BOROUGH OF KEYPORT

MEETING MINUTES

TUESDAY, JULY 21, 2026, 7:00 PM

CALL TO ORDER: 7:01 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 Kyne, Council President McNamara, Councilmember Merla, Councilmember Pecora, Mayor Araneo; Councilmember Bergen was absent.

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Aeromarine Update:
Mayor Araneo provided an update on the Aeromarine site, stating that environmental investigations and testing are ongoing, with additional reports and sampling results expected soon. She said current information indicates groundwater is flowing toward the site and low-lying marsh and creek rather than residential areas, and that state agencies continue to oversee the investigation, enforcement actions, and site monitoring.

Mayor Araneo also announced a public statement responding to recent media coverage about potential cancer concerns. The statement emphasized that any determination of a cancer cluster must be based on established scientific and public health standards, and asserted that current reporting does not meet those standards. Mayor Araneo said the Borough remains committed to working with state agencies, sharing verified information with residents, and continuing to monitor any legitimate environmental health concerns.
-End

Mayor Araneo asked Chief Ferm for an update on the monitoring of speeding vehicles on Second Street. Chief Ferm said the department purchased a device that monitors speed and placed it at a location on Second Street in July following citizen concerns of speeding. He read a report for the period 7/4-7/10 which saw 2,915 cars that week, 19 of which were clocked at 10 miles over the speed limit. The average speed captured was 18 miles per hour. The full report will be posted on the Borough website.

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
- Discussed developing a bamboo ordinance to restrict the planting of invasive species; Councilmember Brady will work with Lynne Kosobucki on a draft.
- Expressed support for the borough's Raritan Bay Slag Superfund grant applications and concerns regarding the approved NESE Pipeline project due to potential impacts on the waterfront and native wildlife. The commission plans to coordinate with neighboring municipalities on a joint letter to state representatives.
- Noted distribution of student-designed "Preventing High Bacteria in the Bay" educational flyers with recent water/sewer bills.
- Next Environmental Commission meeting: July 27 at 8:00 p.m. at Borough Hall.

Recreation
- Recreation update deferred to Council President McNamara.

Senior Center
- Hosted a 250th Anniversary BBQ on July 1.
- NJ Tax Relief team assisted 28 residents with ANCHOR benefits during a July 2 outreach event attended by more than 50 people.

- Staff remained with members during the July 9 storm until travel was safe.
- Added four new exercise classes, with increased participation and overall attendance.
- Continued working with DPW to address air conditioning issues.
- Cornucopia Cruise scheduled for next Wednesday; Senior Center will close at 12:30 p.m.
- Continues to receive inquiries from residents regarding the Skipper Bus service.

Fire Department
- Annual Keyport Fireman's Fair scheduled for August 3-8; 50/50 tickets are on sale as part of the department's primary fundraiser.
- Shared services agreement with the borough is under review and expected to be considered at the next Council meeting, completing the fire department consolidation process.
- Responded to 77 incidents in July, with members increasing staffing and coordinating storm response planning with the Police Department.
- Completed swift water rescue refresher training and scheduled additional live burn training sessions; Borough Council members will be invited to observe.
- Updated flood rescue procedures and requested the borough pursue acquisition of a surplus high-water vehicle and additional swift water rescue equipment to enhance flood response capabilities.

Councilmember Bergen: Planning Board, Redevelopment, Recycling, Finance/Grants
Councilmember Bergen was absent.

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

KBBC
- Reported that the proposed partnership with a New York organization to assist the KBBC with community outreach, data collection, bylaw revisions, and election oversight is not expected to move forward.
- Stated that the Council is awaiting a report from the KBBC and is reviewing concerns regarding whether the organization has maintained a legal quorum since May. The Borough Attorney will work with KBBC's attorney to clarify the issue and determine any necessary next steps.

Construction Office/Zoning
- Advised that the construction zoning ordinance on the agenda was expected to be tabled to allow additional review of definitions, timeframes, and authorship.

NPP
- Reported that the Neighborhood Preservation Program (NPP) remains in its final grant year and will continue with planned striping and park improvements.

Police
- Recognized the Police Department for its activity and professionalism, noting that officers handled more than 1,500 calls for service in June and approximately 8,830 calls year-to-date.

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

Cannabis
- Blaze continues to await electrical service, with FirstEnergy projecting power installation by mid-August. Interior construction is complete, and the business is ready to open. The Borough also received its quarterly cannabis tax payment from Premo in the amount of $54,775, bringing year-to-date cannabis tax revenue to $164,128, in addition to annual licensing fees of $12,500.

Recreation/Senior Center/NPP
- Registration is open for the KeyportFest 5K, scheduled for September 26, and noted that event sponsors are being sought. Details are available on the borough website and the Keyport Recreation Facebook page.
- Recreation updates, including the rescheduled Movies on the Bay showing of *Jaws*, the upcoming showing of *The Nightmare Before Christmas*, and a free Super Smash Bros. tournament for ages 15 and older at the Senior Center.

Green Team

- The Green Team July meeting is rescheduled to tomorrow and we continue to work on the Sustainable Jersey Municipal Water Story initiative and expect to begin sharing portions of the project for public review after the summer. Also highlighted the upcoming City of Water Day 2026 event hosted by the Northern Monmouth Watershed Alliance, 4-8:30pm Keansburg.
- Clean Ocean Action has filed a lawsuit challenging approval of the NESE Pipeline tidelands license, citing concerns related to the proposed route through Raritan Bay and the nearby Superfund site.

Finance and Grants

- The Borough is applying for an NJDOT grant to fund roadway improvements on American Legion Drive.
- She has been working with the NJDEP and others to identify available funding sources for Aeromarine, noting that traditional federal funding and redevelopment timelines can take several years. She also announced that she and Councilmember Pecora will attend a free Brownfields Technical Assistance session at NJIT to explore additional resources and expert support available through the program, including planning, engineering, environmental, and redevelopment assistance to communities with their Brownfields projects.

Other

- Thanked residents for assisting one another during recent severe weather events and for sharing information to support the Borough's ongoing stormwater management efforts.

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

Public Works/Water-Sewer

- Reported DPW Interim Superintendent met with the Monmouth County Parks Division to address flooding concerns in the Manchester Avenue/Maple Place area. Following a site inspection, vegetation was cleared, a fallen tree removed, and storm drains cleaned. The County will also clear additional vegetation near the Henry Hudson Trail outfall to improve stormwater flow.
- Read the DPW street sweeping schedule and reminded residents of the Recycling Center's expanded summer hours on Thursdays from 12PM-3PM and 4PM-7PM.
- Reported that DPW crews responded extensively to recent storms by clearing storm drains, removing debris, sweeping streets, cleaning parks and beaches, maintaining outfalls, repairing fencing at Beach Park, and completing other routine public works, sanitation, sewer, and grounds maintenance activities.
- Requested that the Property Maintenance Officer attend Council meetings monthly to provide updates and answer residents' questions. He also suggested that the Borough's new DPW Superintendent provide regular monthly reports to improve communication with the public.

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

Harbor Commission

- Reported that the appointment of the new Harbor Master is nearing completion, pending one final approval.
- Stated that the Commission has begun discussions on 2027 waterfront contracts to ensure they are in place before next season.
- Reported that estimates are being obtained to repair damaged pilings near the boat ramp and the Keyport Princess.
- Announced that the annual Snapper Contest is scheduled for September 12.
- Advised that new waterfront signage explaining parking fees and other information has been ordered and will be installed soon.
- Reported that the Commission discussed concerns regarding the proposed NESE Pipeline and its potential environmental impacts on Raritan Bay. The Commission plans to send a letter to Congressman Pallone requesting assurances regarding cleanup responsibilities should contamination occur.
- Announced plans to work with the Borough Attorney to draft an ordinance regulating bicycles, e-bikes, and other vehicles on the waterfront promenade to improve public safety.

