

FREEHOLD TOWNSHIP COMMITTEE AGENDA

REGULAR MEETING

AUGUST 16, 2022

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 10, 2022 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 July, 2022:

Net Receipt:	General Fund	\$11,794,426.97
	Water Account	\$ 308,105.90
	Sewer Account	\$ 658,719.23

7. Reports – ABC Social Affair Permits:

Silvermead Community Club – 9/17/22 – 12:00 noon to 5:00 p.m.

Fire Truck Pull & Food Truck Event – Freehold Township Independent Fire Company #1 – 9/25/22 – 11:00 a.m. to 5:00 p.m.

PRESENTATIONS

8. Proclamation – “Honoring Margaret Jahn – President of the National Association of County and City Health Officials”
9. Proclamation – “Alcohol and Drug Addiction Recovery Month” – September, 2022
10. Proclamation- “Charcot-Marie-Tooth Disorder Awareness Month” – September, 2022

NEW BUSINESS

11. R-22-190 – Resolution Approving Consolidated Bills List
12. O-22-17 – Ordinance Amending Chapter 351 (Water), Section 351-13 (Rules for Installation and Maintenance of Service Line) 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.

13. R-22-191 – Resolution Cancelling Taxes and Disbursing Overpayment of Taxes – Disabled Veteran
14. R-22-192 - Resolution Authorizing Execution of a Shared Services Agreement with Freehold Soil Conservation District for Information Technology Services
15. R-22-193 – Resolution Revising Resolution R-22-157 Authorizing Renewal of Shared Services Agreements for the Western Monmouth Active Shooter Training Group
16. R-22-194 - Resolution Awarding a Contract for Golf Course and Banquet Rental for the Parks and Recreation Golf Outing
17. R-22-195 – Resolution Extending Contract 19-18 for One Additional Year for As-Needed Repairs and Installation of Water and Sewer System Components and Emergency Service
18. R-22-196 – Resolution Extending Contract 20-11 for One Additional Year for the Furnishing and Delivery of Police Department Uniforms
19. R-22-197 – Resolution Amending Resolution R-22-87 Constituting an Agreement with Certain State Contract Vendors
20. R-22-198 - Resolution – Renewal of 2022-2023 Liquor License for Ruby Tuesday Operations LLC #1316-33-017-003 (Pocket License)
21. R-22-199 – Resolution – Renewal of 2022-2023 Liquor License for CS Freehold, LLC #1316-33-002-006 (Pocket License)
22. R-22-200 – Resolution Declaring the Property Historically known as the “3M” Property (Block 49, Lots 46.01 and 46.02) as a Non-Condemnation Redevelopment Area
23. R-22-201 – Resolution Authorizing Execution of Jurisdictional Agreement #4463 with New Jersey Department of Transportation for Highway Maintenance and Control Relating to Route U.S. 9, Route 79 and Schanck Road

24. R-22-202 – Resolution Amending 2022 Budget (Chapter 159) to Insert a Modification to the Special item of Revenue and Appropriations for the Drive Sober or Get Pulled Over 2022 Labor Day Crackdown Grant

25. R-20-203 - Resolution Approving Wireless Communication Facilities Modification Application for American Tower Corporation for T-Mobile, 823 Route 33, (Approximately ¼ Mile West of Kozloski Road and Route 33 Interchange), Block 43, Lot 19, Application WCFMA 11-22

26. R-22-204 – