

FREEHOLD TOWNSHIP COMMITTEE AGENDA

REGULAR MEETING

JANUARY 23, 2023

8:00 P.M.

1. Meeting Called to Order
2. Announcement to Open Public Meetings Act:

“In accordance with the Open Public Meetings Act, this Meeting was announced on January 9, 2023 by posting a notice on the bulletin board in the Municipal Building reserved for that purpose; by forwarding such notice to the offices of the official newspapers of the Township and by filing such notice with the Township Clerk”

3. Pledge of Allegiance
4. Roll Call
5. Approval of Previous Minutes

REPORTS

6. The Report of the Tax Collector for the Month of December 2022:

| | | |
|--------------|---------------|----------------|
| Net Receipt: | General Fund | \$1,121,797.62 |
| | Water Account | \$ 669,533.75 |
| | Sewer Account | \$ 858,158.54 |

PRESENTATIONS

7. R-23-27 – Resolution Appointing Kara Antonides as Police Officer
8. Oath of Office – Kara Antonides
9. Certificates of Achievement – Freehold Township High School 2022 Gymnastics Team
10. Certificates of Achievement – Freehold Township High School 2022 Girls Soccer Team

NEW BUSINESS

11. R-23-28 - Resolution Approving Consolidated Bills List
12. O-23-1 – Ordinance Amending Chapter 51 (Police Department), Section 51-6 (Qualifications of Applicants for Membership) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey
13. O-23-2 – Ordinance Amending Chapter 190 (Land Use), Article VI (Site Plan Procedure), Section 190-37 (Applicability) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

FORMAL ACTION – CONSENT AGENDA RESOLUTIONS

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 of any item is desired, that item will be considered separately.

14. R-23-29 – Resolution Authorizing an Affordability Assistance Loan Repayment Agreement with the Buyer of an Affordable Housing Unit at 2509 Wyeth Drive
15. R-23-30 – Resolution Authorizing Execution of a Shared Services Agreement with Highland Park Borough for Information Technology Services
16. R-23-31 – Resolution Authorizing 2022 Budget Transfers
17. R-23-32 – Resolution Awarding Contracts for the Furnishing and Delivery of Water/Sewer Chemicals
18. R-23-33 – Resolution Authorizing the Issuance of Duplicate Tax Sale Certificate
19. R-23-34 - Resolution Approving Wireless Communication Facilities Modification Application For Centerline Communications, LLC for AT&T, 4340 Route 9 South, (Approximately ½ Mile South of the Intersection of US Route 9 with Craig Road/East Freehold Road and within the Rear Yard of the Existing Optimum Facility), Block 4, Lot 42, Application No. WCFMA 19-22
20. R-23-35 – Resolution Authorizing Conditional Release of Performance Guarantees for Freehold Business & Technology Park, Site Plan No. 657-99 (Phase I), Block 49, Lot 46.031, Located on Willow Brook Road

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

7:15 P.M. – EXECUTIVE SESSION

* Open Public Meetings Act – Resolution R-23-B – Executive Session

1. PERSONNEL

1A. Employee Dedications

2. ATTORNEY-CLIENT PRIVILEGE

2A. Ordinance Amendments

2B. Affordable Housing



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-23-27

Date of Adoption: January 23, 2023

TITLE: RESOLUTION APPOINTING KARA ANTONIDES AS POLICE OFFICER

- - - R E S O L U T I O N - - -

WHEREAS, P.L. 2021, Chapter 7 and Township Ordinance O-22-20 is a Police Officer hiring policy which provides efficiency, expediency and the promotion of public safety within the Township; and,

WHEREAS, Freehold Township Police Chief George Baumann has recommended that the Township Committee appoint a new Police Officer, effective January 24, 2023; and,

NOW, THEREFORE, BE IT RESOLVED that Kara Antonides is hereby appointed Freehold Township Police Officer, effective January 24, 2023;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to Kara Antonides; Police Chief George Baumann; and Personnel Officer Cheryl Horne.

