

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

July 9, 2019

At 7:00 p.m. the Township Committee met in Room 214 of the municipal building. Mayor McMorrow read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 7, 2019 by: 1.) posting a notice on the bulletin board in the Municipal Building reserved for that purpose, 2.) by mailing such notice to the offices of the official newspapers of the Township and 3.) by filing such notice with the Township Clerk”.

**In Attendance:** Committeeman Ammiano, Committeeman Cook, Committeeman Preston, Committeeman Salkin, Mayor McMorrow

**Absent:** None

**Also in attendance:** Mr. Valesi, Township Administrator; Mr. Munoz, Esq. Township Attorney; Ms. Mladinov, Executive Secretary, Mrs. Abouzeina, Municipal Clerk, and Mrs. Bartolomeo, Deputy Clerk.

Mr. Munoz read the following resolution:

WHEREAS, N.J.S.A. 10:4-13 of the Open Public Meetings Act permits the exclusion of the public from meetings of public bodies in certain circumstances which are set forth in N.J.S.A. 10:4-12 (b); and

WHEREAS, the Township Committee of the Township of Freehold is of the opinion that such circumstances currently exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold as follows:

1. The public shall be excluded from the discussion of any action upon the hereinafter specified matters.
2. The nature of the subject matter to be discussed is as follows
  1. **ATTORNEY-CLIENT PRIVILEGE**
    - 1A. Lone Pine Landfill Property
    - 1B. Affordable Housing & Property Acquisitions
    - 1C. Tax Appeal Litigation
  2. **PERSONNEL**
    - 2A. Attorney- Client Matters
  3. It is anticipated at this time the above-stated subject matter will be made public approximately thirty (30) days or at such time as any litigation discussed is resolved

The foregoing resolution was moved by Mr. Salkin and seconded by Mr. Cook.

VOTE:

**AYES:** Mr. Cook, Mr. Preston, Mr. Salkin and Mayor McMorrow

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

At 7:00 pm the Township Committee adjourned to executive session.

Executive Session adjourned at 7:59 pm.

At 8:00 pm the Workshop Meeting was called to order.

Mayor McMorrow re-read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 7, 2019 by: 1.) posting a notice on the bulletin board in the Municipal Building reserved for that purpose, 2.) by mailing such notice to the offices of the official newspapers of the Township and 3.) by filing such notice with the Township Clerk”.

Moment of Silence and Pledge of Allegiance to the Flag

**In Attendance:** Committeeman Ammiano, Committeeman Cook, Committeeman Preston, Committeeman Salkin and Mayor McMorrow

**Absent:** None

**Also in attendance:** Mr. Valesi, Township Administrator; Mr. Munoz, Esq., Township Attorney; Ms. Mladinov, Executive Secretary, Mrs. Abouzeina, Municipal Clerk and Mrs. Bartolomeo, Deputy Clerk.

**APPROVAL OF PREVIOUS MINUTES**

Mr. Salkin moved to approve the Township Committee Minutes and Executive Minutes for 6/25/2019, seconded by Mr. Cook

VOTE:

**AYES:** Mr. Ammiano, Mr. Cook, Mr. Preston, Mr. Salkin and Mayor McMorrow

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**NEW BUSINESS**

O-19-14 – Ordinance Authorizing the Leasing of Certain Capital Equipment by the Township of Freehold, New Jersey from the Monmouth County Improvement Authority and the Execution of a Lease and Agreement Relating Thereto

Mr. Preston moved ordinance O-19-14 for public hearing to the Township Committee meeting of July 23, 2019, seconded by Mr. Ammiano.

Vote:

**AYES:** Mr. Ammaino, Mr. Cook, Mr. Preston, Mr. Salkin and Mayor McMorrow

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

R-19-169- Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-19-169, the Consolidated Bills List in the amount of \$14,531,023.09 and moved it for adoption, seconded by Mr. Ammiano

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mr. Preston, Mr. Salkin and Mayor McMorrow

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

### **CONSENT AGENDA RESOLUTIONS**

The "Consent Agenda" section of the Meeting Agenda shall be preceded by an explanatory note substantially set forth as follows:

Matters listed under the items of "Consent Agenda" are required to conduct the day to day operations of the Township, and will be enacted by one (1) motion in the form listed below. There will be no separate discussion of these items. If discussion is desired of any item, that item will be considered separately."

R-19-170 – Resolution Authorizing Added Tax Liens

Mr. Salkin read the Consent Agenda resolution and moved it for adoption, seconded by Mr. Preston.

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mr. Preston, Mr. Salkin and Mayor McMorrow

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

There being no further business, Mayor McMorrow asked for any comments or questions from the public.

Julie Dinker, 44 Silvermead Dr.  
Lenore Regan, 134 Farm Rd.  
Paul Hessler, 127 Farm Rd.

The residents requested that the Township Committee clarify the ordinance regarding (Rent Control) Chapter 261 from 2013. The residents discussed the lawsuit that the Township won in 2008 against Silver Enterprises and they were pleased with the outcome of that lawsuit and displeased with the 2013 ordinance that changed the Rent Control.

Mr. Valesi provided an explanation regarding three items:

1. Rent Control: a resident living in a mobile home will have their rent control stay at the same price and goes up by 80% of the CPI every year.
2. Vacancy Decontrol: once the unit is sold or vacant then the rent control no longer applies.
3. Market Adjustment explained that in Silvermead we have Rent Control with market adjustment in a vacancy. Once there is a vacancy and new person rents the space, it will go back to rent control. It will go up by 80% of CPI every year, one time during the occupancy.

Mr. Salkin responded to the reason that the ordinance was developed. It was created to be fair to both parties, the owner of the property would receive an increase in rent only when there was a change in ownership and it would be fair to current residents since they still had rent control.

The residents also complained that some homes had the same rents regardless of the age of the home and feel there should be a differential in the rent payment and they don't know the rent payment until the closing.

Mr. Munoz explained that the rent is based on the land not the mobile home. He said residents have to do their research and inspect the property before the closing.

The residents are still dissatisfied with the increase in the rent for the new owners, and feel that this causes a market depreciation of their mobile home.

Mr. Valesi explained that he performed a regression analysis of home sales data including the amount of time it took to sell the homes. Mr. Valesi also recalled that he met with the home owners several times after approval of the ordinance in 2014 and 2015. Mr. Valesi did not find any correlation in the data to confirm the market depreciation and instead discovered there were several variables that impacted the length of time of the mobile homes including the age of the unit, location, and time of year. The Township Committee had also considered including a one-time monetary payment for houses that depreciated due to the ordinance, but again, the data did not reveal any significant findings.

Mr. Cook provided an examples of residents in Silvermeade who supported the ordinance and were pleased to have their development improve due to the turnover of older properties.

The residents also complained that they believe that some lots are being divided in 2 units on a property that should have one unit.

Mr. Valesi explained that the new units must be approved by the Construction Department and the lots should receive a Certificate of Occupancy, and therefore, this should not occur in Freehold Township. Mr. Valesi requested from Ms. Regan to send an email with the lots that she suspects are not following the zoning ordinance so he can refer them for an inspection.

Ms. Regan asked about the time frame to adopt an ordinance.

Mayor McMorrow, explained that an ordinance get adopted at least two weeks after the introduction and It will be published and posted on the website.

There were no further comments from the public Mayor McMorrow asked for any comments from the dais.

Mr. Salkin reminded everyone about the Freehold Township Day July 13, 2019.

The Mayor adjourned the meeting at 9:00 pm

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Sanabel Abouzeina, Township Clerk