

**BOROUGH OF KEYPORT**  
**MEETING MINUTES**  
**TUESDAY, MAY 5, 2026, 7:00 PM**

**CALL TO ORDER: 7:04 PM**

**SUNSHINE LAW NOTICE:** Read by Municipal Clerk, Michele Clark

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**

**PROCLAMATION**

Mayor Araneo read the Keyport Yacht Club Celebrating America's 250<sup>th</sup> Anniversary Proclamation

Mayor Araneo read a statement regarding the Aeromarine site. The meeting was opened to public at 7:17 p.m. for comments on the Aeromarine site only, moved by Merla, carried by Brady.

John Schneider, First Street, commented regarding the Aeromarine site and the keyportunited.org website.

Bill Greaux, First Street – asked questions including why nothing has been done all this time. Councilmember Bergen said we are reinstating the BDA. Mr. Greaux asked how we can get copies of documents and if they can be released. Councilmember Bergen said we will get the documents posted. The Borough Attorney said we are collecting case files, emails, and documents.

Al Litwak, Walnut Street – commented regarding slag. Asked NJDEP for reports from the wells years ago and never heard from them again. He recommended council ask for all raw data.

Hillary Herzig – commented regarding Aeromarine and the 16-year delay by the DEP. She addressed Councilmember Bergen directly.

Jennifer Henning, Main Street – said this has become political. We need to clean up Aeromarine and she appreciates what Councilman Bergen has done.

John Merla, Broad Street – said we need to work on this together and be transparent. Keep the community informed on the issue. Owners were ordered to put a bulkhead up and defied that order.

Closed: 7:44 p.m.      MM: Merla      2<sup>ND</sup>: Brady

Councilmember Bergen commented that the 2010 report was communicated properly. Mayor Araneo commented we will keep Aeromarine our top priority until resolved. Councilmember Bergen asked to have **R2025-155** removed from the Consent Agenda for a separate vote.

**PUBLIC COMMENTS**

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

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

Opened: 7:46 p.m.      MM: Brady      2<sup>ND</sup>: McNamara

Elmer J. Graham, Jr., St. Peters Place – asked what **R2026-155** is about and the Borough Attorney explained.

Al Litwak, Walnut Street – thanked all for putting the Harbor Commission ordinances on for a vote and commented he is available for questions.

Closed: 7:49 p.m.      MM: Merla      2<sup>ND</sup>: Brady

**CONSENT AGENDA**

- R2026-154     Payment of Bills Listed on the May 5, 2026 Bills List
- R2026-155     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 ICON Construction and Apollo Excavation
- R2026-156     Appointment of Municipal Alliance Committee Member
- R2026-157     Appointment of School Crossing Guard
- R2026-158     Authorizing Keyport PBA Local 223 to Host an Event on American Legion Drive on August 22, 2026

Council President McNamara clarified the location referenced in **R2026-158** as Fireman’s parking lot is an error that needs to be corrected.

Councilmember Merla commented regarding **R2026-154** that he asked DPW for more detail on contractors sending in the bills. He would like to see the invoices.

Councilmember Bergen commented we used to sign off on purchase orders before they made it on to the payment of bills list.

Borough Attorney stated we need to pull **R2026-158** to amend.

**APPROVAL OF RESOLUTIONS**

Motion to approve resolutions **R2026-154**, **R2026-156**, and **R2026-157** on the Consent Agenda

MM: Kyne     2<sup>nd</sup>: McNamara  
**Roll Call:**     Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora  
                     Nays:  
                     Abstain:  
                     Absent:

**R2026-155** was pulled for separate consideration. Councilmember Bergen commented he finds the price over the top and cannot support it. Councilmember Pecora agreed and commented regarding the \$19,000 supervisor truck charge. She asked why Apollo is in the same resolution. Council President McNamara explained. The Borough Attorney said this resolution authorizes the contract, not the payment. That will be separate. Discussion ensued regarding the invoice and the payment. Borough Administrator Herrera to contact ICON for a meeting with the Finance Committee.