No. R-23-27

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-23-28

Date of Adoption: January 23, 2023

TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST

- - - R E S O L U T I O N - - -

BE IT RESOLVED by the Township Committee of the Township of Freehold that the vouchers listed on the Consolidated Bills List, in the amount of \$2,427,413.68 dated January 23, 2023 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-23-28

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent

ORDINANCE NO. O-23-1
TOWNSHIP MEETING DATE – January 23, 2023

ORDINANCE AMENDING CHAPTER 51 (POLICE DEPARTMENT), SECTION 51-6 (QUALIFICATIONS OF APPLICANTS FOR MEMBERSHIP) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows: (additions are underlined, and deletions are in [brackets]):

I

Chapter 51, Police Department, Section 51-6, Qualification of applicants for membership, is hereby amended to read as follows:

§ 51-6 Qualification of applicants for membership.

A. through E. - No change.

F. Pursuant to N.J.S.A. 11A:4-1.3, ~~[entry-level law enforcement officers may be appointed by the Municipal Administrator upon the recommendation of the Chief of Police without taking a Civil Service examination, so long as the individual has successfully completed a full Basic Course for Police Officers training course at a school approved and authorized by the New Jersey Police Training Commission. Additionally,]~~ temporary entry-level law enforcement officers may be appointed by the Municipal Administrator upon the recommendation of the Chief of Police without taking a Civil Service examination, so long as the individual successfully completes a full Basic Course for Police Officers training course at a school approved and authorized by the New Jersey Police Training Commission within nine months from the date of hire as a temporary entry-level law enforcement officer; upon successful completion of the training course, the temporary entry-level law enforcement officer shall be appointed as a permanent entry-level law enforcement officer. In furtherance of the Township's anti-nepotism policy, no appointment of entry-level law enforcement officers pursuant to this subsection shall be made solely upon the recommendation of any officer or employee of the Township, Monmouth County, or the State of New Jersey. These exemptions from the Civil Service examination requirement shall remain in effect on a temporary basis until December 31, 2023, at which time this subsection F shall expire unless otherwise extended by Ordinance.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law.

EXPLANATORY STATEMENT:

The Township previously added Section 51-6 of the Township Code in response to P.L. 2021, c. 7 and subsequent amendment P.L. 2021, c. 406, addressing Civil Service examination exemptions for entry level law enforcement officers. This Ordinance removes language rendered unnecessary due to the statutory amendment of P.L. 2021, c. 406.

ORDINANCE NO. O-23-2
TOWNSHIP MEETING DATE – January 23, 2023

ORDINANCE AMENDING CHAPTER 190 (LAND USE), ARTICLE VI (SITE PLAN PROCEDURE), SECTION 190-37 (APPLICABILITY) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth and State of New Jersey as follows (additions are underlined, and deletions are in [~~brackets~~]):

I

Chapter 190 (Land Use), Article VI (Site Plan Procedure), Section 190-37 (Applicability), is hereby amended to read as follow:

Section 190-37 Applicability.

A. Site plan review and approval shall be required before:

- (1) – (2) No change.
- (a) – (e) No change.

B. Except as hereinafter provided, no building or zoning permit shall be issued for any building or use or structure, or reduction or enlargement in size or other alteration of any building or structure or change in use of any building including accessory structures and outdoor storage and sales areas unless a site plan is first submitted and approved by the Planning Board, and no certificate of occupancy shall be given unless all construction and development conforms to the plans as approved by the Planning Board. The following minor building modifications may be reviewed by the Zoning Officer and, if acceptable, approved by issuance of a zoning permit without requiring a hearing before the Planning Board:

- (1) Replacement of any siding with the same as or consistently similar material.
- (2) Replacement of any roofing with the same as or consistently similar material.
- (3) Replacement of windows or doors in the same rough opening without altering the dimensions or framing.
- (4) Replacement or installation of gutters or leaders.
- (5) Replacement or installation of shutters.
- (6) Replacement of a building façade without altering the architectural theme of the building, the fenestration of the façade, or the overall size of the façade by more than 10 percent in any dimension.

