BOROUGH OF KEYPORT

MEETING MINUTES

TUESDAY, SEPTEMBER 1, 2026 at 7:00 PM

CALL TO ORDER: 7:05 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
Mayor Araneo held a moment in silence in remembrance of Angel Jeandron, a charter member of the Keyport Historical Society.

Mayor Araneo advised that we do not have a DEP report today as they are still putting together their findings. We hope to have a report within the next two weeks.

Councilmember Bergen asked to hold the introduction of the ordinance regulating junkyards and salvage yards until after executive session.

PUBLIC COMMENTS
The Meeting was opened to the public for comments on consent agenda items only.
Opened: 7:09 p.m. MM: Kyne 2ND: McNamara

Elmer J. Graham, Jr., St. Peters Place – asked how R2026-254 appointment to KBBC came about and Mayor Araneo explained it was brought forward by Councilmember Merla. He asked for an explanation of R2026-253 and Mayor Araneo explained we are adding a street closure for the event.

John Merla, Broad Street – asked about R2026-255 KBBC bylaws and Mayor Araneo said she will ask Jack Straub to speak to that. Mr. Merla addressed Councilmember Kyne regarding the KBBC appointment.

Michael Lane, First Street – commented regarding R2026-245 and the installation of the standpipe being a condition of approval for the expanded use. Commented regarding people living on boats at the marina being an issue for firefighters. Regarding R2026-246 he asked what the TWA permit is about and Mayor Araneo explained it is for sanitary sewer extensions and we need to sign off on the application.

Jeffrey Spangler, Second Street – asked about multiple items listed for payment on the bills list. He asked about R2026-247 allowing parking on a section of Beers Street and awareness of the flooding in that area. He asked if the other rules related to no-parking during snow-storms, etc., remain in place.

Carl Pena, Arts Society of Keyport member – commented regarding use of the gazebo for their event listed in R2026-250.

Michael Lane, First Street – commented regarding the standpipe freezing during the winter.

Motion to close to the public.
Closed: 7:27 p.m. MM: Merla 2ND: Brady

CONSENT AGENDA
R2026-243 Payment of Bills Listed on the September 1, 2026 Bills List
R2026-244 Approving the Borough of Keyport, County of Monmouth, Emergency Operations Plan
R2026-245 To be considered following Executive Session
R2026-246 To be considered following Executive Session

R2026-247 Temporarily Suspending the No-Parking Restriction on a Portion of Beers Street to Create Additional Parking During the Construction of the Fireman's Park parking lot
R2026-248 Authorizing the Promotional Appointment of Christopher Hicks as Assistant Water Treatment Plan Operator
R2026-249 Authorizing the 2026 "Americana by the Bay" Municipal Concert Series and Coordinating Community Food Drives for the Keyport Ministerium Food Pantry
R2026-250 Approving the Request of the Arts Society of Keyport to Hold "Art on the Bay & Artist Ally" at Waterfront Park
R2026-251 Authorizing PBA Local 233 to Host an Event on American Legion Drive on October 17, 2026
R2026-252 Authorizing Use of Borough of Property by Friends of the Keyport Library for a Scarecrow Contest Winners Party
R2026-253 Amending Resolution 2026-121 Authorizing Keyport Bayfront Business Cooperative (KBBC) 2026 Events on Borough Property
R2026-254 Appointment of Keyport Bayfront Business Cooperative (KBBC) Board of Directors Member – Jeancarlo Torero

APPROVAL OF RESOLUTIONS ON THE CONSENT AGENDA
Motion to approve resolutions **R2026-243** through **R2026-254** on the Consent Agenda
MM: Merla 2nd: Pecora
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent:

RESOLUTION-KBBC BYLAWS
R2026-255 Authorizing Approval and Amendments to the Bylaws of Keyport BID, Inc.

Councilmember Kyne, KBBC Liaison - read a statement detailing several concerns, including being excluded from meetings held to discuss the bylaws, ordinance violations, the bylaws, the election, the minutes, and insufficient reporting. Councilmember Kyne further commented about the posting of the administrator's job, questions about the treasurer, and there being no discussion of the criticism he's brought to light. He would vote to not approve the bylaws and advise council to withhold the next check to KBBC.

Mayor Araneo responded to Councilman Kyne's statement and stated for the record the purpose of the KBBC is to drive people into our businesses.

Councilmember Pecora commented regarding speaking with business owners and hearing concerns about being a part of the KBBC and about the election turnout as it relates to the lack of information provided about the candidates. She asked how many of Councilman Kyne's concerns have been addressed.

