

Keyport Environmental Commission
September 22, 2025 Meeting
Keyport Borough Hall

Call to Order

Meeting called to order at 8:00 pm by **Chair Joe Sheridan.**

Sunshine Law was Read

Salute to the Flag

Roll Call

	NAME	STATUS	TERM EXPIRES	PRESENT	ABSENT
1	JOE SHERIDAN (JS)	COMMISSIONER, CHAIR/SECRETARY	12/31/2026	X	
2	MIKE PALMISANO (MP)	COMMISSIONER, VICE CHAIR	12/31/2027	X	
3	KATHLEEN BULL DE LOS REYES (KBDLR)	COMMISSIONER	12/31/2025	X	
4	DON PACHECO (DP)	COMMISSIONER	12/31/2025		X
5	LYNNE KOSOBUCKI (LK)	COMMISSIONER, 2-YEAR ALTERNATE #1	12/31/2025	X	
6	MIKE LANE (ML)	COMMISSIONER	12/31/2025	X	
7	DOUG WEIDER (DW)	COMMISSIONER	12/31/2026		X
8	SHAMAR WHITE (SW)	COMMISSIONER	12/31/2027	X	
9	LENNIE WALKER (LW)	COMMISSIONER ALTERNATE #2	12/31/2026		X
10	HEATHER BRADY (HB)	KEYPORT BOUROUGH COUNCIL LIAISON	12/31/2025		X
11	DR. JUN CHENG	KEAN UNIVERSITY ASSOC. PROFESSOR	-		X

Corrections to August 25, 2025 KEC Minutes:

None

Review/Approval of Meeting Minutes:

Minutes of the August 25th, 2025, meeting; Motion to Accept by Lynne Kosobucki (LK); 2nd by Kathleen Bull De Los Reyes (KBDLR), Minutes Approved.

Keyport Borough Council (KBC) Item Updates:

No new updates.

Dr. Cheng's Report

(LK) – No grant available to pay for Keyport Central School's Ms. Manganelli's class to come to Cedar Street Beach Park for an Outreach Class from School. Ms. Managanelli's Class will be asked to assist the Keyport Environmental Commission in the preparation of the Spring, 2026, Mailer.

Keyport Environmental Commission

(JS) – The Borough of Keyport received a Resignation Letter from the Keyport Environmental Commission from Member Lennie Walker as she has moved out of the state. The KEC wishes her the best on all of her future endeavors!

Northern Monmouth Watershed Alliance (NMWA)

(MP)/(LK) – Discussed actions taken by the Northern Monmouth Watershed Alliance to walk down Monmouth County streams and how this outreach provides points for the Keyport Green Team as well as the Northern Monmouth Alliance.

(LK) – Gave background information on upcoming “Know Your Stream” event being held on Saturday, October 25th, 1-4pm. See attached Flyer.

(ML) – Said that there were creeks right here in Keyport that need help. Mentioned all the Keyport creeks.

(MP) – Said that there were NMWA Members from Middletown lobbying for their creek.

(LK) – Spoke of the obstacles in choosing streams to be in the program – streams must have ease of access and the property along the streams must be publicly owned.

(LK) – The support from the Mayor and Council of Keyport is needed. LK shall write a letter regarding the upcoming “Know Your Stream” event, and asked JS to sign it.

(LK/MP) – Will organize the letter and then show the letter on the NMWA and Keyport Borough websites to meet the MS4 permit requirement.

(KBDLR) – The KEC can give out the letter at the Beach Sweep on October 18, 2025.

New Business

(MP) – Asked about the possibility of three-fold flyers or double-sided copies for our next Borough Mailer in the Spring of 2026. **ACTION** on JS to check with Borough on this topic.

(LK): Keyport Central School Teacher Ms. Manganelli said there is another teacher interested in working with the KEC. More information to follow when it becomes available.

(MP) – Concerned where they take the water samples to show high bacteria and how often these samples are taken.

(ML) – Keyport should test for lead in their drinking water.

(MP) – Will research ways of checking for lead in the Keyport drinking water.

(SW) – The KEC should raise awareness about the threat of lead in the drinking water.

(MP) – The Residents do get Reports on the Keyport water quality.

(ML) – Those water tests are at the Keyport Water Plant and not each Resident's house.

(MP) – Spoke of ‘nurdles’ – fine pieces of plastic that are ending up on our beaches.

W Wikipedia
[https://en.wikipedia.org/wiki/Nurdle_\(bead\)](https://en.wikipedia.org/wiki/Nurdle_(bead))

Nurdle (bead) - Wikipedia

Overview

Impact on the environment

Pre-production plastic pellets, commonly known as nurdles, are tiny plastic pellets (smaller than 5 mm or 0.20 in) that are universally used in the plastics industry for the manufacture of plastic products. These microplastics are made primarily from polyethylene, polypropylene, polystyrene, polyvinyl chloride, and other plastics or synthetic resins. Nurdles are the building block, via plastic...



‘Nurdle’ Definition compliments of Wikipedia – October 15, 2025.

(ML) – Spoke about Union Beach’s sluice gates and pump stations and transects along the shoreline waterfront properties. The Army Corps of Engineers had a recent Zoom Meeting regarding steps forward – mentioned that Keyport is actually a port with up to 1,000 moored boats!

(ML) – Stated that Keyport homes are built on a bluff – the bulkheads along the waterfront are what mitigate erosion.

(ML) – Said that an obstacle exists that BOTH sides of a stream need to belong to one town in order to install a sluice gate and a pump station.

2026 Keyport Environmental Commission Mailer Idea

(JS) Challenged the Commissioners to research tips that Residents can take to help reduce bacteria from getting into the Bay.

(LK) The KEC can receive assistance from the Keyport Central School in the creation of Mailers designed to point out steps Residents can take to help reduce high bacteria in the Bay.

Mike Lane's Health and Safety Input:

See Mike Lan's Health and Safety Input for the Keyport Environmental Commission Meeting Dated 9/22/2025.

Open to the Public

9:19pm: JS opened the meeting to the Public.

Close to the Public

9:20pm: JS closed the meeting to the Public.

ACTION ITEMS LIST

All KEC Members – Research steps that Residents can take to reduce bacteria from reaching the Bay.

LK/Dr. Cheng/JS – Coordinate w/Ms. Manganelli to schedule an Outreach Day at Cedar Street Park Dune if a bus can be arranged and the school's schedule permits.

JS – Check with Borough of Keyport regarding option for a front/back Mailer.

ATTACHED ITEMS LIST

1. **Mike Lane's Health and Safety Input for KEC Meeting 9/22/2025.**
2. **"Know Your Stream" letter.**

Meeting Adjourned 9:25pm: Motion to Adjourn LK; KBDLR 2nd; Unanimous.

The next meeting will be held on **Monday, October 27th, 2025, at 8:00pm, at Keyport Borough Hall Council Chamber.**

Minutes submitted by Joe Sheridan.

Health and Safety Input for KEC Mtg. 9/22/25

Items marked NC remain unchanged since 8/25/25 report.

Items underlined were given as verbal input at this meeting.

KUPB Hearings - 2025

Willow Recovery Center at 46-48 Hwy 36, in a facility to be developed in a renovated office building. Issues with parking, driveways, fire safety, patient retention and privacy were raised. Keyport residents in the Van Doran Street residential neighborhood voiced their concerns about the impact of this facility on their life and well being

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

201 Beers St – 3 car garage with loft area for use by occupants of newly constructed house on the site. No full bath and kitchen in loft area, a COA. Application approved.

PEDESTRIAN SAFETY IMPROVEMENT PROGRAM **(PSIP)**

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

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

Fire Protection (NC) - KFD operations have been consolidated into two firehouses. Vacated firehouses are for sale with funds going to KFD, the property owners. KFD response **times have improved.**

HARBOR ENVIRONMENT

ACE team from Newport News Va. is working on storm protection plans for Raritan Bay communities. A similar study was implemented for Union Beach resulted in a 17 ft. high sand barrier. ACE Staff introduced themselves and the study plan at a Townhall Zoom meeting on 6/10/25. They were informed that Keyport was a port containing 900 boat slips and racks. This port data appeared to come as a surprise. Did not get the impression that they had ever visited Keyport with its extensive bulkhead structures preventing erosion of the waterfront bluffs which contain 100-year-old homes.