C. – F. No change.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law.

Explanatory Statement:

This Ordinance amends Chapter 190 (Land Use), Article VI (Site Plan Procedure), Section 190-37 (Applicability).



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-29

Date of Adoption: January 23, 2023

**TITLE: RESOLUTION AUTHORIZING AN AFFORDABILITY ASSISTANCE
LOAN REPAYMENT AGREEMENT WITH THE BUYER OF AN
AFFORDABLE HOUSING UNIT AT 2509 WYETH DRIVE**

- - - R E S O L U T I O N - - -

WHEREAS, Rajmonda Kaja is purchasing property located at 2509 Wyeth Drive, Freehold Township, Block No. 49.36, Lot 25.05, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and,

WHEREAS, the property owner has requested an Affordability Assistance Program loan from the Affordable Housing Trust Fund; and,

WHEREAS, the Township is willing to extend a loan to the property owner in the amount of \$6,874.70; and,

WHEREAS, it is appropriate for the Township to enter into an Agreement with the property owner setting forth the terms of the agreement at this time;

NOW THEREFORE BE IT RESOLVED on this 23rd day of January, 2023, by the Township Committee of Freehold Township, County of Monmouth, State of New Jersey, that:

1. The Mayor, Administrator, Clerk and Attorney are hereby authorized to execute an Affordability Assistance Program Agreement with the new owner of an Affordable Housing unit located at 2509 Wyeth Drive;
2. A copy of the fully executed Agreement shall be kept on file with the Clerk. The original shall be kept in the unit file by the Administrative Agent;
3. A certified copy of the within Resolution shall be forwarded to Peter R. Valesi-Township Administrator; Jeffrey Elsasser-Director of Finance; and Katherine E. Ritenband-CGP&H;

I do hereby certify that the foregoing is a true copy of a Resolution passed by the Township Committee at a meeting duly held on the 23rd of January, 2023.

Clerk

No. R-23-29

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-30

Date of Adoption: January 23, 2023

TITLE: RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH HIGHLAND PARK BOROUGH FOR INFORMATION TECHNOLOGY SERVICES

- - - R E S O L U T I O N - - -

WHEREAS, the Township of Freehold and the Borough of Highland Park are interested in Freehold Township providing Information Technology services to the Borough of Highland Park; and,

WHEREAS, this cooperative Agreement between municipalities would be beneficial to the taxpayers in both municipalities; and,

WHEREAS, an Agreement entitled "Shared Services Agreement between Freehold Township and Borough of Highland Park for Information Technology Services" has been proposed and found acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the Township Administrator and Township Clerk are hereby authorized to execute the aforementioned Agreement;

BE IT FURTHER RESOLVED that a copy of the Agreement shall be maintained in the Township Clerk's Office upon passage of this Resolution and available for public inspection;

BE IT FURTHER RESOLVED that, pursuant to N.J.S.A. 40A:65-1, a certified copy of the within Resolution shall be forwarded to New Jersey Department of Community Affairs, Division of Local Government Services;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution and copy of the Agreement be forwarded to the Highland Park Borough Administrator, the Freehold Township Administrator, the Freehold Township Director of Information Technology and the Freehold Township Director of Finance.

No. R-23-30

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-23-31

Date of Adoption: January 23, 2023

TITLE: RESOLUTION AUTHORIZING 2022 BUDGET TRANSFERS

- - - R E S O L U T I O N - - -

WHEREAS, there are certain 2022 Budget Appropriations of the Township of Freehold with balances insufficient to meet requirements for operating Township affairs as indicated on the attached schedule; and

WHEREAS, there are 2022 Budget Appropriations that cover potential expenses that may occur in excess of the original budget with unexpended balances that are not needed for such purposes;

WHEREAS, N.J.S.A. 40A:4-58 provides for transfers to those accounts having insufficient balances:

CURRENT FUND:

| | TO | FROM |
|---------------------------------------|-----------------|-----------------|
| Operations - Municipal within "CAPS": | | |
| Other Expenses | 5,000.00 | 5,000.00 |
| TOTAL CURRENT FUND | 5,000.00 | 5,000.00 |

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Freehold that the following transfers are hereby approved as indicated on "Attachment A".

No. R-23-31

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent

2022 MUNICIPAL BUDGET TRANSFERS
“Attachment A”

CURRENT FUND

| | <u>TO</u> | <u>FROM</u> |
|------------------------------------|-------------------|--------------------|
| Operations - within "CAPS": | | |
| Municipals Court | | |
| Other Expenses | 1,000.00 | |
| Buildings & Grounds | | |
| Other Expenses | 4,000.00 | |
| Construction Code (UCC) | | |
| Other Expenses | | 5,000.00 |
| TOTAL CURRENT FUND | \$5,000.00 | \$5,000.00 |



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-32

Date of Adoption: January 23, 2023

TITLE: RESOLUTION AWARDED CONTRACTS FOR THE FURNISHING AND DELIVERY OF WATER/SEWER CHEMICALS REBID

- - - R E S O L U T I O N - - -

WHEREAS, the Purchasing Agent accepted bids for the Furnishing and Delivery of Water/Sewer Chemicals Rebid on January 11, 2023 at 10:00 AM; and,

WHEREAS, the following vendors submitted bids (see attached):

Carus LLC.
315 5th Street
Peru, IL 61354

George S. Coyne Chemical Co., Inc.
3015 State Road
Croydon, PA 19021-6997

Evoqua Water Technologies LLC
2650 Tallevast Road
Sarasota, FL 34243

W.R. Neumann Company, Inc. D/B/A
Miracle Chemical Company
1151 B Highway 33
Farmingdale, NJ 07727

Reed & Perrine Sales, Inc.
PO Box 100
Tennent, NJ 07763

Shannon Chemical Corporation
PO Box 376
Malvern, PA 19355

WHEREAS, the Superintendent of Utilities for Freehold Township, in a memorandum dated January 18, 2023, recommends that Contracts be awarded as follows:

| Item | Description | Vendor Awarded | Estimated Amount |
|------|---------------------------|--------------------------|------------------|
| 1. | Lime | Reed & Perrine Sales Inc | \$ 261,800.00 |
| 2. | Hydroflousilic Acid | Shannon Chemical | \$ 60,700.00* |
| 3. | Sodium Hypochlorite | Miracle Chemical Co. | \$ 206,000.00 |
| 4. | Solar Salt | No Bid | \$ 0.00 |
| 5. | Sodium Hexametaphosphate | George S. Coyne Chem. | \$ 8,960.40 |
| 6. | Lime Slurry Treatment | George S. Coyne Chem | \$ 2,087.16 |
| 7. | Citrus Floating Degreaser | No Bid | \$ 0.00 |
| 8. | Blended Phosphate | George S. Coyne Chem. | \$ 91,920.00 |
| 9. | Odor & Corrosion Control | Evoqua Water Tech. | \$ 91,200.00 |

* Shannon Chemical bid \$60.70 CWT which is translated to \$0.6070 per pound.

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Budget accounts, contingent upon the necessary funds being appropriated by the Governing Body in the 2023 Municipal Budget :

| | |
|---------------------|----------------------|
| 3-09-55-502-502-276 | \$631,467.56(Water) |
| | \$ 91,200.00 (Sewer) |

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby awards Contracts for the Furnishing and Delivery of Water/Sewer Chemicals Rebid to the aforementioned bidders for the corresponding items, in the estimated amounts noted;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Superintendent of Utilities, the Purchasing Agent and all bidders.

