM: 2<sup>ND</sup>: Closed: MM: 2<sup>ND</sup>:

**EXECUTIVE SESSION**

**R2025-277- 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: PBA contract negotiations pursuant to N.J.S.A. 10:4-12b(4);

MM: 2nd: Ayes: Nays:

**ADJOURNMENT**

Motion to Adjourn: MM: 2nd:

**RESOLUTION FOR THE PAYMENT OF BILLS**

10/17/25

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.2025	\$ 177,328.18
	WATER/SEWER ACCT. 2025	\$ 31,035.91
	PAYROLL FUND BUDGET	\$ 4,128.64
	FEDERAL AND STATE GRANTS	\$ 6,087.10
	TRUST OTHER FUND	\$ 17,537.50
	REC BAYFRONT IMPROVEMENT	\$ 25.43

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

R25-268

# RESOLUTION FOR THE PAYMENT OF BILLS

10/21/25

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.2024	\$ 2,144.00
	WATER/SEWER ACCT.2024	\$ 4,325.00
	CURRENT ACCT.2025	\$ 3,159,450.49
	WATER/SEWER ACCT. 2025	\$ 123,375.80
	ANIMAL CONTROL TRUST	\$ 1,724.48
	GENERAL CAPITOL FUND	\$ 600.00
	TRUST OTHER FUND	\$ 624,934.49
	REC BAYFRONT IMPROVMENT	\$ 115.00
	WATER/SEWER CAPITAL FUND	\$ 600.00
	DEVELOPER ESCROW	\$ 12,877.50

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

**RESOLUTION NO. 2025-**

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER  
FOR ACCUMULATED ABSENCES LIABILITY TRUST FUND**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and,

**WHEREAS**, N.J.A.C. 5:30-15 permits municipalities to received amounts for costs incurred for Accumulated Absences, and

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated for Accumulated Absences are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

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

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Accumulated Absence Liability Trust Fund
2. The Clerk of the Borough of Keyport, County of Monmouth, is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

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 October 21, 2025.

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Michele Clark, RMC  
Borough Clerk

AMENDED  
R25-270

**RESOLUTION NO. 2025-**

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 FOR CONTRACT WITH S. BROTHERS, INC. FOR IMPROVEMENTS TO FULTON STREET, SEVENTH STREET, AND EIGHTH STREET**

**WHEREAS**, a contract was awarded to S. Brothers, Inc by Resolution 2022-233 on November 1, 2022 for Improvements to Fulton Street, Seventh Street, and Eighth Street in the amount of \$429,388.75; and

**WHEREAS**, additional modifications to the original Contract are necessary due to the unforeseen circumstances not anticipated at the time of the original bid resulting in significant additional work in the amount of \$28,516.78; and

Amended

**WHEREAS**, Change Order No. 1 was approved on September 5, 2023 authorizing an additional \$50,041.15, and

**WHEREAS**, a proposed Change Order No. 2 results in an increase in the project cost from the original contract amount of \$429,388.75 to an adjusted contract amount of \$507,946.68; and

Amended

**WHEREAS**, the Borough Engineer has recommended the Borough's execution of Change Order No.2; and

**WHEREAS**, the Chief Financial Officer a has certified the availability of funds from budget account #C-04-25-009-000-920.

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

1. The aforementioned recitals are incorporated herein and though fully set in length.
2. The Mayor of the Borough, the Borough Administrator, and other reasonably necessary personnel are hereby authorized and directed to execute Change Order No. 2 to the Contract, which is on file with the Office of the Borough Clerk.
3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity shall not affect the remaining parts of this Resolution.
4. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. This Resolution shall take effect as provided by law.

I, Michele Clark, 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 October 21, 2025.

