

Minutes of a Special Meeting of the Mayor and Council, held on the above date in the Council Chambers, Municipal Complex, 70 West Front Street, Keyport, N.J. pursuant to being called by the Mayor and Borough Council, notice on file with the Borough Clerk, forwarded to the Asbury Park Press, Courier, Independent, the Newark Star Ledger and Two River Times, and posted on the Bulletin Board in accordance with the Open Public Meetings Act, P.L. 1975, Ch. 231

Mayor Bergen called the meeting to order at 7:05 P.M. and Borough Clerk read the Sunshine Law Notice. The Pledge of Allegiance was said and there was a moment of silence.

ROLL CALL

On Roll Call the following were present: Councilmembers Gross, Sefcik, McPeek, Bolte (arrived 7:12pm), Sheridan, Kovacs, Mayor Bergen. Others Borough Administrator Ms. Wright and Borough Attorney Gordon Litwin

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

PUBLIC HEARINGS/ADOPTION OF ORDINANCES

1. Ordinance #3-10 – Aeromarine Area Redevelopment Plan

The Clerk reads the Ordinance by Title:

AN ORDINANCE AMENDING AEROMARINE AREA REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40a:12A-7

Mayor stated we will hear a preliminary background then open to the public.

Gordon Litwin gave the preliminary background.

Aeromarine was designated in March 2005, and a redevelopment plan was adopted after several public hearings. Since 2005 no development plans have come to fruition. CME Associates was named as a planner. Solar Overlay Amend was found to be consistent with the Master Plan by the Planning Board.

Does not determine a developer but we anticipate that would happen once this was adopted.

Greg Valesi - Speaking from an Exhibit marked 8-3 explained the plan amendment. Boundaries of site are outlined in red. March 2010 report provides for an area to receive a solar filed amendment crafter to be an overlay amendment. Underlying requirements of the zone would continue to apply. No better use for a landfill, which would be capped.

1. area has to be remediated
2. public access must remain
3. overlay amend will still provide for open space (approximately 15 acres) which was the original intent of plan.

Solar area or 25% would be impervious. If solar field is not implemented, no change to underlying redevelopment plan.

Tom Grabowski, has property at 46 Walnut Street, what does the field look like?

Greg Valesi – it is a ground-mounted array. Tallest structure is 11 feet

Tom Grabowski – a station or building necessary. Mr. Valesi stated that inverters would perform that task.

Axiopower rep – there would be a fence around it with electrical cabinets (inverters)

Tom Grabowski – transmission towers involved

Axio – explained areas around the panels are underground so as not to create shade in the solar area

Bob Ludwig, 50 Beers St, made a suggestion that there be access to the creek and a public walkway around. Says exhibits are subject to alteration

Gordon Litwin – Ordinance proves for an 11 foot height maximum

Bob Ludwig – extent of remediation is up to Excel Environmental

Mayor – Remediation is pursuant to regulations by the DEP

Bob Ludwig – would like pros and cons of PILOT

Mr. Litwin – not determining pilot or not. Not request by this developer but allows for a PILOT. Stated a PILOT is a tax advantage to the municipality. Income would be to the advantage of the municipality.

An opportunity under the tax laws office state to get an advantage on the income of the site.

Mike Lane – feels it is a 25 million dollar ratable. Would a PILOT be an improvement? He would expect it to be an improvement just like an improvement on a house.

Mr. Litwin - a movable object could be considered personal property for which there would be no tax. No experience with tax law in NJ with solar areas.

Mayor – not all structures are taxable. Telephone poles and cell towers are structures that are not taxable.

Mike Lane – feels the tax issue here is the key decision in moving forward. Another issue is “fit and harmony”. Will be elevated and not look like the exhibit. Wants to insure this is the biggest ratable in Keyport.

Kishore asked implications of bad storms since this is on the water. Water levels become high in severe storms and the land is not that firm.

Mr. Valesi – not anticipated being in any flood hazard area at all. Panels have to meet all applicable standards. All structures must be designed specifically for the cap. Not located in any environmentally sensitive areas. Will be elevated enough to resist flood waters.

Mayor – Just determining if this use is compatible with the site. If not, project may not be approved

William J. John, Jr. – serves in the Keyport Fire Department. Progress is important and vital to mankind’s survival.

Bob Ludwig – stated he is in favor of the idea

Mike Lane – present tax level on land is 2 ½ million dollars. Will the property value be increased as a result of this?

Mayor reiterated that this is a landfill.

Mike Lane would land value increase as a result of the remediation, capping and solar area.

Mayor stated there may be an increase in the land value due to the fact that it could now be used.

Bob Ludwig – feels there would be an economic advantage to the Borough to improve this site.

Carol Grabowski – doesn’t understand why this being private property how would Bushwick be involved?

Mr. Litwin – Owner would have an interest in this as well as the developer. Professional fees would be advanced by those who want the zoning change.

Carol Grabowski – would like to see the street improved. Street is in poor condition due to Aeromarine. Has a hesitation in knowing that solar panels will be on waterfront property. Any

Mr. Litwin – a marina would not be economically feasible due to the cost of remediation. Cautions that many steps must be taken before this becomes reality. Public will be part of the process going forward.

Tom Grabowski – time frame for next step.

Mr. Litwin – Application by the developer.

Motion was made and carried to open the Hearing to the public for comments or questions at 7:16 P.M.

There being no more comments or questions from the public, the hearing was closed at 7:51P.M.

Motion to adopt Ordinance made by Mr. Sheridan second by Ms. Sefcik with ayes by all present.

Roll Call Vote: Ayes: Councilmembers Gross, Sefcik, Bolte, Sheridan, Kovacs, McPeek
Nays:
Absent:
Abstain:

Motion authorizing the Clerk to publish the Ordinance as adopted moved by Mr. Sheridan, second by Ms. Bolte

Roll Call Vote: Ayes: Councilmembers Gross, Sefcik, Bolte, Sheridan, Kovacs, McPeek
Nays:
Absent:
Abstain:

ADJOURNMENT

Motion to adjourn was made and carried with ayes by all present at 7:54 PM.