No. R-23-32

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-33

Date of Adoption: January 23, 2023

**TITLE: RESOLUTION AUTHORIZING THE ISSUANCE OF DUPLICATE
TAX SALE CERTIFICATES**

- - - R E S O L U T I O N - - -

WHEREAS, the Tax Collector of the Township of Freehold has previously issued tax sale certificates to FIG 20, LLC FBO Sec Pty, which certificates were sold on December 7, 2022 covering the properties listed on Schedule A; and

WHEREAS, the purchaser of the aforesaid tax sale certificates has indicated to the Tax Collector that they have lost or otherwise misplaced the original tax sale certificates and have duly filed the appropriate Affidavits of Loss with the Tax Collector; and

WHEREAS, New Jersey State Statute 54:5-52.1 authorizes the Tax Collector to issue a duplicate certificate to the original one which was destroyed or lost, and the municipality may charge a fee not to exceed \$100.00 for each such duplicate certificate; and

WHEREAS, the Township Committee of the Township of Freehold authorizes the Tax Collector, upon receipt of the appropriately executed and notarized Loss Affidavits, to issue the appropriate tax sale certificates to the said purchaser covering the certificates lost as described on Schedule A, all in accordance with the requirements of Chapter 99 of Public Laws of 1997;

NOW, THEREFORE, BE IT RESOLVED that a copy of this Resolution and the Loss Affidavits be attached to the duplicate certificates to be issued to said purchaser and that the said duplicate certificates shall be stamped or otherwise have imprinted on them the word "Duplicate" as required by law;

BE IT FURTHER RESOLVED that the Tax Collector is hereby authorized to make corrections and notations upon the Municipal records as may be necessary to effect this Resolution;

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that the Township Clerk is hereby authorized to forward a certified copy of the within Resolution to the Tax Collector and Treasurer/Director of Finance.

SCHEDULE A

33.02 8
TTL 22-00003

OWNER: ABDELHAMID, REHAB ALY & MOHAMED
23 WINDHAM WAY
FREEHOLD, NJ 07728

93.05 49
TTL 22-00021

OWNER: DISPENZA, MARCELLO & VITA
112 ORISKANY DRIVE
FREEHOLD, NJ 07728

No. R-23-33

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-34

Date of Adoption: January 23, 2023

TITLE: RESOLUTION APPROVING WIRELESS COMMUNICATION FACILITIES MODIFICATION APPLICATION FOR CENTERLINE COMMUNICATIONS, LLC FOR AT&T, 4340 ROUTE 9 SOUTH, (APPROXIMATELY 1/2 MILE SOUTH OF THE INTERSECTION OF US ROUTE 9 WITH CRAIG ROAD/EAST FREEHOLD ROAD AND WITHIN THE REAR YARD OF THE EXISTING OPTIMUM FACILITY), BLOCK 4, LOT 42, APPLICATION NO. WCFMA 19-22

- - - R E S O L U T I O N - - -

WHEREAS, Centerline Communications, LLC for AT&T (the "Applicant") has filed a Wireless Communication Facilities Modification Application dated October 25, 2022, together with plans prepared by Scherer Design Group, LLC, 100 Corporate Drive, Suite 202, Lebanon, New Jersey, 08833, dated April 27, 2022 and revised through December 2, 2022 (collectively, the "Application"), assigned Application No. WCFMA 19-22, in order to make the following modifications to the existing guy tower:

At the proposed centerline mounting height of 168 feet: Removal of two existing antenna sector mounts (alpha and beta) and replacement with two new guy tower sector frame attachment assemblies; removal of three existing antennas and replaced with three new dual stacked antennas, removal of three DC6 squid units and replacement with three new DC9 squid units, and relocation of six existing antennas, fifteen existing remote radio head units and three fiber management boxes.

At the proposed centerline mounting height of 180 feet: Removal of one existing antenna sector mount and replacement with one new guy tower sector frame attachment assembly, removal of one existing antenna and replacement with one new dual stacked antenna, removal of one DC6 squid unit and replacement with one new DC9 squid unit, relocation of three existing antennas, five remote radio head units and one fiber management box; and

WHEREAS, the Applicant has also proposed to make the following modifications to the ground facility: installation of three proposed 48V rectifiers within the existing 7100 power plant, replace existing ABIL and ASIK cards with AMIA chassis with proposed ABIO and ASIL Cards within the existing FIF rack, installation of one proposed DC12 unit within the existing FIF rack, installation of four 3-pair 6AWG DC trunk lines extending from existing AT&T equipment room to the replaced DC9 squids on the tower, and ancillary electrical upgrades and cable entry panel to accommodate proposed modifications; and

