

BOROUGH OF KEYPORT
MEETING MINUTES
TUESDAY, AUGUST 4, 2026 at 7:00 PM

CALL TO ORDER: 7:02 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, Mayor Araneo read a DEP report regarding the Aeromarine site, and summarized a phone call she had today with the DEP, the DOH, elected State officials, and others. She noted that a Special Meeting will be held at the high school on August 13, 2026, at 6:00 p.m., and that SESI Consulting Engineers and Excel Environmental will present the findings of their site investigation and testing at that time.

PRESENTATION

A proposed Cass Street redevelopment project was presented by professionals representing owners of the property, followed by questions and comments from the governing body.

Following the presentation, Mayor Araneo asked governing body members whether they had any questions on items listed on the Consent Agenda before the meeting is opened for public comments.

Councilmember Bergen commented regarding R2026-236 amending R2026-295. The Borough Administrator explained the original intent was for this to be a hybrid position. The Borough Attorney explained we are amending to reflect the status as a dual role with two titles. Following discussion, the resolution will be to pulled for separate consideration, followed by a vote to amend, then a vote to consider for adoption.

Councilmember Bergen asked about R2026-233. Following clarification by the Borough Attorney, a Motion was made and carried to Table **R2026-233**.

MM: Kyne 2nd: Brady

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

Nays:

Abstain:

Absent:

Mayor Araneo asked about certain items listed on the Payment of Bills, including Coastal Air Conditioning for the Senior Center, payroll direct deposits, and payment relative to the new Beach Park pavilion.

Councilmember Merla asked how the DPW vehicle window was broken. The Borough Administrator said he will find out.

Council President McNamara commented on some payments listed on the Payment of Bills, including workout equipment for the Police Department which was 100% funded through a wellness grant through the State; the \$50K payment for the Clark Street cost share with Hazlet (which the Borough Administrator asked to pull and hold the payment); and commented regarding the \$22K payment for the pier.

Councilmember Kyne asked to pull R2026-240 for separate consideration.

Councilmember Pecora commented regarding R2026-232 and the Borough Engineer provided an explanation for the utility work at the intersection of Main and West Front Streets. A leaking water main needs repair. The work will be done at night.

Motion was made and carried for **R2026-236**, changing positions from full-time status to dual position

MM: Bergen 2nd: Brady

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

Nays:

Abstain:

Absent:

PUBLIC COMMENTS

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

Opened: 8:42 p.m. MM: Brady 2ND: McNamara

Collette Kennedy, Atlantic Street – commented regarding the Main Street utility construction resolution, and asked when that problem was first identified. She commented regarding other issues causing flooding to businesses which are not being addressed and asked the governing body to reconsider and pause. There are projects that have not moved forward since 2023.

John Merla, Broad Street – asked where the funding is coming from for the Main Street utility work and whether the County was approached since this is a County road. He commented on R2026-233 which was tabled, and commented regarding a subdivision perfection.

Jeffrey Spangler, Second Street – commented regarding the Main Street utility work and asked about certain payments listed on the bills list.

Michael Lane, First Street – commented regarding the Open Space Trust Fund listed on the payment of bills list. He asked about the Fireman’s Park bond and commented regarding the Cass Street redevelopment proposal presented earlier.

Elmer J. Graham, Jr., St. Peters Place – asked for explanation of R2026-231 which the Borough Administrator provided. He asked about the changes to R2026-236.

Closed: 8:59 p.m. MM: Merla 2ND: Bergen

Discussion ensued regarding R2026-240 which was pulled for separate consideration.

Motion was made and carried to Table **R2026-240**.

MM: Brady 2nd: Pecora

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

Nays: Merla

Abstain:

Absent:

CONSENT AGENDA

R2026-230 Payment of Bills Listed on the August 4, 2026 Bills List

R2026-231 Authorizing Renewal of Shared Services Agreement between Borough of Keyport and County of Monmouth for iTaxMap/Collaboration Center System for Tax Map Conversion and Maintenance Services

R2026-232 Authorizing the Award of a Contract for Main Street Utility Reconstruction

R2026-233 Authorizing the Award of a Non-Fair and Open Contract for Professional Surveying and Engineering Services for Fireman’s Park Bulkhead, Promenade, and Parking Lot Improvements

R2026-234 Authorizing the Relocation of the Keyport Bayfront Business Cooperative (KBBC) Farmer’s Market

R2026-235 Amending Resolution 2026-121 Authorizing Keyport Bayfront Business Cooperative (KBBC) 2026 Events on Borough Property

R2026-236 Amending Resolution No. 2025-295 Authorizing Appointment of Technical Assistant to the Construction Official and Zoning Officer

R2026-237 Appointment of School Crossing Guard – Jennifer Fetterman

R2026-238 Appointment of Member of the Community Emergency Response Team (CERT) – Norman Montalvo

R2026-239 Appointment of Keyport Bayfront Business Cooperative (KBBC) Board of Directors Member – Danielle Piccini