\_\_\_\_\_  
Michele Clark, RMC  
Borough Clerk

## RESOLUTION NO. 2025-

AUTHORIZING THE RE-BID OF THE BEACH PARK  
PAVILION CDBG IMPROVEMENTS

**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**, the Borough issued a Request for Bids for Beach Park Pavilion CDBG Improvements (the “**Project**”), and on September 30, 2025, received seven (7), as detailed in the Bid Report prepared by the Borough’s Engineer, CME Associates, dated October 10, 2025, attached hereto as Exhibit A; and

**WHEREAS**, the Borough’s Engineer recommends in its Bid Report that the Borough immediately re-advertise the Project for public bid due to the amount exceeding the engineer cost estimate; and

**WHEREAS**, the Borough desires to re-bid the Project, as authorized under, and in accordance with, the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough hereby authorizes the Borough Engineer to revise or amend the bid specifications, if needed, and re-advertise the bid specifications with a new bid solicitation for the Project.
3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. This Resolution shall take effect as provided by 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 of October 21, 2025.

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Michele Clark, RMC  
Borough Clerk

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM

ENABLING RESOLUTION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Keyport has obtained Green Acres grants of \$1,772,000 from the State to fund the following project(s):

1324-23-020 Fireman's Park Improvements

NOW, THEREFORE, BE IT RESOLVED BY THE KEYPORT BOROUGH COUNCIL THAT:

1. The Mayor of the Borough of Keyport of the above-named body or board is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Fireman's Park Improvements, and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$1,772,000, and;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately.

CERTIFICATION

I, Michele Clark, Municipal Clerk (*name and title of Secretary or equivalent*) do hereby certify that the foregoing is a true copy of a resolution adopted by the Keyport Borough Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(*name and title of Secretary or equivalent*)

**RESOLUTION NO. 2025-****RESOLUTION AUTHORIZING AN AGREEMENT TO TERMINATE PRIOR AGREEMENT WITH AURORA NJ DEVELOPMENT LLC AND RELEASE ESCROW FUNDS**

**WHEREAS**, the Borough of Keyport and Aurora NJ Development LLC (“Aurora”) entered into a Rights-of-Way Use Agreement (the “Prior Agreement”) on May 16, 2016 so that Aurora could install transmission lines in Borough Rights-of-Way (the “Project”); and

**WHEREAS**, the Project never moved forward as no work was completed; and

**WHEREAS**, Aurora seeks to officially withdraw from the Project and seeks the return of the remaining balance of its posted escrow of \$35,000.00; and

**WHEREAS**, the Prior Agreement does not contain terms permitting termination of the agreement within the initial 50-year term except in limited circumstances of default; and

**WHEREAS**, the Borough of Keyport and Aurora wish to enter into an Agreement to terminate the Prior Agreement so that Aurora can withdraw from the Project and the Borough can release Aurora’s posted escrow funds.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Borough of Keyport, that the Mayor and Borough Administrator be and are hereby authorized to execute an Agreement with Aurora terminating the Prior Agreement and releasing the remaining balance of said escrow funds.

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Administrator are hereby authorized to execute such documents and to undertake such acts as are reasonable and necessary to accomplish the purposes of this Resolution.

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 October 21, 2025.

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Michele Clark, RMC  
Borough Clerk

AMENDED TO ADD  
ADDITIONAL LOTS

RESOLUTION NO. 2025 -

R25-274

**RESOLUTION OF THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AUTHORIZING THE BOROUGH OF KEYPORT UNIFIED PLANNING BOARD TO UNDERTAKE A NON-CONDEMNATION REDEVELOPMENT AREA PRELIMINARY INVESTIGATION AND FEASIBILITY STUDY FOR BLOCK 33, LOTS 16, 17, 20, 21.01, AND 23 ON THE TAX MAP OF THE BOROUGH OF KEYPORT** **ADDED**

**WHEREAS**, Article VIII, Section III of the Constitution of the State of New Jersey establishes that the clearance, replanning, development or redevelopment of certain areas within the State shall constitute a public purpose and public use; and

**WHEREAS**, the Legislature of the State of New Jersey (the "Legislature") has adopted a comprehensive set of redevelopment laws, the centerpiece of which is the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), allowing for, inter alia, the substantial improvement to underutilized, unused, fragmented, deteriorated or generally blighted properties through the careful design, writing and implementation of redevelopment plans; and

