

BOROUGH OF KEYPORT
MEETING MINUTES
TUESDAY, JUNE 16, 2026, 7:00 PM

CALL TO ORDER: 7:08 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 Bergen, Councilmember Kyne, Council President McNamara, Councilmember Merla, Councilmember Pecora, Mayor Araneo

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Following the Pledge of Allegiance, Mayor Araneo requested a Motion to open the meeting for public comments at 7:09 p.m. She spoke to the recent unfortunate incident on the promenade and asked the couple involved to come forward as they wished to make a statement. The couple thanked the police for their response and they thanked the community for their support. The meeting was closed to the public for comments at 7:15 p.m.

Mayor Araneo read a statement providing an update on the Aeromarine site, including current testing being done by Excel Environmental. She encouraged residents to visit the NJDEP Keyport Landfill site for more information.

PUBLIC HEARING/ADOPTION OF 2026 MUNICIPAL BUDGET

1. Resolution No. 2026-178 Resolution to Read the Municipal Budget by Title

MM: Bergen 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

Jeffrey Elsasser, CFO, provided a summary of the 2025 annual audit and the 2026 municipal budget.

The Clerk read the Budget by Title: **MUNICIPAL BUDGET OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY FOR THE YEAR 2026**

Motion to Open Public Hearing for comments or questions on the 2026 Municipal Budget at 7:34 p.m. MM: McNamara 2nd: Bergen, with ayes by all present.

John Merla, Broad Street – asked what are we cutting relative to the \$361,000 decrease in the water utility. Mr. Elsasser explained it is more a reallocation of funds than a decrease.

Michael Lane, First Street – commented his tax bill exceeded \$12,000 and asked about the percentage increase.

Collette Kennedy, Atlantic Street – commended CFO on his budget presentation. Suggested policy to fill borough vehicles with least expensive fuel or looking into shared services with the county. Commented on Mayor's Wellness Campaign funding in the budget, the annual application process, and request for receipts for items charged to the line item. Requests the line item be pulled from this budget.

Jen Henning, Main Street – asked CFO for more information on trust funds he mentioned. CFO explained there are a handful of trusts that are supposed to be dedicated for specific uses. Not all of the money we are holding in some trust funds are state approved (dedicated by rider). Most are small amounts that go back years. Want us to work with the state to make them official trusts.

Elmer J. Graham, Jr., St. Peters Place – thanked all who worked on the budget for putting it together. Asked if there is a possible tax increase in this. CFO stated 2.4% overall, 2.7% on average per residence.

Motion to Close Public Hearing: 7:48 p.m. MM: Merla 2nd: Brady

Discussion ensued regarding removing Mayors Wellness line from the budget. CFO said this would trigger a statutory amendment and we couldn't adopt this budget. We will leave in the budget line but will not use.

2. Resolution No. 2026-179 Adopting the 2026 Municipal Budget

MM: Brady 2nd: Kyne

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

PUBLIC HEARING/ADOPTION OF AMENDMENTS TO 2026 MUNICIPAL BUDGET

Amendments to the budget were read in full by CFO.

The Meeting was opened to the public for comments or questions on the Amendments to the 2026 Municipal Budget

Motion to Open Public Hearing: 7:54 p.m. MM: Merla 2nd: Brady

Seeing no one,

Motion to Close Public Hearing: 7:54p.m. MM: Bergen 2nd: McNamara

1. Resolution No. 2026-180 – Adopting Amendments to the Approved 2026 Municipal Budget

MM: Brady 2nd: Pecora

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

PUBLIC HEARING CEDAR STREET PARK IMPROVEMENTS

Borough Engineer Matt Zwingraf presented a summary of the Borough's Monmouth County Open Space Grant Application for the Cedar Street Park Improvements Project. We will be applying for the maximum amount available, \$500,000 in funding. Our current cost estimate is \$850,000 for the project. The grant itself is a 50%-matching funds grant. Some of the improvements we have planned are addressing the softball field, fencing, players benches, backstop, rehab clay infield, address minor grading work, drainage, sod, irrigation system, and lighting fixtures and controls. The application is due July 9th and expect to issue award notices sometime in October.

Councilmember Bergen asked the estimated soft costs and if any thought was given to add artificial turf. Mr. Zwingraf said lighting is a major cost estimate for this project.

Council President McNamara said we have a lot of members of the community who have come to our meetings looking for things for our kids.

The Meeting was opened to the public for comments or questions on the Monmouth County Open Space Grant Application at 8:04 p.m.

MM: Bergen 2nd: Brady Ayes: all present

Christina Greenberg, Therese Avenue – commented the field is in poor shape and it's embarrassing. She said kids have been injured due to divots in the outfield. She asked if we could add a scoreboard and asked who designs the dugout area. Mr. Zwingraf said recently we have been doing chain link walls with a metal roof to keep the sun off the players. Ms. Greenberg commented regarding the use of artificial turf attracting more little leagues and possibly hosting tournaments to increase revenue. She commented regarding ensuring the field meets regulation requirements.

John Merla, Broad Street – commented regarding difference between baseball regulations and softball regulations as it applies to the field design.

Bill Greaux, First Street – asked how close the park is to the landfill. Expressed concerns about the park being contaminated with chemicals from the landfill. Mr. Zwingraf said a site assessment was done through Green Acres and no areas of concern were found.

Jeanne Ziobro, Pine Street – lives next to the field and loves it. Her biggest concern is the lighting which could use a better shut-off system or controls.

Darren Greenberg, Therese Avenue – commented regarding area in right field suggesting snack stand or basic structure to set up waters or coolers. Spend the extra money on artificial turf. Make sure the dimensions of the field are regulation. Put a timer on the lights so they shut off automatically.

Borough Administrator Herrera said we are working with the Board of Education to ensure the athletic regulations are followed.

Jeffrey Spangler, Second Street – commented regarding saving money on the backstop and using that savings toward artificial turf. Asked if there is a reason the school isn't helping with the costs of these improvements.

Elmer J. Graham, Jr., St. Peters Place – thinks this project is a good idea because our field needs improvements.

Chris Hicks, Gloucester Court, Aberdeen – has anyone looked at the tennis courts? There are issues. Mr. Zwingraf said we have not closed out the contract – we have a punch list.

Motion to Close Public Hearing: 8:20 p.m. MM: McNamara 2nd: Brady

1. Resolution No. 2026-181 Authorizing Grant from Monmouth County Municipal Park Improvement Program for Cedar Street Park and Softball Field Improvements

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

Councilmember Bergen commented he is looking to reduce costs.

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

Environmental:

No Environmental Commission meeting has been held since the last committee update. The Commission continues to monitor developments related to the renewed Aeromarine testing. The next Commission meeting is scheduled for June 22 at Borough Hall.

Recreation:

The Patriotic House Decorating Contest is underway and will continue throughout the summer. The annual Pride event was successfully held at the waterfront with participation from several community organizations and strong public attendance. Updates were provided on upcoming summer programs, including the Kick-Off to Summer event on June 19, a Super Smash Bros. Tournament planned for July 15 at the Senior Center, and the start of the summer movie series on June 25 with *Wicked*. The next Recreation Committee meeting is scheduled for July 6.

Fire/First Aid/OEM:

Preparations continue for the Annual Keyport Fireman's Fair, scheduled for August 3–8, which serves as the department's primary annual fundraiser. The department recently participated in a cadet competition and emergency response training with the First Aid Squad, including vehicle extrication and medevac landing operations. An update was provided on firefighter certifications, with Captain Alex Staats earning Fire Officer I certification and Lieutenant Henry Young preparing to take the examination. Volunteer Charles Rivera was appointed Harbor Master, bringing marine safety experience to the Borough. The department responded to two recent marine emergencies and reiterated the need for a fireboat ahead of an expected busy boating

season, including the Monmouth 250 Tall Ships events. The department also requested an update regarding its contract with the Borough and the status of utility payments associated with the fire department consolidation.

Senior Center:

Programming at the Senior Center is being updated, and a revised schedule of activities will be released once finalized. Membership at the Senior Center continues to grow, with new members joining during the Primary Election. Updates were provided on program changes, including the addition of new classes beginning in July following instructor transitions. Seniors participated in the successful Senior Prom hosted by the Municipal Alliance and are scheduled to perform at the upcoming Juneteenth Celebration. The Senior Center Supervisor and members attended the Monmouth County Office on Aging Public Hearing to learn about senior services and technology resources, with plans to bring similar informational programs to Keyport later this year. Upcoming trips to Atlantic City, a BlueClaws game, and a Cornucopia Cruise were announced. The Senior Center will also host a New Jersey Property Tax Relief Seminar on July 2, providing assistance with PAS-1 applications and information on Senior Freeze, ANCHOR, and Stay NJ programs.

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

Planning Board:

The Board approved a new commercial building just off of Madison Street. Governing body is moving to vacate part of that street tonight. Building much larger storage facility.

Recycling:

Looking to open the recycling center an additional day.

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

NPP:

Attended an NPP meeting last night, discussed cameras by Beach Park, parking spots for park use in the Beach Park lot, and the seagrass that should be coming in in a year or two.

Public Works:

The DPW job posting is out and we're receiving applications. Thanked Steve O'Dwyer for job well done. Discussed leaf pickup and the sweeper schedule. The Recycling Center will be open Saturday from 9 a.m. to 12 noon as usual.

Redevelopment:

Letter was sent to the Post Office leaseholder. Aeromarine was discussed at length.

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

Finance & Grants:

The 2026 municipal budget was adopted, reflecting a 2.4% increase in the municipal tax levy, the lowest increase since 2019, while increasing the anticipated surplus by 13% to over \$1 million. Updates were provided on grant activity, including submission of a Monmouth County Open Space Grant application to complete improvements at Cedar Street Park. The Borough also received approval of a \$142,616 NJDEP Hazardous Discharge Site Remediation Fund grant for the Aeromarine landfill site investigation and submitted three grant applications to NOAA's Raritan Bay Slag Fund for shoreline restoration, stormwater, and resiliency projects.

Green Team:

The Green Team hosted a presentation on backyard beekeeping by a local business, distributed 150 donated native tree saplings during the Keyport Garden Walk, and continues work on the "Municipal Water Story" project, which will include community outreach on local water resources, drinking water, wastewater, and stormwater.

Cannabis:

No updates were reported.

Community Events & Other Updates:

Provided an update on the successful Bayshore Patriotic Bike Ride, which included participation from Monmouth County Parks, the Keyport Historical Society, KBBC, Keyport Police

Department, DPW, and Recreation volunteers. Attended the American Legion Memorial Day ceremonies with her grandson who participated by tossing the memorial wreath into the bay. Have been on regular DEP calls with the mayor and others. Offer congratulations to the recent Keyport graduates for their accomplishments.

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

Public Works:

Interviews have started for summer help. DPW has been busy with daily garbage pickup, senior center cleaning, water heater maintenance, mark outs, grass cutting, event prep, park cleaning, and metal pickup. We discussed 20-minute parking spots on the side Old Glory, yellow curb painting, and safety-sticks for parking enforcement.

Health/Registrar/Fire Bureau/Property Maintenance:

Read Health Department report. Also reported that exercise class will be returning the Senior Center.

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

Harbor Commission:

Reported on the addition of a new Harbor Master volunteer firefighter Charlie Rivera, waterfront vendors are up and running, Snapper Contest will be held in conjunction with Recreation on September 12th, discussion about new signage for the harbor, and also discussed concerns about the NESC Transco pipeline, and what that might mean for our harbor moving forward. Harbor Commission expressed interest in adding a member of the Keyport Yacht Club to the commission.

Municipal Alliance:

Highly successful “Senior” Senior Prom was held, credit to Nicki Francis. Future events include a mental health/suicide prevention instructional class at Borough Hall on July 18th. You can sign up online. Also planned is our Annual Overdose Awareness Vigil on August 31st at the waterfront.

Fire/First Aid/OEM:

The First Aid Squad responded to 533 calls year-to-date, including 505 within Keyport. An update was provided on the successful 11th Annual Cadet Competition, which hosted 43 teams from New Jersey and neighboring states with support from the Fire Department, CERT, county officials, and numerous volunteers. The event highlighted youth training and volunteer collaboration in emergency services.