Motion to table **R2026-155** moved by Bergen, carried by Brady

**Roll Call:**     Ayes: Brady, Bergen, Kyne, McNamara, Pecora  
                     Nays:  
                     Abstain: Merla  
                     Absent:

Motion to amend **R2026-158** to replace references to Fireman’s Park lot with Waterfront Park lot, moved by Bergen, carried by Brady

**Roll Call:**     Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora  
                     Nays:  
                     Abstain:  
                     Absent:

**PUBLIC HEARING/ADOPTION OF ORDINANCE**

- 1.     **Ordinance No. 2026-09 – Storage of Salt and De-Icing Materials**  
         The Clerk read the Ordinance by Title: **ORDINANCE AMENDING CHAPTER 14 ENTITLED “WATER AND SEWER”, BY CREATING NEW SECTION 14-6 “PRIVATELY OWNED SALT STORAGE” OF THE CODE OF THE BOROUGH OF KEYPORT**

1a.     Motion to Open Public Hearing at 8:08 p.m.   MM: Merla   2<sup>nd</sup>: Brady

Elmer J. Graham, Jr., St. Peters Place – asked what the ordinance is about. Councilmember Brady explained.

Michael Lane, First Street – commented salt and brine applied to the street goes into the water system. He asked what stimulated this ordinance. Councilmember Brady explained this filtered down from the DEP. Borough Engineer Matt Zwingraf provided further commentary and confirmed this is a DEP requirement. Mr. Lane asked how does it deal with a business storing salt in a V Zone by the

waterfront when we have a storm with four feet of water. That shouldn't be allowed. The Borough Attorney explained and clarified the ordinance does not create a loophole.

Jason Faltings, W. Front Street – said the Environmental Commission discussed this in depth. We need to be compliant.

1b. Motion to Close Public Hearing at 8:21 p.m. MM: Bergen 2<sup>nd</sup>: Merla

1c. Motion to adopt Ordinance: MM: Kyne 2<sup>nd</sup>: Merla

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

Nays:

Abstain:

Absent:

1d. Motion authorizing the Clerk to publish the Ordinance as adopted MM: Bergen 2<sup>nd</sup> Merla

**INTRODUCTION OF ORDINANCES**

**1. Ordinance – Creating Harbor Master and Assistant Harbor Master Positions**

The Clerk read the Ordinance by Title: **ORDINANCE AMENDING CHAPTER 11 ENTITLED “RECREATION FACILITIES” SECTION 11-4 “BOATS” BY CREATING NEW SECTION 11-4.9 “HARBOR MASTER AND ASSISTANT HARBOR MASTER” OF THE CODE OF THE BOROUGH OF KEYPORT**

1a. Motion to introduce: MM: Pecora 2<sup>nd</sup>: Brady

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

Nays:

Abstain:

Absent:

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

MM: Brady 2<sup>nd</sup>: Merla

Ayes: all present

Nays:

**2. Ordinance – Establishing Rules and Oversight for Anchoring in Keyport Harbor**

The Clerk read the Ordinance by Title: **ORDINANCE AMENDING CHAPTER 11 ENTITLED “RECREATION FACILITIES”, SECTION 11-4 “BOATS”, BY CREATING NEW SECTION 11-4.10 “TRANSIENT OVERNIGHT ANCHORING” OF THE CODE OF THE BOROUGH OF KEYPORT**

2a. Motion to introduce: MM: Merla 2<sup>nd</sup>: Brady

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

Nays:

Abstain:

Absent:

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

MM: Merla 2<sup>nd</sup>: Brady

Ayes: all present

Nays:

**3. Ordinance – Establishing Dock Time Limit**

The Clerk read the Ordinance by Title: **ORDINANCE AMENDING CHAPTER 11 ENTITLED “RECREATION FACILITIES” SECTION 11-5 “KEYPORT FISHING PIER” BY CREATING NEW SECTION 11-5.3 “DOCK TIME LIMIT” OF THE CODE OF THE BOROUGH OF KEYPORT**

3a. Motion to introduce: MM: Pecora 2<sup>nd</sup>: Merla

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

Nays:

Abstain:

Absent:

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

MM: Pecora 2<sup>nd</sup>: Brady

Ayes: all present

Nays:

**4. Ordinance – Amending Bond Ordinance 2023-12**

The Clerk read the Ordinance by Title: **BOND ORDINANCE AMENDING BOND ORDINANCE NO. 2023-12 FINALLY ADOPTED ON OCTOBER 3, 2023 IN ORDER TO REVISE THE DESCRIPTION AND COST OF the Fireman’s Park Boardwalk and Parking Lot Project BY THE BOROUGH OF KEYPORT BY THE BOROUGH OF KEYPORT**

4a. Motion to introduce: MM: McNamara 2<sup>nd</sup>: Brady

**Roll Call:** Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora  
Nays:  
Abstain:  
Absent:

4b. Motion authorizing the Clerk to publish the Ordinance as introduced for a public hearing:  
MM: McNamara 2<sup>nd</sup>: Brady Ayes: all present Nays:

Councilmember Merla thanked Al Litwak, the Harbor Commission, and Councilmember Pecora for working on the Harbor Commission ordinances for the Borough.