Municipal Alliance Committee

- Reported that the recent Mental Health First Aid training was well attended and provided participants with information on recognizing mental health warning signs and available support resources. 2ndfloor.org is a good resource.
- Announced that the annual Overdose Awareness Day event will be held on August 31 at the waterfront, featuring speakers, educational resources, and a memorial recognizing Monmouth County overdose victims.
- Reported that the Committee is planning its "Get High on Life, Not Drugs" youth event for October 3.
- Announced that the Municipal Alliance's grant from the Governor's Council on Substance Use Disorder was renewed for the 2026–2027 grant cycle.

First Aid Squad

- Recognized the Keyport First Aid Squad for responding to 646 calls year-to-date, including 610 within Keyport, and thanked the volunteers for their continued service to the community.

Mayor Araneo: **Library, Cultural/Civic, Mayors Wellness Campaign,** Planning Board, KBBC, Green Team
No report

The Governing Body discussed pulling certain items on the Consent Agenda for separate consideration.

PUBLIC COMMENTS

The Meeting was opened to the public for comments on consent agenda items only.
Opened: 7:43PM MM: McNamara 2ND: Brady

Jen Henning, Main Street – asked what the reasons are for R2026-224 shared services agreement with Aberdeen for court services. The Borough Attorney explained that the agreement was pursued following issues related to the prior arrangement with Middletown, including the continued use of the Borough's appointed prosecutor. Entering into a new shared services agreement with Aberdeen allows the Borough to retain its appointed prosecutor. She also noted that the Municipal Court cannot currently return to Borough Hall due to ongoing flooding issues and the current use of the former court space by the Police Department. The agreement is for a three-year term, after which future court arrangements may be reevaluated.

John Merla, Broad Street - asked whether the Borough Engineer was expected to attend the meeting and raised questions regarding the NJDOT grant application for improvements to American Legion Drive, including the project scope and grant requirements. He expressed support for the proposed shared services agreement with Aberdeen for Municipal Court and asked several questions regarding the agreement, including the potential addition of other municipalities in the future and confirmation that Keyport would retain its appointed Municipal Court officials. Mr. Merla asked whether the revised Borough Volunteer Handbook would be posted on the Borough website following adoption and requested clarification of the terms "independent contractors" and "other individuals" as used in the handbook, suggesting that the definition of "volunteer" be more clearly defined.

Michael Lane, First Street - asked questions regarding the proposed NJDOT grant application for improvements to American Legion Drive, including why the roadway work was being pursued separately from the Fireman's Park project. He expressed support for obtaining grant funding that would not require a local match. Mr. Lane encouraged the Borough to pursue Department of Transportation funding for ADA-compliant curb ramps along First Street, noting that accessible curb cuts remain incomplete. He requested that the Borough Administrator's report be listed on future meeting agendas to improve public awareness and accessibility.

Elmer J. Graham, Jr., St. Peters Place - commended Mayor Araneo for the Aeromarine site update and asked for clarification regarding R2026-220. It was explained that the resolution authorized the insertion of a $5,000 Office on Aging appropriation into the budget.

Closed: 7:56PM MM: McNamara 2ND: Brady

CONSENT AGENDA

R2026-219 Payment of Bills Listed on the July 21, 2026 Bills List
R2026-220 Requesting Approval of Items of Revenue and Appropriation – N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Office on Aging – Title IIIB

R2026-221 Authorizing the Salary Adjustment to Non-Represented Employees without an Employment Contract
R2026-222 Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for Improvements to American Legion Drive
R2026-223 Appointing a Superintendent of Public Works
R2026-224 Authorizing Shared Services Agreement with the Township of Aberdeen for Municipal Court Services Pursuant to N.J.S.A. 40A:65-1, et seq. and N.J.S.A. 2B:12-1(c)
R2026-225 Adopting the Revised Borough of Keyport Volunteer Handbook
R2026-226 Appointment of Keyport Bayfront Business Cooperative (KBBC) Board of Directors Members
R2026-227 Resolution Urging the New Jersey State Legislature and Governor to Repeal the Gas Tax Escalator and Restore Accountability to Fuel Tax Increases
R2026-228 Granting the Renewal of an Inactive Plenary Retail Consumption License for Vestri Corp., t/a Up the Creek Tavern for the 2026-2027 License Term
R2026-229 Accepting the Resignation of William Greaux from the Planning Board