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

Library:

Commented regarding the Library wall repair. CME recommended getting quotes for windows and electrical repair. Ed and Nancy Carew have been doing clean up work on the herb garden. Friends of the Library donated various passes which are free or discounted.

The 6th Annual Juneteenth Celebration is this Saturday from 10:00 a.m. to 11:30 a.m.

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: 8:55 p.m. MM: McNamara 2ND: Brady

John Merla, Broad Street – asked about the Litwin and Provence payment on the bills list. Councilmember Bergen explained the charge is for obtaining some past Aeromarine files from them. Mr. Merla asked about the resolution amending council committee appointments mid-year, and about the difference in the bids received for Fireman’s Park. Commented regarding resolution for Excel’s \$7,500 contract award including concerns about transparency, the 2010 report and whether it was submitted to DEP or presented to the public, and the HDRSF funding letter signed by the Mayor as part of the grant application.

Jennifer Henning, Main Street – asked if after the 2010 report was done, was there a change in administration in 2011 with a different focus.

Sandy Marion, Perry Street – asked about the payment to Excel for the grant application and whether the grant was submitted prior to the resolution. Borough Attorney said the grant was processed immediately, submitted the next day, and approved shortly thereafter. Ms. Marion asked why are we not going out for RFP but giving this award directly to Excel.

Mike Lane, First Street – commented regarding Excel’s involvement with the BDA and various sites where they were involved in the cleanup. This was funded by the state. He is interested to see what this current study reports compared to study done 25 years ago. Encouraged council to reactivate BDA committee.

Bill Greaux, First Street – presented a series of questions to council which he will email to them for responses. The questions are related to R2026-188 and Excel Environmental. The questions included the selection of Excel, proposed work, transparency, review, conflict of interest concerns, community input, oversight and accountability. He raised numerous technical concerns about the environmental investigation. He urged council to postpone awarding the contract until residents could review the information and alternatives could be explored.

Jeffrey Spangler, Second Street – questioned the \$2,000 payment to the architect, decision to go with lowest bidder for Fireman’s Park project, Excel duplicating DEP testing, and three water main breaks in three days. He commented on number of liquor licenses and cannabis dispensaries in town as compared to number of parks and swings, and questioned why we are auctioning off 16 bicycles rather than doing something with them in town.

Elmer J. Graham, Jr., St. Peters Place – asked about the council committee changes being made and commented regarding the Aeromarine site and all the studies. It’s time to hold Bay Ridge accountable and make them pay their \$900,000 fines and he asked what is Councilmember Bergen’s connection to Excel Environmental. He asked about the resolution for the detective sergeant and for the Municipal Alliance appointment.

Closed: 9:32 MM: Brady 2ND: McNamara Ayes: all present

Councilmember Bergen stated all questions will be answered and posted on the website. He said the testing done in 2010 was limited to the landfill itself. The testing being done now is outside the perimeter of the landfill. The expanded testing is necessary to support the grant application process and determine the scope of future work. He further stated that an RFP process would have delayed the project, and that Excel prepared the grant application at no cost to the borough.

CONSENT AGENDA

- | | |
|-----------|--|
| R2026-182 | Payment of Bills Listed on the June 16, 2026 Bills List |
| R2026-183 | Authorizing Refund of Property Tax Overpayment |
| R2026-184 | Extending Grace Period for Payment of Third Quarter 2026 Taxes |
| R2026-185 | Amending Resolution 2026-82 Establishing Borough Council Committees and Providing for Councilmember Board, Commission, and Committee Appointments for the Year 2026 |
| R2026-186 | Authorizing the Solicitation and Request for Proposals for a Camera-Assisted Parking Enforcement Program |
| R2026-187 | Authorizing Award of Contract for Fireman’s Park Improvements |
| R2026-188 | Authorizing Award of Non-Fair and Open Contract for Professional Environmental and Consulting Services in Connection with Site Investigation of the Property Commonly Known as Aeromarine Industrial Park |
| R2026-189 | Awarding and Confirming Emergency Contract Under New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-6 Resulting from an Emergent Condition and Awarded to Shore Site Development, CRJ Contracting, and Signs & Safety Devices, LLC and Jobs4Blue |
| R2026-190 | Awarding and Confirming Emergency Contract Under New Jersey Local Public Contract Law, N.J.S.A. 40A:11-6 Resulting from an Emergent Condition and Awarded to ICON Construction and Apollo Excavation |
| R2026-191 | Authorizing the Mayor and Municipal Clerk to Execute the FY2027-FY2029 Cooperation Agreement with Monmouth County for Cooperative Participation in the Community Development Program Pursuant to the Inter-Local Services Act |

- R2026-192 Granting Renewal of Certain Plenary Retail Consumption, Plenary Retail Distribution and Club Liquor Licenses for the 2026-2027 License Term
R2026-193 Authorizing Municipal Auction of Surplus Property
R2026-194 Amending Resolution No. 2026-95 to Change the Event Date for the Stars & Stripes (Keyport) Food Truck & Music Festival
R2026-195 Approving the Request of the Keyport Fire Department's 2026 Fair Chairman for Exclusive Use of Fireman's Park for the Annual Fireman's Fair
R2026-196 Approving the Issuance of a Social Affair Permit for Keyport Matawan Elks BPOE 2030
R2026-197 Amending Resolution No. 2026-160 Authorizing the Promotional Appointment of Patrick Quirk
R2026-198 Appointing a Municipal Housing Liaison in Accordance with the Affordable Housing Law for the Borough of Keyport
R2026-199 Authorizing the Appointment of Licensed Water Plant Operator
R2026-200 Appointment of Municipal Alliance Committee Member

Discussion ensued regarding amendment to **R2026-190**, revised to reflect payments of \$139,000 for ICON and \$12,000 for Apollo. Motion to amend **R2026-190** as discussed:

MM: Brady 2nd: Pecora

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Pecora

Nays:

Abstain: Merla

Absent:

APPROVAL OF RESOLUTIONS

Motion to approve resolutions **R2026-182** through **R2026-200** on the **Consent Agenda**, with the exception of **R2026-188**, **R2026-190**, and **R2026-192**, which were pulled for separate consideration.

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

R2026-188 Authorizing Award of Non-Fair and Open Contract for Professional Environmental and Consulting Services in Connection with Site Investigation of the Property Commonly Known as Aeromarine Industrial Park

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Pecora

Nays: Merla

Abstain:

Absent:

R2026-190 Awarding and Confirming Emergency Contract Under New Jersey Local Public Contract Law, N.J.S.A. 40A:11-6 Resulting from an Emergent Condition and Awarded to ICON Construction and Apollo Excavation

Motion to adopt as amended

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Pecora

Nays:

Abstain: Merla

Absent:

R2026-192 Granting Renewal of Certain Plenary Retail Consumption, Plenary Retail Distribution and Club Liquor Licenses for the 2026-2027 License Term

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Pecora

Nays:

Abstain: Merla

Absent:

INTRODUCTION OF ORDINANCES

1. Ordinance- Vacation of a Portion of Monroe Street

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, VACATING A PORTION OF THE RIGHT OF WAY OF MONROE STREET WITHIN THE BOROUGH OF KEYPORT AS SET FORTH HEREIN**

1a. Motion to introduce:

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

2. Ordinance- Salary Ordinance

The Clerk read the Ordinance by Title: **ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, ESTABLISHING SALARIES AND WAGES FOR DESIGNATED OFFICIALS AND EMPLOYEES OF THE BOROUGH OF KEYPORT**

2a. Motion to introduce:

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

3. Ordinance- Employee Background Checks

The Clerk read the Ordinance by Title: **ORDINANCE AMENDING CHAPTER 10, “PERSONNEL,” BY CREATING NEW SECTION 10-11 “BACKGROUND CHECKS FOR BOROUGH OF KEYPORT EMPLOYEES” THE CODE OF THE BOROUGH OF KEYPORT**

3a. Motion to introduce:

MM: McNamara 2nd: Brady

Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora

Nays:

Abstain:

Absent:

MAYOR APPOINTMENTS

Mayor Araneo Announced the following Appointments of Planning Board Members:

MEMBER	TYPE	TERM
Christopher Hicks	Class II Member	Unexpired term of William Kane ending 12/31/2026
Andrew Alfano	Class IV Member	Unexpired term of J. Christopher Demarest ending 12/31/2028
William Greaux	Alternate No. 2	Unexpired term of Andrew Alfano ending 12/31/2026

REPORTS

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

MM: Brady 2nd: McNamara Ayes: All present

Nays:

OLD BUSINESS

- *Notification of Tax Abatement Ordinance (Merla)
- *Handicapped Parking Space at Therese Street Park (Merla)
- *Storm Drain Issue Reporting to Borough (Pecora)
- *Sewer Upgrades/Bond Ordinance (Bergen)
- *Green Grove Area Flooding (Merla)
- *Kearney Street (Pecora)
- *Resident Parking Permit Division & Osborn (Merla)

*Short Term Rentals (McNamara)

*Street Closure Fees (Brady)

Councilmember Pecora said there has been some movement on the storm drain issues; received a report from CME for the area around Atlantic; not much resident input yet due to drought. Residents around Kearney Street have requested increased signage and enforcement related to wrong-way drivers; signs going in this week with plans for increased police enforcement.

Councilmember Merla addressed the possibility of a handicapped parking space at Therese Street Park.

Council President McNamara expressed support for accessible parking and ADA compliance but questioned the need for a designated space at the Therese St Park location. No requests for accessible parking or parking-related complaints had been identified and noted the limited on-street parking available. She commented on the parking laws and said this is something that doesn't seem that compliantly we need to do.

Councilmember Merla said he talked with Borough Engineer Matt Zwingraf regarding Green Grove flooding. CME will follow up with county.

Councilmember Bergen spoke with Borough Engineer Matt Zwingraf regarding sewer upgrades/bond ordinance. Supplemental report was prepared. Will put together an overall plan but know it's a tough year for capital projects. Looking into coordinating resident reporting during heavy rainfall through the Borough website to compare reported flooding and sewer backups with flow monitoring data, helping to identify and verify impacted areas.

Councilmember Merla spoke with Chief Ferm regarding resident parking issue on Division and Osborn. Working with Borough Administrator to get an ordinance on the agenda.

Council President McNamara and Councilmembers Brady and Pecora will team up with two residents to work on an ordinance regarding short term rentals.

Councilmember Brady commented the street closure fee information was sent over to the attorney. There is no update at this time.

NEW BUSINESS

*Upcoming Amendment to Harbor Commission Membership (Pecora)

*Four-Way Stop at Chandler and Washington (McNamara)

Councilmember Pecora spoke to the Harbor Commission membership matter earlier in the meeting.

Council President McNamara said some residents on Washington Street are looking to have a four-way stop at Chandler and Washington due to excessive speeding on Washington Street. She has spoken with Chief Ferm and will have more updates coming.

PUBLIC COMMENT

The Meeting was opened to the public for comments. *Comments are limited to no more than five minutes per person.*

Opened: 9:52 p.m. MM: Merla 2nd: Brady

Kathleen de los Reyes, Therese Street – lives three houses from Therese Street Park and thinks handicapped spot will block out spots for moms who come with their kids. She's not sure it's needed. She said a four-way stop at Chandler and Washington is needed.

Jennifer Henning, Main Street – expressed concerns about pedestrian safety, stating that drivers often fail to stop for people using marked crosswalks. Ms. Henning shared recent personal experiences and believes there is confusion about pedestrian and driver responsibilities at crosswalks. She suggested forming a small committee with representatives from the police department, schools, and crossing guards to discuss ways to improve pedestrian safety and driver awareness.

Darren Greenberg, Therese Avenue – commented regarding the need for a yield sign at W. Fourth and Maple. The current traffic flow set up is a concern. Mayor Araneo asked Borough

Administrator to look into this. Borough Engineer Matt Zwingraf said we have been in contact with DOT about this.

Christina Greenberg, Therese Avenue – suggested to consider using same type of poles with flashing lights activated by push button which are used by the schools to warn drivers of pedestrians crossing.