**OLD BUSINESS**

- \* Articulated Truck Traffic on Perry Street (Councilmember Bergen)
- \* Notification of Tax Abatement Ordinance (Councilmember Merla)
- \* Handicapped Parking Space at Therese Street Park (Councilmember Merla)
- \* Storm Drain Issue Reporting to Borough (Councilmember Pecora)
- \* Sewer Upgrades/Bond Ordinance (Councilmember Bergen)
- \* Green Grove Area Flooding (Councilmember Merla)
- \* Recycling Center (Council President McNamara)
- \* MOU with BDA (Councilmember Bergen)
- \* Abandoned Boat (Councilmember Pecora)

Councilmember Bergen said we will have something to introduce at the next meeting relative to the articulated truck traffic on Perry Street.

Councilmember Merla said he is moving the notification of the tax abatement ordinance to the next meeting. He is working with Chief Ferm on the handicapped parking space at Therese Street Park and will have something next meeting for introduction. He said he would like to work with Councilmember Bergen and Borough Engineer Matt Zwingraf on the Green Grove area flooding. The engineer said there is no drainage down that area and it does fall on the County address.

Councilmember Pecora said notices were sent out to residents asking them to report issues on flooding, but we've not had rain. She asked for reports from CME.

Councilmember Bergen asked the engineer what we can do about sewer upgrades this year.

Council President McNamara proposed getting the Recycling Center open one night during the week. The Borough Administrator said we are currently having manpower issues in the department.

Councilmember Bergen commented regarding the MOU with the BDA being authorized soon.

Councilmember Pecora commented the beached boat will be taken apart this week at no cost to the taxpayers.

**NEW BUSINESS**

Cultural Festival  
Kearney Street

Councilmember Brady commented regarding the Cultural Festival (Italian Festival). She said there needs to be a special event form, filing fees, and approval from businesses in the area to close the street. She said the average State fee to close a street is about \$1,000. Council President McNamara said when we closed both sides of Front Street there were two paid officers used. The Chief needs two officers and two Specials. She also noted that the date submitted for the festival is the same date as the 5K, September 26<sup>th</sup>.

Motion to open the Meeting to the Public at 8:37 p.m. MM: Brady 2<sup>ND</sup>: McNamara

Brian Chiaramonte, Oyster Creek – asked what other events have done for the businesses.

John Merla, Broad Street and Sons & Daughters of Italy – commented regarding road closures, soliciting donations, sponsors for the event, and partnering with the KBBC.

Robin Maniscalco, Sons & Daughters of Italy – commented regarding solicitation of donations and sponsors for the event.

Elmer J. Graham, Jr., St. Peters Place – encouraged the event be approved.

Al Litwak, Walnut Street – fully supports getting people vetted so we can move it along.

Motion to close the Meeting to the Public at 8:57 p.m. MM: McNamara 2<sup>ND</sup>: Brady

Continuing with New Business, Councilmember Pecora said a letter went out to residents in the area of Kearney Street. We are looking for ideas to address the safety issue of wrong way drivers on the one-way street. Councilmember Merla asked Chief Ferm about parking permits and where can employees park and where can residents park. He asked where the residents living above Honey Hole can park. He asked if we are charging volunteers permit fees.

Borough Administrator commented regarding requirement for fee waiver requests to be submitted to council for approval.