APPROVAL OF RESOLUTIONS

Motion to pull **R2026-226** for separate consideration
MM: Kyne 2nd: Pecora all in favor

Motion to approve **R2026-226** as to Brittany Boardwick
MM: McNamara 2nd: Brady
Roll Call: Ayes: Brady, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent: Bergen

Motion to approve **R2026-226** as to Amanda Megna-Murray
MM: Merla 2nd: Pecora
Roll Call: Ayes: Brady, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent: Bergen

Motion to approve **R2026-226** as to Danielle Piccini
MM: Merla 2nd: Brady
Roll Call: Ayes: Merla
Nays: Brady, Kyne, McNamara, Pecora
Abstain:
Absent: Bergen

Councilmember Pecora explained the reason for not moving forward at this time with the appointment of Ms. Piccini is due to the limited information provided in her submitted application. The Borough Clerk will reach out to Ms. Piccini for additional information.

Motion to pull **R2026-228** for separate consideration
MM: Brady 2nd: McNamara
Roll Call: Ayes: Brady, Kyne, McNamara, Pecora
Nays:
Abstain: Merla
Absent: Bergen

Motion to approve resolutions on the Consent Agenda**, R2026-219** (with the exception of purchase order #26-000695 and purchase order #26-00210) through **R2026-229,** with the exception of those pulled for separate consideration.
MM: McNamara 2nd: Brady
Roll Call: Ayes: Brady, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent: Bergen

PUBLIC HEARING/ADOPTION OF ORDINANCES

Motion to table Ordinance No. 2026-18 for further discussion

MM: Kyne 2nd: Brady **Council President McNamara requested to hear from the public**

1. Ordinance No. 2026-18 Residential Construction Site Maintenance

The Clerk read the Ordinance by Title: **ORDINANCE CREATING NEW CHAPTER 26, "RESIDENTIAL CONSTRUCTION SITE MAINTENANCE" OF THE CODE OF THE BOROUGH OF KEYPORT**

1a. Motion to Open Public Hearing at 8:01PM MM: McNamara 2nd: Merla

John Merla, Broad Street - expressed support for the proposed ordinance but said it doesn't really identify who the enforcing authority is. He commented regarding the clause pertaining to dumpsters and suggested asking the contractors to submit a copy of the disposal weight tickets to the Borough. He noted that including demolition and other dumpster waste in the Borough's waste tonnage records would improve recordkeeping and could strengthen eligibility for recycling, solid waste, and related grant funding.

1b. Motion to Close Public Hearing at 8:04PM MM: Merla 2nd: Brady

2. Ordinance No. 2026-19 Multiway Stop Intersections

The Clerk read the Ordinance by Title: **ORDINANCE AMENDING CHAPTER 7, "TRAFFIC" BY AMENDING CHAPTER 7A TRAFFIC SCHEDULES, SUBSECTION 7-18 "SCHEDULE XXIII MULTIWAY STOP INTERSECTIONS" OF THE CODE OF THE BOROUGH OF KEYPORT**

2a. Motion to Open Public Hearing at 8:04PM MM: McNamara 2nd: Brady
2b. Seeing no one, Motion to Close Public Hearing at 8:04PM MM: Kyne 2nd: Merla
2c. Motion to adopt Ordinance MM: McNamara 2nd: Brady
Roll Call: Ayes: Brady, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent: Bergen

REPORTS

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

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

APPROVAL OF MINUTES

July 7, 2026 Regular Meeting
MM: Merla 2nd: Kyne Ayes: All present Abstain: Brady

OLD BUSINESS

*Handicapped Parking Space at Therese Street Park (Merla)
*Resident Parking Permit Division & Osborn (Merla)
*Short Term Rentals (McNamara)
*Street Closure Fees (Brady)
*Prepare Hurley Street Lot for Parking (Pecora)
*Storm Drain Issue Reporting (Pecora)

Councilmember Merla – will hold off for now on the handicapped parking space at Therese Street Park following resident comments. He is working with Chief Ferm to move forward with the resident parking issues on Division, Osborn.