R2026-240 Appointment of Keyport Bayfront Business Cooperative (KBBC) Board of Directors Member – Jeancarlo Torero

R2026-241 Approving Road Closure for Keyport Matawan Elks BPOE 2030

APPROVAL OF RESOLUTIONS

Motion to approve resolutions **R2026-230** through **R2026-241**, with the exception of **R2026-240** and **R2026-233**, and approve **R2026-236** as amended

MM: Brady 2nd: Merla

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

INTRODUCTION OF ORDINANCES

1. Ordinance – Harbor Commission Yacht Club Member

The Clerk read the Ordinance by Title: **AN ORDINANCE AMENDING CHAPTER 2, “BOARDS, COMMISSIONS, AND COMMITTEES” BY AMENDING SUBSECTION 2-7.1 “HARBOR COMMISSION” OF THE CODE OF THE BOROUGH OF KEYPORT**

1a. Motion to introduce:

MM: Pecora 2nd: Brady

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

APPROVAL OF MINUTES

July 21, 2026 Regular Meeting

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

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 holding off on Therese Street handicapped parking space. No updates on the resident parking permits for Division and Osborn, Chief Ferm still working on it.

Borough Engineer Matt Zwingraf said the lot on the southwest corner of Division and Hurley is approximately 35 feet by 85 feet and could fit 7 or 8 head-on parking spaces. If the Borough wanted to look into acquiring the balance of the property, or potentially enter into an easement agreement with the property owner, you could probably have 15 or 16 spots. The rough cost to add the spaces is \$25K to \$30K.

Council President McNamara will provide update on short-term rentals next meeting.

Councilmember Brady will provide update on street closure fees next meeting.

Councilmember Pecora reported on the storm drain issue stating that a lot of feedback has been received from residents and we have started plotting out a map which we will be discussing at an upcoming meeting.

NEW BUSINESS

Councilmember Pecora reported there is a rodent issue on Kearney Street which she is trying to address. Asked that residents call her if they know where they are nesting, and commented on best practices to keep them at bay. Councilmember Merla added he has seen them on First Street as well.

Councilmember Bergen commented regarding a possible shared service with Freehold for a vac for the storm drains.

Councilmember Merla reported there is an increase in the number of street lights out since the last time he brought it up. He also said that landscapers and homeowners are blowing cut grass into the streets. This is causing problems with the storm drains. This needs enforcement.

Councilmember Bergen commented regarding piles of dirt being left near new pole placements.

Council President McNamara commented regarding the council meeting videos being loaded to the new website or YouTube.

BOROUGH ADMINISTRATOR REPORT

The following are a list of items working on:

- Water & Sewer Line Upgrades
 - New Jersey Infrastructure Bank approved our grant application in the amount of \$1.81 million to design and plan upgrades to our water and sewer lines (including lead line replacement).
- Limiting Bicycles on the Waterfront
 - I am working with legal to have an ordinance to restrict bicycles on the waterfront. I expect to have this ordinance ready for introduction at the September 1, 2026, meeting.
- Stormwater flooding
 - I have been working with our Borough Engineers and DPW to continue to address flooding issues throughout the Borough. Our DPW team have been regularly cleaning and monitoring storm drains. We have been collecting the flooding-information residents have been sending. We have also been in contact with the State and Hazlet to start coordinating efforts. Engineering will have a report on our activities and future plans available next month.
- Borough Hall project
 - The construction documents are nearly complete. The architect has been in contact with a contractor he is going to be recommending.
- Fireman's Park
 - The contractor, Seacoast, is scheduled to begin demolition work within the next two weeks. The northern portions of the lot will close as soon as they mobilize. The southern portion of the lot will close around Labor Day. We will post these closures on our website and social media.
- Pavilion Project
 - This project will start with demolition and footings next week. The pavilion will be delivered the following week. We expect this project to be completed before Labor Day weekend.
- Parking
 - We continue to work with legal and our police department to address the local parking issues near the schools (Atlantic, Division, Osborn).
 - We will have an ordinance for an introduction at the September 1, 2026, meeting that will reduce the no parking zone in front of a stop sign from 50-feet to 25-feet.
 - We are looking to restripe the Municipal Parking Lot at the Beach Park & Playground to allow more car parking. I am also working with our DPW to restripe the Municipal Lot between Broad & Main.
- Property Maintenance Ordinance
 - I am working with our code enforcement officers to create a new chapter in our Borough Code for the Property Maintenance Code.
 - I am working on addressing the questions from the Residential Construction Site Ordinance that was tabled at the July 21, 2026, meeting. I expect that to be ready for the September 1, 2026, meeting.
- NJDOT 2024 Safe Routes to School Grant
 - We completed our interviews with the State-approved design consultants for this grant. We expect to make our recommendation to the Council at the September 1, 2026, meeting.
- Street Excavation and Restoration Ordinance
 - We expect to have this ordinance ready for introduction at the September 1, 2026, meeting.
- Health Insurance
 - We are currently out on the market soliciting proposals for employee health insurance outside of the State Health Benefits Program.
- Municipal Court
 - The Vicinage approved the shared service agreement for a shared court with Aberdeen and I provided formal notice to Middletown Township. We expect to make the move September 1.