Mayor Araneo asked to open the discussion to Jack Straub, KBBC.

Jack Straub responded to Councilmember Kyne's comments. He explained to the council the bylaw changes they are being asked to vote on tonight, more specifically removing the burdens related to co's and tax payments.

Councilmember Bergen asked questions about how the changes affect the election timeline.

Councilmember Kyne commented the people voting are not provided information about who they're voting for or what their qualifications are. He said he has been asking for a current roster of eligible voters which has not been provided.

Council President McNamara commented regarding date of the redlined document provided vs document available on the KBBC website.

Motion to Table **R2026-255**Authorizing Approval and Amendments to the Bylaws of Keyport BID.
MM: Brady 2nd: Kyne Ayes: All Present Nays:

INTRODUCTION OF ORDINANCES

1. Ordinance – Intentional Release of Balloons

The Clerk read the Ordinance by Title: **AN ORDINANCE AMENDING CHAPTER 23, "BOARD OF HEALTH REGULATIONS" BY ADDING SUBSECTION 23-10 "INENTIONAL RELEASE OF BALLOONS" OF THE CODE OF THE BOROUGH OF KEYPORT**

1a. Motion to introduce:
MM: McNamara 2nd: Brady
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent:

2. Ordinance – Licensing Requirements for Cats

The Clerk read the Ordinance by Title: **AN ORDINANCE AMENDING CHAPTER 23, "BOARD OF HEALTH REGULATIONS" TO ELIMINATE THE LICENSING REQUIREMENTS FOR CATS OF THE CODE OF THE BOROUGH OF KEYPORT**

1a. Motion to introduce:
MM: McNamara 2nd: Brady
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent:

3. Ordinance – Permit Parking on a Limited Distance of Atlantic Street

The Clerk read the Ordinance by Title: **AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF KEYPORT CHAPTER 7, "TRAFFIC", SUBSECTION 7-3.13 "PERMIT PARKING ON CERTAIN STREETS AT CERTAIN TIMES"**

1a. Motion to introduce:
MM: Merla 2nd: Brady
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent:

The following Ordinance was held over to be considered for introduction following executive session.

4. Ordinance – Regulations for Junkyards and Salvage Yards

The Clerk read the Ordinance by Title: **AN ORDINANCE CREATING NEW CHAPTER 28, ENTITLED, "JUNKYARD AND SALVAGE YARD REGULATIONS", OF THE CODE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

1a. Motion to introduce:
MM: 2nd: **Roll Call**: Brady, Bergen, Kyne, McNamara, Merla, Pecora

APPROVAL OF MINUTES

May 5, 2026 Regular Meeting
MM: Brady 2nd: Kyne Ayes: All Present Nays:

OLD BUSINESS

*Resident Parking Permit Division & Osborn (Merla)
*Short Term Rentals (McNamara)
*Street Closure Fees (Brady)
*Prepare Hurley Street Lot for Parking (Pecora)
*Stormwater Issue Reporting (Pecora)

Councilmember Merla - said the Chief wants to get Atlantic Street done and then we will move forward with the resident parking permit matter for Division & Osborn. He further commented with regard to paving the lot at the corner for parking.

Council President – nothing to report regarding short-term rentals.

Councilmember Brady – no update regarding street closure fees.

Councilmember Pecora – provided an update on the small piece of borough-owned property at the corner of Hurley and Osborn. Borough engineer said it could be added as a bid alternate to the upcoming road and utility project.

Councilmember Pecora – said we have a committee and we plan to meet now that we have a new DPW Superintendent.

Councilmember Merla – commented regarding a storm drain by Italian Touch and Dawns Autobody filled with grease.

NEW BUSINESS

*Request Approval for Valet Service (Burlew)
*Request Approval for GAR Post Sign (Gallo)
*Request Approval for 5K Sign Placement (Jones)
*Jet Vac for Storm Drains (Bergen)

Councilmember Bergen - request for approval for valet service will be discussed in executive session.

Tom Gallo, Local Historian, presented regarding GAR Post sign installation at E. Front Street location.
Motion to approve installation as presented.
MM: Bergen 2nd: Brady
Roll Call: Ayes: Brady, Bergen, McNamara, Merla, Pecora
Nays:
Abstain: Kyne
Absent:

Motion to approve request for 5K signs placement
MM: Brady 2nd: McNamara
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent:

Councilmember Bergen – commented regarding a vac for cleaning the storm drains. He said we have a jet but no vac. Freehold has a vac and they're looking for $100,000 for it. Maybe we can look into a lease payment.

Councilmember Merla – commented regarding receiving complaints about garbage cans being left in the street. He asked the Borough Administrator to look into why they can't be put on the sidewalk.

Councilmember Bergen said to check the contract.

Mayor Araneo – asked the Borough Administrator to address the odor from the dumpster at the waterfront. Councilmember Merla listed the businesses that use the shared dumpster.

BOROUGH ADMINISTRATOR REPORT

Mr. Herrera stated the following matter is not in his report, but he received an email from the Fire Chief requesting Thomas Graham be formally approved as a member of the Fire Department. The Borough Attorney said she will prepare the resolution. The Borough Clerk said the number will be R2026-257.

Motion to approve appointment of Thomas Graham as a member of the Keyport Fire Department
MM: Brady 2nd: McNamara
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Pecora
Nays:
Abstain:
Absent: Merla

The Borough Administrator reported he is working on the following:

- NJDOT 2024 Safe Routes to School Grant
    - The Borough selected WSP USA as its design consultants for this project. We will have a kickoff meeting in mid-September 1, 2026.

- Borough Hall project
  - The construction documents are nearly complete. The architect has been in contact with a contractor he is going to be recommending.
- Municipal Court
  - The Vicinage approved the shared service agreement for a shared court with Aberdeen and I provided formal notice to Middletown Township. We will begin Court operations in Aberdeen on November 1.
- Capital Improvements
  - We will be working with the Finance Committee to present a bond ordinance for introduction at the next meeting.
- Limiting Bicycles on the Waterfront
  - There will be an ordinance on the September 15, 2026, agenda restricting e-bicycles on the waterfront.
- Parking
  - Legal is working on an ordinance for an introduction at the September 15, 2026, meeting that will reduce the no parking zone in front of a stop sign from 50-feet to 25-feet.
  - We are looking into utilizing grants funds to repave the beach parking lot. There is a good possibility we can get this done in 2026.
  - We will be installing a parking spot on American Legion Drive, near the American Legion, exclusively for disabled veterans.
- Water Treatment Plant
  - On September 1, 2026, we switched from our own water to water provided by New Jersey American Water.
- Cedar Street Park
  - The new plantings at the park that were part of the 2025 project will be addressed before the project is closed out.
- Stormwater flooding
  - I continue to work with our Borough Engineers and DPW to address flooding issues throughout the Borough. We received a message from NJ DOT that it would be addressing the box culvert from Brinia's Sazon to Keyport's Recycle Center sign which is full of sediment. Additionally, I will be reaching out to Monmouth County Parks Department to review maintenance of the Henry Hudson Trail. We will also be asking the County to address the culvert/drainage ditch that runs parallel to St Peters Place (to the south). Our engineers will be presenting give an update of its findings. Finally, we working on two separate grants to address flooding in the Borough: USDA Water & Waste Disposal Predevelopment Planning Grant for planning costs (up to $60,000) and a grant through the NJ Water Bank Sewer Overflow and Stormwater Reuse Municipal Grants (OSG) program managed by the New Jersey Department of Environmental Protection for construction projects (up to $2 million).
- Fireman's Park
  - Demolition work on this project began in August. The contractors will remobilize the week of September 7. We continue to communicate with the public regarding parking in the area. We are soliciting proposals for restroom trailers.
- Pavilion Project
  - The old pavilion was removed, ground work completed, and new materials delivered. We expect this project to be completed within the next two weeks.
- Street Excavation and Restoration Ordinance
  - We expect to have this ordinance ready for introduction at the September 15, 2026, meeting. We had our insurance team provide input.
- Resignations
  - Cheri Thomas, Deputy Clerk
  - Paul Murphy, Property Maintenance / Code Enforcement Officer

He added we are cleaning up overgrowth on borough property on Perry Street known as the mini plant.

Councilmember Pecora asked about the status of getting the meeting videos on the website.

Councilmember Bergen would like to invite the website developers to a closed session.

PUBLIC COMMENTS

The Meeting was opened to the public for comments.
Opened: 8:38 p.m. MM: Merla 2ND: Brady

Darren Greenberg, Therese Street – asked what the thought was behind the ordinance removing the licensing requirement for cats. Response was we had very few registrations, it's not a state requirement, and it is the recommendation from our health department.

Jennifer Henning, Main Street – asked how do you determine where the grease comes from that was mentioned earlier. It was confirmed we only know the location but do not know the source. She commented regarding the existence, or not, of a police report or meeting minutes reflecting the Councilmember Kyne issue the mayor spoke of earlier.

Christina Greenberg, Therese Street – commented regarding stop signs at Washington and Provost and Washington and Chandler. She asked about having a stop sign at Maple and W. Fourth. The engineer is working with the county.

Jeffrey Spangler, Second Street – asked why the stop signs aren't in yet since the ordinance has been adopted. He asked how many code enforcement/property maintenance violations have been issued and when will the pot holes be fixed. He commented regarding trailers parked in the right-of-way. He said the crosswalk at Atlantic and First is full of pot holes and asked who is responsible for repairs. He commented regarding illegally parked vehicles at stop signs and bus stops. He asked if the fence around Fireman's Park lot will be moved further inside the lot.

Michael Lane, First Street – addressed flooding issue. Commented the borough has map that identifies all inlets for draining. Seventh Street floods and there are only two small storm drains there. He commented Hudson Pointe is creating a huge flooding problem. He stressed the borough needs to maintain its storm drain system, they are all overgrown and blocked. The county drainage ditches are also overgrown and blocked.

Mayor Araneo advised the borough administrator to make sure the new DPW superintendent knows how important this issue is.

John Merla, Broad Street – addressed Councilmember Pecora to say there used to be a map in Public Works of private properties who had obligation to maintain the storm drains. Many storm drains are overgrown and blocked. On Green Grove from Maple to Florence there is not one basin. Asked if there's been any feedback with shared service with county for gas. Commented regarding monitoring wells and said DEP regulations are that wells should be capped and locked.

Councilmember Pecora commented on the high regard of Excel.

George Walling, Second Street – asked if the borough has started the process for preparing for snow removal. Commented regarding leaving a note asking for a phone call from an employee but has to yet receive one. Commented regarding storm drains and about property on Fulton Street purchased by the county in 1998 and asked what is their plan.

Christian Bolte, Broadway – commented the dumpster issue is a BID/KBBC issue – commercial property tax assessment money should be used to solve the problem, not resident tax payer money. Asked who authorized the $50,000 document talking about putting borough hall at the post office property. Council President McNamara said it was called a "needs study." There was supposed to be a 3-D rendering. Ms. Bolte commented regarding flooding issues and the need for an advisory committee to address this.

Jennifer Henning, Main Street – commented regarding the public having access to the Aeromarine property.

Alan Hudson, Broadway – asked about timeframe for posting current council meeting and DEP meeting videos.

Elmer J. Graham, Jr., St. Peters Place – asked about Governor Sherrill attending the town hall meeting. Commented regarding an Alzheimer's fundraiser being run by We Care Adult Care on October 3rd in Point Pleasant. Urged honorably discharged veterans to join American Legion Raritan Post 23 in Keyport.

Council President McNamara reminded everyone that the American Legion will benefit from the Food Truck Festival being held on Saturday. They run the beer tent and also receive a donation, usually $500.

Michael Lane, First Street – commented regarding the Willow Recovery resolution not being available on the website and asked why he is not able to get the resolution.

Motion to close to the public.
Closed: 9:28 p.m. MM: Merla 2ND: Brady

EXECUTIVE SESSION

R2026-256 - 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 lease of borough property.

Motion to go into executive session at 9:36 p.m.
MM: Bergen 2nd: Brady Ayes: All present Nays:

Motion made and carried to reconvene to open session at 10:10 p.m.

RESOLUTIONS-MARINER'S VILLAGE

R2026-245 Authorizing Borough Administrator to Enter into an Agreement with 357 West Front LLC Requiring the Installation of a Standpipe System

Motion to table.
MM: Brady 2nd: Kyne
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent

R2026-246 Authorizing the Endorsement and Signature of a NJDEP TWA Permit Application for Mariner's Village at Keyport Urban Renewal Company LLC (Mariner's Village)

Motion to approve.
MM: Kyne 2nd: Pecora
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent:

Motion to approve the Settembrino $26,000 payment on the payment of bills
MM: Brady 2nd: Kyne
Roll Call: Ayes: Brady, Bergen, Kyne, McNamara, Merla, Pecora
Nays:
Abstain:
Absent:

The following Ordinance was held over to be considered for introduction following executive session. No action was taken.

4. Ordinance – Regulations for Junkyards and Salvage Yards

The Clerk read the Ordinance by Title: **AN ORDINANCE CREATING NEW CHAPTER 28, ENTITLED, "JUNKYARD AND SALVAGE YARD REGULATIONS", OF THE CODE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

1a. Motion to introduce: ***NO ACTION TAKEN***
MM: 2nd: **Roll Call**: Brady, Bergen, Kyne, McNamara, Merla, Pecora

ADJOURNMENT

Motion to Adjourn at 10:15 p.m. MM: Kyne 2nd: Pecora