ACE has contracted a survey team to map the bottom of the Keyport harbor. The team appeared to be generating data from the bulkheads to a couple of hundred feet out into the bay. Mapping occurred on Saturday 9/6/25.

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

A key environmental issue for KEC is the failure of Aeromarine owners to conduct on-going sampling in the test wells on the site and having the reports provided to the Borough. Still no update on any efforts to eliminate the

continuing erosion that is silting in the adjacent bay and creek. This erosion is also exposing landfill trash. A 2024 spring low-low tide exposed more than 120 plus feet of the harbor floor in front of the bulkheads, exposing tires, logs, and trash.

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

Severe storm protection requires bulkheads/retaining walls along creeks with banks in 2 different towns, as occurs with Chingarora creek.

Keyport Yacht Club (NC) – During last winter, KYC outsourced the storage of its small boats and floats to the Olsen's Marina site and the Keyport Towers and Marina site. As a result, the lower parking lot abutting the waterfront was available for parking cars, as required by KUPB final site plan.

No sign of site parking upgrades recently approved by KUPB.

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

Standpipe and fire hydrant deficiencies being addressed with Trevor Taylor.

SITE CONTAMINATION

Mariner's Village, Browns Point Marina Contamination – (NC) Roger Miller's status report states the contaminated dirt pile at the end of Washington St is "historic fill" to be used under the 120-unit apartment area by the EOY 2022. This action has not occurred. **KEC letter regarding contaminated fill at the north end of Washington Street is still not addressed by Borough officials.**

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

Lack of progress on this clean-up project is validation of the need to reactivate the Brownfield Development Area

team to monitor hazardous sites to procure clean-up, funding and to ensure timely implementation of the cleanup.

Keyport Towers and Marina (NC) - This Tower project is not listed as a Pending Case in the KUPB file as of this report date. This project, in a SFHA, will require a Floodplain Development Permit approved by the Borough Floodplain Manager. Piles of dirt along the fence abutting West Front Street have been removed. Notice for an Environmental Study and Remediation Activities was posted, 8/3/22. Was the dirt related to site clean-up and where was it disposed of? **It is suggested that Borough Officials request all the LSRP reports generated by this investigation.**

FLOODING

Mystic at Keyport/Deputy Ventures (NC) - The NJDEP issued CAFRA permit requires these homes in a CHHA be built on piles with breakaway walls, etc. Reportedly updated architectural plans have been generated. The KBC update indicates that documents were accepted by the engineer. The developer has failed to request and receive one-year extensions of the KUPB approved Flood Damage Prevention Ordinance (FDPO) and a KUPB Condition of Approval (COA) require the property Deeds advise buyers of the flood risk at this SFHA site. A Floodplain Development Permit is required prior to construction. The 1/13/24 high tide put the site under more than a foot of water, flooding the street and

garage areas of dwellings on the east side of Beers Street. Despite the flooding history at this site, the FDPO, and the COA, and the KBC update documents **indicate Deeds with declaration covenants and restrictions are under legal review.**

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

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

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

multimillion dollar Firemen Park bulkhead will not eliminate any Beers Street Basin flooding, just create fewer flooded parking lot events and parking spaces.

FP Firemen's Park Bulkhead – (NC) – Borough Bond Ordinance was approved for \$4M to fund elevation of the bulkhead and parking lot. This elevation increase will only deal with tidal flooding of this parking lot, not a 100-year storm. There is no fix for American Legion Drive flooding by the Post Office fence abutting this road.

East Third St Flooding - (NC) – At the 7/15/25 KBC meeting a Third Street resident spoke about continuing street and building flooding as occurred on 7/14/25. The drainage-ditch and floodway along the Henry Hudson Trail (HHT), between Atlantic and Manchester, flows to the pipe under the HHT just east of Manchester Street instead of continuing down the floodway to Chingarora Creek. This 20-inch pipe under the HHT dumps water into the street below the HHT, resulting in flooding of homes on East Third and East Fifth Streets. Hudson Pointe is now approved to discharge their stormwater into the pit abutting this pipe under the HHT, which will further intensify the flooding issue on East Third and East Fifth. This stormwater should flow down the HHT drainage-ditch past Fulton to Chingarora Creek.

Development at the Hudson Pointe site has started. However, the HHT east of Manchester has not been

cleared to allow this floodway to empty into Chingarora Creek.

Beach Park Outfall Pipe (NC) – The Beach Park 30-inch Outfall Pipe problem with the significantly restricted outfall pipe capacity due to the duckbill on the end of the pipe remains unresolved. Without a pump to push the water through the duckbill flooding continues. Replacing the duckbill with a flapper valve has been done in other towns. No fix will lead to continued flooding of Division Street and East Front Street basins. The 6/14/24 and 7/14/25 intense rainstorms were the latest occurrences of this flooding problem. **Need to follow up on cost of a flapper valve and possible funding source. Contact Frank Palone for possible help.**

Developer's Sites in SFHA

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

Dear Mayor and Councilmembers:

As you know, the Keyport Environmental Commission (KEC) has been participating in the Northern Monmouth Watershed Alliance in order to work cooperatively with neighboring communities with respect to complying with the revised requirements for the MS4 permitting process. In connection with those efforts, I am pleased to share an exciting upcoming initiative designed to promote community engagement and regional cooperation in watershed education and protection.

On Saturday, October 25, 2025, from 1:00 to 4:00 p.m., the Northern Monmouth Watershed Alliance will be hosting its first-ever “Know Your Stream” Day, focused on the Waackaack/Mahoras and Flat Creek watersheds. This event invites residents from across our Bayshore communities to explore the waterways that run through and connect our towns.

The “Know Your Stream” event aligns with the Alliance’s mission to raise awareness about the importance of taking a regional approach to watershed management. These water systems do not follow municipal boundaries, and as such, cooperation across towns is essential to ensuring the long-term health of our water resources.

The event specifically aims to:

- Educate residents about the link between stream health and flood control
- Promote local watershed stewardship
- Encourage observation and reporting of stream conditions by residents
- Foster greater awareness of how upstream actions impact downstream communities

Once registered through the website (<https://monmouthwater.org/>), participating families will receive a map identifying eight key viewing points along the streams. At each point, a volunteer “Stream Captain” will be available to guide observations and explain the stream’s characteristics, flow direction, and relevance to flood mitigation and water quality. Participants will complete a simple stream observation form, which they can submit via the website. These observations are a boots-on-the-ground approach to gathering data on our waterways.

In addition, this event will help **satisfy municipalities’ obligation under the MS4 permits.**
<https://monmouthwater.org/ms4-permit/>

I am writing to ask for your assistance in sharing information about this event with our community. Specifically, I would appreciate it if the attached notice could be posted on our website and shared with the schools.

The KEC believes this event offers a meaningful opportunity to engage residents in environmental learning while also fostering the kind of regional collaboration that is essential to managing water resources effectively in our shared geography.

Thank you for your time and continued commitment to environmental stewardship.

Warm regards,

 9/26/2025

Joe Sheridan

Chair, Keyport Environmental Commission

Northern Monmouth



Watershed Alliance

JOIN US FOR OUR
FIRST-EVER

“Know Your Stream” Day!

Saturday, October 25, 2025 | 1:00pm - 4:00pm

Found out
which streams
are near you!

Learn about
life within the
streams!

Participating Towns:

Hazlet, Holmdel, Keansburg, Keyport,
Middletown, and Union Beach

Register at monmouthwater.org

or scan the QR code!



AmeriCorps



Northern Monmouth



Watershed Alliance

JOIN US FOR OUR
FIRST-EVER

“Know Your Stream” Day!

Saturday, October 25, 2025 | 1:00pm - 4:00pm

Join us at one
or more
locations!

Learn how can
you help
conserve
streams!

Join us at these streams:

Waackaack Creek, Mahoras Brook, and
Flat Creek

**Come join the Northern Monmouth
Watershed Alliance for informative talks
about your local streams**



AmeriCorps