- Harbor Commission
 - We are working on finding a company to fix/replace the pilings in the harbor.

-End Report

Borough Engineer Matt Zwingraf gave a presentation on the Fireman's Park Improvement Project. The objective is to mitigate nuisance flooding.

Councilmember Merla asked if the Borough is the owner of the Post Office yet. Borough Attorney reported we are as of August 1st.

Councilmember Kyne commented regarding issue of whether or not the KBBC meetings have a quorum and the ramifications of not having one.

PUBLIC COMMENTS

The Meeting was opened to the public for comments.

Opened: 9:47 p.m. MM: Merla 2ND: Brady

Christina Greenberg, Therese Street – spoke on the total loss of her home to a house fire. She asked the governing body to reinstate limited residential tax abatement for owner-occupied primary residences rebuilding after a documented catastrophic loss.

Jennifer Henning, Main Street – asked about accessing meeting videos on YouTube. Commented on the rat issue – education first, work with the Environmental Commission and Health Department.

Nicole Henn, Kearney Street – commented on the Cass Street redevelopment proposal and the mention of the Master Plan. Commented on reinstating the Historic Preservation Commission and having no design standard. She asked if there is any update on the annual County reassessments and opting out.

Al Litwak, Walnut Street – asked about the Brownfields Committee being reinstated. He thanked council for moving the addition of a Yacht Club member ordinance forward.

Ed Reeves, Perry Street – commented on the Cass Street redevelopment proposal and on trucks going down Perry Street which he said are destroying the foundation of his house.

Jack Straub, Main Street – asked if the person actively recording the meeting would identify themselves. The Borough Attorney stated it's a First Amendment right. Mr. Straub further commented regarding the KBBC quorum concerns.

Frank Martin, Second Street – commented regarding the sidewalk along the side of the restaurant at the Broad Street entrance to the municipal parking lot no longer being available and being a safety concern. He commented on electric carts driving around with children hanging out of the carts and not wearing seatbelts. It's a safety issue that should be addressed by the police.

Michael Lane, First Street – commented on the Cass Street redevelopment proposal relative to the set back requirement for the water plant. He further commented regarding the capacity of our water system and surrounding towns using the same aquifer we are. He commented on the Fireman's Park project.

Collette Kennedy, Atlantic Street – commented on the Cass Street redevelopment project and said there should have been a community meeting. She strongly suggests the Technical Review Committee be put back in place. She commented regarding the need of the Fireman's Fair to use the water lines at Fireman's Park, and the cleaning of the water tower being overdue. Ms. Kennedy further commented that the Master Plan is due next year for a ten-year rewrite and about the Cass Street truck traffic coming from Maple to Perry Street.

Christina Greenberg, Therese Street – commented regarding 115 Main Street house still boarded up following the fire. She expressed concerns about rats.

Elmer J. Graham, Jr., St. Peters Place – stated we should have rescheduled the council meeting in light of the Fireman's Fair. He said there should have been a community meeting on the Cass Street proposal. He pitched We Care Adult and American Legion Raritan Post 23.

John Mallon, Perry Street – asked about the Cass Street legal agreement as it relates to a lawsuit. The Borough Attorney explained. Mr. Mallon commented regarding railings being placed in Fireman’s Park limiting access to crabbing.

John Merla, Broad Street – commented on the Cass Street redevelopment proposal. He suggested adding a County liaison to the Storm Drain Committee. He urged council to consider cameras be installed at the water plant in light of recent media attention on water system cyberattacks.

George Walling, Second Street – asked who paid for the new pole placed in front of 31 W. Front. Commented on the County Recreation’s purchase of 56 Fulton along the Henry Hudson Trail and not having done anything with it.

John Mallon, Perry Street – commented regarding trucks traveling on Perry Street causing cars and houses to be covered in dust. He asked for the street sweeper to come down the street more often.

Jeffrey Spangler, Second Street – asked about status of investigation regarding his house plans being shared with a resident. Commented regarding CME payments to date. He asked about gas mark outs on Second and Atlantic and about sealcoat.

Michael Lane, First Street – asked about follow up process on code enforcement violations.

Collette Kennedy, Atlantic Street – asked if anyone knew about the Second Street mark outs. Urged council no to go out for three-year engineering contracts.

George Walling, Second Street – asked if notice was given for the BA’s meeting with the Redevelopment Committee for Cass Street. The Borough Attorney explained those types of committee meetings are not subject to Open Public Meeting Act requirements.

Borough Administrator advised Mayor Araneo that in regard to the water system cyberattack media reports, we have been in contact with State cyber task force. Mayor Araneo said we should still have cameras placed at our water plant.

Closed: 10:48 p.m. MM: Kyne 2ND: Brady

ADJOURNMENT

Motion to Adjourn at 10:48 p.m. MM: Kyne 2nd: Brady