Council President McNamara - said she is working on the short-term rental item and hopes to have an update next meeting.

Councilmember Brady – updated everyone regarding the street closure fee item. She wants to set clear expectations for the costs that would be incurred. She reviewed some information received from the Borough Administrator and returned comments about the proposed $500 application deposit, asking whether a portion of it should be used to offset DPW expenses incurred. She also noted that while police costs are specifically addressed, it does not account for DPW costs, which she believes should be paid by event organizers rather than taxpayers. Additionally, she

suggested establishing a fee structure for events requiring Fire Department or First Aid personnel so those employees are compensated for their time.

Councilmember Pecora - noted that the proposal to convert the Borough-owned Hurley Street lot into a parking area has not yet advanced. A meeting with the school is scheduled for the following week, where the topic is expected to be discussed. The next step is to develop a plan outlining the actions needed to move the project from a concept to an operational parking lot.

Councilmember Pecora further provided an update on the Borough's stormwater initiative, explaining that a committee was formed several months ago to address recurring flooding issues throughout town. Progress was delayed during a period of drought while the committee waited to gather reports from residents, but with recent rainfall, significant feedback has been received. A subcommittee recently reviewed the information collected and mapped locations experiencing flooding, identifying several problem areas across the Borough. The committee is developing a multi-pronged strategy that includes routine storm drain cleaning and maintenance, consideration of dredging, and long-term infrastructure improvements. The new Superintendent of Public Works will be included in future discussions, and the full committee will reconvene to finalize recommendations. She emphasized that addressing stormwater issues remains a priority and that work is actively underway.

NEW BUSINESS

*Lincoln H.E.A.R.T. Presentation

Tim Regan, President, Lincoln Hose Fire Company

- Mr. Regan introduced Lincoln H.E.A.R.T. (Hometown Emergency Assistance Response Team), a nonprofit initiative established following the fire service realignment to continue serving the Keyport community.
- He explained that the organization provides direct assistance to residents affected by fires and other emergencies, as well as rehabilitation and support services for first responders during extended incidents and severe weather events.
- Mr. Regan noted that the program is fully funded through the organization's 501(c)(3) charitable entity and does not require Borough funding, equipment, or employee benefits.
- He requested that the Mayor and Council consider adopting a resolution formally recognizing the Lincoln H.E.A.R.T. program and authorizing it to work alongside the Borough's emergency services in support of residents and first responders.

The Mayor asked questions regarding how the proposed Lincoln H.E.A.R.T. program would operate, including how the organization would be dispatched, its relationship with the Fire Department, and whether it intended to serve communities beyond Keyport.
Mr. Regan explained that the organization would respond to confirmed fire incidents and other emergency requests through coordination with local emergency services, with the long-term goal of integrating into the county communications system. He stated that Lincoln H.E.A.R.T.'s initial focus is serving Keyport, with the potential to provide mutual aid to neighboring communities in the future.

In response to questions about coordination with the Fire Department, Mr. Regan stated that the organization has sought to work collaboratively with the department and intends to provide support services rather than duplicate firefighting operations.

Mr. Regan also advised that Lincoln H.E.A.R.T. currently has one response vehicle, housed at the First Aid Squad, and approximately 25 volunteer members.

Councilmembers thanked Mr. Regan for his presentation and for the organization's continued commitment to serving the community.

Councilmember Brady – commented regarding the fire department shared services agreement.

- Explained that the proposed shared services agreement with the Keyport Fire Department is intended to formalize responsibilities, financial arrangements, and mutual support between the Borough and the Fire Department following the consolidation process. She noted that the agreement was delayed as consolidation was being finalized.
- Reported that she has requested financial data from the Borough CFO comparing costs before and after consolidation to demonstrate anticipated cost savings. She stated that the information will be shared with the governing body prior to consideration of the agreement, which the Fire Department has been awaiting for several months.