Danielle Mastropiero, Green Grove Avenue - asked for clarification on the timeline for soil and vapor testing, noting that recent news reports were unclear. Mayor Araneo said the information had been shared earlier in the meeting and offered to provide a copy.

Mike Lane, First Street - commented on the Borough's previous Aeromarine lawsuit, noting that the Council later terminated the BDA activities and related investigation. He expressed concern that recent Planning Board and Council approvals could add more than 300 residential units, questioned whether the Borough's water plant has sufficient capacity, and requested that an engineering evaluation be added to New Business. He commented about increased waterfront activity and the potential impacts of a proposed pipeline, recommending coordination with Congressman Frank Pallone to avoid construction during hurricane season.

Collette Kennedy, Atlantic Street - commented on the engineering evaluation of the library and asked where we are on maintenance responsibilities for interior versus exterior work, stating the library should be responsible for interior items such as electrical, and questioned responsibility for windows. Ms. Kennedy referenced prior efforts during her administration regarding the Aeromarine property. She asked for clarification on what constitutes a quorum and commented regarding the submission of KBBC agendas and minutes to the Municipal Clerk.

John Merla, Broad Street - commented on Cedar Street basketball courts, noting missing nets and a damaged backboard. Mayor Araneo asked Borough Administrator to look into that. Mr. Merla acknowledged our need for a driver for the Skipper bus and suggested reaching out to the County for related employment applications. He expressed concerns about utility pole replacement work, including delays in removal of old poles, easement enforcement, and pole strength testing. He also discussed safety concerns at the W. Fourth and Maple intersection. Additional comments were made regarding an ordinance on trucks on Cass Street, and suggested installation of a gate to be locked after hours following a recent fire and vehicle theft at Cass Street property.

Councilmember Bergen asked Borough Administrator to look into issue of the poles and dirt being left after the drilling of the poles.

Jessica Callandrillo, Fulton Street - she thanked Councilmember Merla for restoring exercise activities at the senior center. She asked about rules governing bicycles and skateboards on the promenade and was told an ordinance is being considered. She asked about a prior comment regarding the post office property; it was clarified that the Borough owns the property, and the former leaseholder no longer has rights to collect rent. The Borough Attorney clarified the month-to-month lease terminated and possession of the property will return to the Borough on August 1. The Borough will take over as the direct landlord.

George Walling, Second Street – asked Council to reconsider the ADA parking spot at Therese St. Park.

Bill Greaux, First Street - thanked Collette for initiating the Aeromarine lawsuit during her tenure as mayor and asked what measures would be taken to ensure the issue is not overlooked again, as was reportedly the case in 2011. Mr. Greaux encouraged continuity across changing administrations. Additional comments were made regarding funding through an “opportunity zone” and concerns about individuals fishing and the potential health risks of consuming the fish.

Council President McNamara said the DEP is working on signs for fishing at the site.

Elmer J. Graham, Jr., St. Peters Place – said the mayor has done an outstanding job. He asked about having an ordinance banning e-bikes. He pitched We Care Adult Care and Raritan Post 23 American Legion.

Jeffrey Spangler, Second Street – asked about the removal of the abandoned boat and what the cost was to the taxpayers. He commented about the new website and the Borough Administrator explained we are currently working on updating the content. Mr. Spangler commented regarding

roadway conditions on 2nd Street, asking about timing for contractor punch-list work and noting continued surface cracking. He questioned the designation and documentation for the Zoning Enforcement Officer position, noting inconsistencies on the Borough website and requesting clarification on the applicable ordinance or job description.

Closed: 10:38 p.m. MM: McNamara 2nd: Brady

EXECUTIVE SESSION

R2026-201 - Authorizing a meeting not open to the Public in accordance with the provisions of the New Jersey Open Public Meetings Act, for the purpose of discussing attorney-client privileged matters concerning a personnel matter, potential litigation, and contract negotiations.

Motion to enter Executive Session at 10:40 p.m.

MM: McNamara 2nd: Brady Ayes: All present Nays:

Motion to reconvene to open session at 11:24 p.m. moved by Kyne, carried by Brady with ayes by all present.

ADJOURNMENT

Seeing no one, motion to Adjourn: 11:25 p.m. MM: Merla 2nd: Kyne