WHEREAS, by memorandum dated December 29, 2022 from the Assistant Township Engineer to the Mayor and Township Committee of the Township of Freehold, a copy of which is attached hereto as Exhibit A, the Assistant Township Engineer advised of no objection to the approval of the Application; and

WHEREAS, the Application has been reviewed by the Township Attorney and found to be in compliance with Township Ordinance Section 190-172;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that Application No. WCFMA 19-22 is hereby approved, subject to such conditions as are imposed in the Assistant Township Engineer's memorandum referenced above.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to each of the following:

1. Centerline Communications for AT&T, c/o Jason Burns, 5550 Merrick Road, Suite 302, Massapequa, NY 11758.
2. M. Bryant, Assistant Township Engineer
3. T. Brown, Township Zoning Officer
4. L. Krontiris, Engineering Secretary

No. R-23-34

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-35

Date of Adoption: January 23, 2023

TITLE: RESOLUTION AUTHORIZING CONDITIONAL RELEASE OF PERFORMANCE GUARANTEES FOR FREEHOLD BUSINESS & TECHNOLOGY PARK, SITE PLAN NO. 657-99 (PHASE I), BLOCK 49, LOT 46.031, LOCATED ON WILLOW BROOK ROAD

- - - R E S O L U T I O N - - -

WHEREAS, in 2003 the Freehold Township Planning Board granted site plan approval for the construction of a flex type commercial/industrial office building in Block 49, Lot 46.031, located on Willow Brook Road, and known as Site Plan No. 657-99 (Phase I), (hereafter the Property); and

WHEREAS, Freehold Business & Technology Park, LLC (hereafter Freehold Business & Technology) posted the required performance Bond and cash performance guarantees and entered into a Developer's Agreement for this site plan; and

WHEREAS, Freehold Business & Technology no longer owns the Property, and Block 49, Lot 46.031 is currently owned by Denholtz 245 Willowbrook, LLC (hereafter Denholtz); and

WHEREAS, Denholtz entered into an Amended Developer's Agreement with the Township requiring that it post new performance guarantees, and said Developer's Agreement was recorded in the Monmouth County Clerk's Office on October 6, 2022 in Book OR 9618, Page 6478; and

WHEREAS, Freehold Business & Technology has requested the release of its performance guarantees since it no longer owns the Property; and

WHEREAS, the Township is agreeable to releasing the performance guarantees posted by Freehold Business & Technology conditioned upon Denholtz posting new performance guarantees as set forth in the Developer's Agreement between Denholtz and the Township.

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

1. It hereby authorizes the release of the following performance guarantees posted by Freehold Business & Technology conditioned upon Denholtz posting the required Performance Bond and cash fees set forth in the Developer's Agreement entered into between Denholtz and the Township and recorded on October 6, 2022:

Performance Bond No. S11444, dated January 4, 2007, issued by First Indemnity of America Insurance Company in the amount of \$177,647.40.

Cash Bond deposit in the amount of \$19,738.60.

The Township shall not take any action towards releasing the above referenced bonds until the full replacement bonds are posted.

2. The balance of the engineering inspection fee account can be returned to Freehold Business & Technology conditioned upon Denholtz posting the required engineering inspection fees set forth in the Developer's Agreement entered into between Denholtz and the Township.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy be forwarded to each of the following:

- (a) Township Engineer
- (b) Township Chief Financial Officer
- (c) Freehold Business & Technology Park, LLC
- (d) Superintendent of Public Works
- (e) Township Construction Official
- (f) Township Attorney

No. R-23-35

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|--|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | | | | | |
| Mr. Cook | | | | | | | |
| Mrs. Fasano | | | | | | | |
| Mr. Preston | | | | | | | |
| Mayor Walker | | | | | | | |

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent