

Approved 4/8/08
December 5, 2006
Keyport, New Jersey

Minutes of a Work Meeting of the Mayor and Council, held on the above date in the Council Chambers, Municipal Complex, 70 W. Front Street, Keyport, N.J. pursuant to the Annual Notice on file with the Borough Clerk, forwarded to the Asbury Park Press, Courier, Independent, the Newark Star Ledger and Two River Times and posted on the Bulletin Boards in accordance with the Open Public Meetings Act, P.L. 1975, Ch. 231.

Mayor Merla called the meeting to order at 7:03 P.M. and read the Sunshine Law Notice. Mayor Merla led the Pledge of Allegiance and Moment of Silence.

ROLL CALL

On Roll Call the following were present: Councilmembers Hassmiller, Walling, Wedick, Bergen, Sheridan, Ortman. Others present: Mr. Ebner, Borough Attorney and Mr. Valesi, Borough Administrator.

RESOLUTIONS

1. Resolution #341-06, Closed Meeting - Personnel, Litigation, Labor Relations, Contract Negotiations

WHEREAS, the Mayor and Council of the Borough of Keyport propose to discuss the following subjects:

Personnel

1. Borough Clerk
2. Construction Code Department
3. Public Works Department
4. Police Department 2005

Litigation

1. OPRA Request
2. Century Land vs. Keyport
3. St. John's Methodist Church

Labor Relations

1. IUOE-Clerical

Contract Negotiations

1. Acquisition of Property

WHEREAS, the Governing Body has determined that within the provisions of the Open Public Meetings Law, the Public should be excluded from the discussion of said subjects.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body that a meeting of the Mayor and Council shall be held forthwith from which the public shall be excluded in the Council Chambers, Borough Hall for the purpose of discussing the following subjects:

Personnel; Litigation, Labor Relations and Contract Negotiations

BE IT FURTHER RESOLVED that the discussions on Personnel conducted at said Closed Session shall be disclosed when the matters discussed are resolved and this meeting shall continue in approximately 20 minutes.

Offered for adoption by Councilman Sheridan, second by Councilman Wedick

Roll Call Vote: Ayes: Councilmembers Hassmiller, Walling Wedick, Bergen, Sheridan, Ortman

Nays: None
Abstain: None
Absent: None

Council went into closed session at 7:05 P.M. and this meeting was reconvened at 8:05 P.M.

Mayor Merla called the meeting to order at 8:10 P.M. and Read the Sunshine Law Notice.

ROLL CALL

On Roll Call the following were present: Councilmembers Hassmiller, Walling, Wedick, Bergen, Sheridan, Ortman. Others present: Mr. Ebner, Borough Attorney and Mr. Valesi, Borough Administrator.

APPEARANCE AND DISCUSSION

1. Paul Ricci, Planning Board Planner-Area in Need of Rehabilitation Applications are piece meal; need a long range plan.

Rehabilitation and Redevelopment there are two different matters. Rehabilitation cannot take homes. T&M authorized to prepare a report for rehabilitation. Don Norbut, Borough Engineer, has certified water/ sewer over 50 years old.

Borough qualifies as an area in need of Rehabilitation. Governing body has separate eminent domain power.

Andy Provence- scope of rehabilitation defined Mr. Wedick says we are at the beginning of the process. Ballot question on November ballot. Include interpretative statement in rehabilitation process. Mr. Provence states that it is not a problem and can be done.

Mr. Bergen suggests referring to Planning Board first to determine whether finding of planner accepted: it may not be.

There is a process Applicants come to Planning Board because they are denied by the zoning officer. Mr. Provence stated Mayor and Council not involved with planning process. Mayor and Council are involved with rehabilitation process.

Mayor- People come and observe before applying to Board.

Mr. Wedick stated he is on redevelopment committee and still not sure how many units for Brownspoint.

Mr. Norbut - multi-family projects coming before the Board, it puts the town in the driver's seat. Don Norbut explained the process. Standards need to be set.

Mr. Bergen further explained the process and what to look for, no one exposed to eminent domain. No action until Redevelopment Plan is adopted and given to Planning Board.

Mr. Jeandron- all of Keyport is open to multi-family dwellings. Master Plan lays out areas of Industry, Commercial and Residential.

Mr. Ricci encourages the public to put a plan in place. 1988/1989 Master Plan was approved; Re-examined in 2001.

Mr. Bergen- zoning by variance is not a good process. Mayor and Council have no say.

Jack Jeandron-1989 Master Plan says no multi-family development yet we have multi-family, high-rises and garden apartment complex.