PUBLIC COMMENT
The Meeting was opened to the public for comments.
Comments are limited to no more than five minutes per person.
Opened: 8:20PM MM: Merla 2nd: McNamara

Dennis Fotopoulos, Beers Street - speaking as a private citizen, not as a member of the school board, said he supports the Borough's collaborative approach to the parking issue by the school and recommends having alternative parking in place before restricting existing spaces. He expressed concern for teachers having to walk a long distance. He said the proposed Hurley Street parking lot could help reduce congestion for both teachers and residents and recommended gathering data on where school employees currently park to guide future parking decisions.

Nicole Henn, Kearney Street - suggested that the Borough mark and paint parking spaces on Division and Osborn to maximize available parking and prevent vehicles from inadvertently taking up multiple spaces. She said that unmarked spaces contribute to the parking inefficiencies. Ms. Henn questioned the press release regarding the environmental issue if the entire council has not had a chance to review it.

Jen Henning, Main Street - asked who authored the press release and whether it had been reviewed by legal counsel. Mayor Araneo explained that the decision to issue the release was made in consultation with the Borough's attorneys following regular meetings with state and federal agencies, and confirmed that the Borough's attorneys drafted the press release. Ms. Henning asked whether the Second Street traffic report would be made available online so residents could review it. She asked why the study was done, and was told it was done in response to resident complaints about speeding on Second Street. She commented about the new Borough website, noting that it is difficult to navigate and that she has had trouble locating meeting minutes and other public information.

John Merla, Broad Street - encouraged the Borough to support community members who provide valuable services and make decisions based on the best interests of the entire town. He raised concerns about the new curb grass strips on Second Street, suggesting clear guidance as to whether residents may install pavers or landscaping and suggesting a meeting with residents before any changes are required. He commented regarding ongoing drainage issues near Green Grove and requested continued County involvement. Finally, he asked for information about Princeton Hydro's role in the Aeromarine project and requested additional review by the Borough's engineer.

Mike Lane, First Street - requested that the Borough Administrator's Report be listed under "Reports" on the agenda and be posted on the Borough website. He commented on the format of a prior administrator's report. He asked why the status of Borough Hall improvements is not being listed as new or old business. Mr. Lane recommended adopting a progressive fine structure for code violations, with escalating penalties for repeat violations to encourage compliance. He cited overgrown vegetation on First Street as an example where stronger enforcement may be needed.

Elmer J. Graham, Jr., St. Peters Place – commented that he attended a recent Municipal Alliance meeting, describing it as informative and noting concerns about substance abuse issues affecting the community. He encouraged continued attention to these issues and praised the work of the Alliance. He promoted We Care Adult Day Care, sharing positive experiences volunteering there and recognizing the quality of care provided by its staff. He also promoted American Legion Raritan Post 23, inviting eligible veterans to participate.

Taylor McFarland, Atlantic Street, Conservation Program Manager, Sierra Club - She provided an update on legal actions related to the NESE/Williams-Transco pipeline project, noting that oral arguments were recently held before the U.S. Court of Appeals and that a decision is pending. She stated that a favorable ruling could revoke permits and block construction in the Raritan Bay. She also noted ongoing litigation involving the Federal Energy Regulatory Commission related to the Aeromarine site.

Ms. McFarland encouraged the Borough to use its current discussions with state and federal officials to pursue legislative solutions that could assist Keyport and other communities facing cleanup costs. She emphasized the need for long-term planning for the Aeromarine site and recommended pursuing safe, low-impact redevelopment options, such as solar energy, a capped clean energy site, or permanent preservation, while avoiding uses that could disturb

contaminated soil, including heavy industrial or residential development. She urged the Borough to prioritize public health, environmental protection, and transparent decision-making.

Closed: 8:47PM MM: Merla 2nd: Pecora

ADJOURNMENT
Adjourned: 8:47PM MM: Brady 2nd: McNamara