**WHEREAS**, the Redevelopment Law provides a mechanism to assist local governments in their efforts to promote such programs of redevelopment; and

**WHEREAS**, the Redevelopment Law sets forth the procedures for a municipality to declare an area in need of redevelopment and to develop and effectuate a redevelopment plan; and

**WHEREAS**, the Redevelopment Law specifically provides that no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the planning board to undertake a preliminary investigation to determine whether a proposed area qualifies as an area in need of redevelopment by meeting criteria set forth in N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, "[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area"); and

**WHEREAS**, Block 33, Lots 16, 17, 20, 21.01, and 23 are located in the Borough of Keyport (the "Property" or "Study Area") and are owned by AP Cass Street DE, LLC and Chab Port, LLC; and

**WHEREAS**, it is the desire of the Borough Council that the Unified Planning Board of the Borough of Keyport (“Unified Planning Board”) undertake a preliminary investigation and hearing to determine if the Study Area, or any portion thereof, qualifies as an area in need of redevelopment as a non-condemnation redevelopment area under the Redevelopment Law.

**NOW, THEREFORE BE IT RESOLVED**, that the Borough Council of the Borough of Keyport hereby authorizes and directs the Unified Planning Board to undertake such study and investigations (the “Study”) necessary for it to determine if the Study Area, or any portion thereof, qualifies as a non-condemnation redevelopment area in accordance with the criteria set forth at N.J.S.A. 40A:12A-6.

**BE IT FURTHER RESOLVED**, that as part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein and appended thereto shall be a statement setting forth the basis of the investigation.

**BE IT FURTHER RESOLVED**, that the Unified Planning Board shall conduct a public hearing regarding the Study and said public hearing shall be conducted after public notice has been given in accordance with N.J.S.A. 40A:12A-6.

**BE IT FURTHER RESOLVED**, the public notice shall specifically state that a redevelopment area determination shall not authorize the Borough to exercise the power of eminent domain to acquire property in the delineated area and shall comply with the requirements and hearing procedures of N.J.S.A. 40A:12A-6, including the non-condemnation redevelopment area requirements of N.J.S.A. 40A:12A-6.

**BE IT FURTHER RESOLVED**, after completing the public hearing and deliberation, the Unified Planning Board shall submit a recommendation to the Borough Council whether or not the Study Area, or any portion thereof, should be determined and designated to be a redevelopment (non-condemnation) area; and at the public hearing, the Unified Planning Board, shall hear from all persons who are interested in or would be affected by a determination that the Study Area, or any portion thereof, is an area in need of redevelopment (non-condemnation), and any evidence in support of these objections, shall be received and considered by the Unified Planning Board and made part of the public record.

**BE IT FURTHER RESOLVED**, that in the event that the Study Area, or any portion thereof, shall be determined and designated to be an area in need of redevelopment (non-condemnation), the Borough of Keyport shall be authorized to use all powers provided by the Legislature of the State of New Jersey for use in such a redevelopment area in order to accomplish the goals of redevelopment.

**BE IT FURTHER RESOLVED**, that the Officials, Borough Administrator, Staff, and Consultants of the Borough of Keyport are hereby authorized and directed to take all actions as shall be deemed necessary or desirable to implement this Resolution.

**BE IT FURTHER RESOLVED**, that this Resolution shall be effective immediately upon adoption, according to law.

**BE IT FURTHER RESOLVED**, that a certified copy of this Resolution be forwarded to the Borough of Keyport's Unified Planning Board.

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 October 21, 2025.

Michele Clark, RMC  
Borough Clerk

**RESOLUTION NO. 2025-**

**CORRECTING THE TERM OF ALTERNATE NO. 1 MEMBER OF  
THE KEYPORT UNIFIED PLANNING BOARD**

*Steven W. Dixon*

**WHEREAS**, Mayor Rose P. Aranedo appointed Steven W. Dixon as an Alternate No. 1 member of the Keyport Unified Planning Board effective January 1, 2025; and

**WHEREAS**, Mr. Dixon was appointed to fill the unexpired term of J. Christopher Demarest whose term was set to expire on December 31, 2025; and

**WHEREAS**, due to an administrative error, Mr. Dixon's appointment was made to a term ending December 31, 2026; and

**WHEREAS**, the correct expiration date for Mr. Dixon's appointment is December 31, 2025.

**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 term of Steven W. Dixon as Alternate No. 1 Member of the Keyport Unified Planning Board is hereby corrected to expire on December 31, 2025.
2. This resolution shall take effect immediately upon adoption.