### **BOROUGH ADMINISTRATOR REPORT**

The Borough Administrator reported on the following:

- 2026 Municipal Budget
  - Public Hearing and final adoption set for May 19, 2026, meeting
- 2025 Audit
  - The CFO and I had an exit conference with the auditors.
  - We will have the auditors do a presentation to the Council at an upcoming meeting.
- 2026 Capital Budget
  - Working with Engineering, Department of Public Works, and Finance to put together capital budget.
  - Looking to include infrastructure projects including updates to our storm and sanitary lines
  - Looking to put together projects utilizing Federal funds for lead-line replacements
- Health Insurance
  - We continue to work with our risk manager to find cost-effective solutions/alternatives for employee health insurance.
- Monmouth County Open Space Grant
  - We will be submitting a grant application for improvement to the ballfield.
  - Lights, backstop, bleachers, irrigation
- Hometown Heroes
  - All banners from last year will be rehung.
  - We have five new heroes for 2026.
- Sidewalk Café Permit
  - Issued to The Nest and Lenora's Café.
- Lawn Maintenance Contract
  - Contract awarded last month
- Clark Street
  - We are partnering with Hazlet to resurface the section of Clark Street between the Parkway and Broadway.
  - Monmouth County has plans to replace the culvert. That project is slated for 2028.
- DPW garage lease expiring this year
  - We will discuss in closed session.
- Firehouse merger and formal financial agreement
  - Legal is working on a draft agreement.
- Municipal Court
  - We are meeting with Aberdeen to discuss security.
- Website improvements
  - We will go live this week.
- HOA Sandpiper Services
  - An updated agreement has been sent
- Burlew improvements to municipal owned property
  - Curb will be restored through the proper permitting process
- PEOSHA issues
  - PEOSHA gave the Borough another extension on its order to comply (May 27, 2016).

- DCA Boarding House expired license (4/4/25)
  - Letter was sent asking for details on the changes to the facility. We have not heard back from Bayshore Lodging a/k/a Fishers Boarding House.
- Harbor Commission Ordinances
  - Three ordinances are on the agenda for introduction tonight.
    - Establishing position of the Harbor Master
    - Establishing rules and requirements for overnight anchoring
    - Establishing a time limit for docking at Municipal Docks and Bulkheads
- Abandoned Boat
  - The owner of the boat hired a waste management company to dismantle the boat onsite.
  - He will begin work this week.
- Cedar Street Beach Sweep
  - Students from Somerset County Votech Environmental Club will have a beach cleanup May 19. The Borough provides refreshments for the students.
- Development/redevelopment projects – I am working to set up a meeting with legal to review the following:
  - Aero Marine
  - Mariner's Village
  - Hudson Point – redevelopment
  - Cass Street – re-development (junk yard issue)
  - Post Office / Mipal Realty
  - Keyport Professional Plaza

#### Personnel

- Deputy Municipal Clerk – started April 8
- Confidential Secretary – started April 8
- Resignations
  - Bill Kane
  - Sean Edwards

#### **PUBLIC COMMENTS**

The Meeting was opened to the public for comments.

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

Opened: 9:11 p.m. MM: Merla 2<sup>ND</sup>: McNamara

Jack Straub, Main Street – commented regarding remarks made at a different meeting by the CFO regarding FEMA reimbursement and the snow removal resolution.

Hillary Herzig – asked if Councilmember Bergen federally escalated the Aeromarine issue.

Councilmember Kyne commented we need to move forward on this issue in a unified way.

Jennifer Henning, Main Street – said we are aren't here to give campaign speeches.

Michael Lane, First Street – said the aquifer is drying up. Salt water from the bay is coming in.

Jason Faltings, W. Front Street – commented regarding Raritan Hose Borough-owned vehicle, new website, Cass Street, Kearney Street, municipal parking lot, and Lenora's sidewalk café.

Elmer J. Graham, Jr., St. Peters Place – commented regarding Aeromarine, We Care Adult Daycare, and American Legion Post 23.

Edyta Salata, Manchester – commented regarding the NESE pipeline final vote. Toxic sediment will be stirred up with this project.

John Merla, Broad Street – commented regarding exemptions for volunteers, LOSAP, leaning pilings, and opting out of the revaluation. Asked if Borough Administrator would look into County yard for interlocal for fuel.

Closed: 9:36 p.m. MM: Merla 2<sup>ND</sup>: Kyne

Councilmember Bergen commented that the LSRP 2010 study reports were supplied to DEP. The DEP has not asked the EPA for assistance.

**EXECUTIVE SESSION**

**R2026-159** - 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 lease agreement pursuant to N.J.S.A. 10:4-12b(5); and personnel pursuant to N.J.S.A. 10:4-12b(8).

Motion to enter Executive Session at 9:38 p.m. MM: McNamara 2<sup>nd</sup>: Brady

**ADJOURNMENT**

Motion to Adjourn 10:55 p.m. MM: Brady 2<sup>nd</sup>: McNamara