I, Michele Clark, 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 October 21, 2025.

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Michele Clark, RMC  
Borough Clerk

**RESOLUTION NO. 2025-**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH NJDEP TIER A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT COMPLIANCE**

**WHEREAS**, the Borough of Keyport (“Borough”) requires professional engineering services in connection with compliance with the New Jersey Department of Environmental Protection (“NJDEP”) Tier A Municipal Separate Storm Sewer System (“MS4”) permit requirements; and

**WHEREAS**, the Borough received a proposal dated September 23, 2025, from CME Associates (“CME”), 1460 Route 9 South, Howell, New Jersey 07731, to provide professional engineering services to assist the Borough in demonstrating compliance with the new and modified requirements of the NJDEP’s MS4 program; and

**WHEREAS**, the proposal includes preparation of a Watershed Inventory Report, completion of stormwater infrastructure mapping, updates to the Borough’s Stormwater Management Plan, development of a private facilities stormwater maintenance program, and public outreach and education measures, for a not-to-exceed amount of \$55,000, plus reimbursable expenses; and

**WHEREAS**, the award of this contract is made pursuant to the “non-fair and open” provisions of N.J.S.A. 19:44A-20.5, et seq., and the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

**WHEREAS**, CME is licensed and qualified to provide such engineering services, and in its capacity as Borough Engineer has developed an understanding of the Borough’s infrastructure, regulatory history, planning goals, and ongoing projects, and further has years of direct experience with the Borough’s stormwater management projects and permits; and

ADDED

**WHEREAS**, CME has submitted a Business Entity Disclosure Certification certifying that it has not made any reportable contributions to a political or candidate committee in the Borough of Keyport in the previous one year, and that the contract will prohibit it from making any such contributions during the term of the contract; and

**WHEREAS**, funds are available for this purpose and have been certified by the Borough’s Chief Financial Officer to charge account 5-01-44-907-907-000 storm water reporting. ADDED #

**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. That a contract is hereby awarded to CME, for professional engineering services in connection with the NJDEP Tier A MS4 permit requirements, for a fixed fee of \$55,000, plus reimbursable expenses.

2. That this contract is awarded without competitive bidding as a professional services contract under the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i).
3. That the Mayor, Borough Administrator, and Borough Clerk are hereby authorized to execute any and all documents necessary to effectuate this award.
4. That notice of this action shall be published once in the official newspaper of the Borough in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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 October 21, 2025.

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Michele Clark, RMC  
Borough Clerk

ORDINANCE NO. 2025-16

ORD # 1  
ADOPTION

BOND ORDINANCE PROVIDING FOR VARIOUS WATER / SEWER UTILITY IMPROVEMENTS BY THE BOROUGH OF KEYPORT, APPROPRIATING THE AGGREGATE AMOUNT OF \$5,443,750 THEREFOR, INCLUDING A GRANT IN THE AMOUNT OF \$2,347,000 EXPECTED TO BE RECEIVED FROM THE UNITED STATES DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND AUTHORIZING THE ISSUANCE OF \$3,096,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEYPORT (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Borough of Keyport, a municipal corporation of the State of New Jersey (the "Borough") as general improvements. For the improvements or purposes described in Section 3 of this bond ordinance, there is hereby appropriated the sum of \$5,443,750 (which is the aggregate amount of the sums of money appropriated for each respective improvement or purpose), including a \$2,347,000 grant expected to be received from the United States Department of Environmental Protection (EPA Community Grant - FY23 Congressionally Directed Spending). No down payment is required by the Local Bond Law because the improvements or purposes authorized herein are deemed self-liquidating pursuant to N.J.S.A. 40A:2-45 and the obligations authorized herein are deductible from the gross debt of the Borough pursuant to N.J.S.A. 40A:2-44(c).

Section 2. In order to finance the cost of the improvements or purposes described in Section 3 of this bond ordinance, negotiable bonds are hereby authorized to be issued in the principal amount of \$3,096,750 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The improvements or purposes hereby authorized for which bonds or notes are to be issued, the estimated cost of each improvement or purpose and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement or purpose, and the period of usefulness of each improvement or purpose are as follows:

(a) The Lockport Neighborhood Water Distribution System Improvements Project as set forth on the project list filed in the Finance Department, including all work and materials necessary therefor or incidental thereto.

<u>APPROPRIATION</u>	<u>BOND AUTHORIZATION</u>	<u>PERIOD OF USEFULNESS</u>
\$3,333,750 (including a grant in the amount of \$2,347,000 expected to be received expected to be received from the United States Department of Environmental Protection of Environmental Protection (EPA Community Grant - FY23 Congressionally Directed Spending))	\$986,750	40 years

(b) Sewer main repairs as set forth on the project list filed in the Finance Department, including all work and materials necessary therefor or incidental thereto.

<u>APPROPRIATION</u>	<u>BOND AUTHORIZATION</u>	<u>PERIOD OF USEFULNESS</u>
\$2,110,000	\$2,110,000	40 years

**TOTAL  
APPROPRIATION**

\$5,443,750

**TOTAL BOND  
AUTHORIZATION**

\$3,096,750

**AVERAGE PERIOD  
OF USEFULNESS**

40 years

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no bond anticipation note shall mature later than one year from its date. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the bond anticipation notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell a part, or all, of the bond anticipation notes from time to time at public or private sale, and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest, if any, from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale of bond anticipation notes issued pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the costs thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes described in Section 3 of this bond ordinance, computed on the basis of the amounts of obligations authorized for each improvement or purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 40 years.

(c) An aggregate amount not exceeding \$620,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost of the improvements or purposes set forth in Section 3 of this bond ordinance.

(d) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and submitted to the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough is increased by \$3,096,750 (the amount of the authorization of the obligations provided for in this bond ordinance), although such amount is deductible from the gross debt of the Borough pursuant to the Local Bond Law which results in a zero increase in the net debt of the Borough. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

Section 7. The Borough reasonably expects to commence the acquisition and/or construction of the improvements or purposes described in Section 3 of this bond ordinance, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Borough further reasonably expects to reimburse such expenditures from the proceeds of the obligations authorized in Section 2 of this bond ordinance. This Section 7 is intended to be and hereby is a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**Recorded Vote:**

AYES: Brady, Gross, McNamara, Merla, Reilly, Vecchio

NAYES:

ABSENT:

ABSTAIN:

The foregoing is a true copy of a bond ordinance introduced and adopted on first reading by the governing body of the Borough of Keyport on October 7, 2025.

  
\_\_\_\_\_  
Michele Clark  
Clerk

**Recorded Vote:**

AYES:

NAYES:

ABSENT:

ABSTAIN:

The foregoing is a true copy of a bond ordinance finally adopted by the governing body of the Borough of Keyport on October 21, 2025.

\_\_\_\_\_  
Michele Clark  
Clerk

Introduced: October 7, 2025  
Public Hearing: October 21, 2025  
Adopted:

\_\_\_\_\_  
Michele Clark, RMC  
Borough Clerk

\_\_\_\_\_  
Rose P. Araneo, Mayor  
Borough of Keyport

**RESOLUTION NO. 2025-**

**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 Borough to discuss, in a session not open to the public, for the purpose of discussing matters related to: PBA contract negotiations pursuant to N.J.S.A. 10:4-12b(4);

**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 October 21, 2025, and determined that an Executive Session closed to the public shall be held on October 21, 2025, at approximately 7:00 P.M. at the 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						
Gross						
McNamara						
Merla						
Reilly						
Vecchio						

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 October 21, 2025.

\_\_\_\_\_  
Michele Clark, RMC  
Borough Clerk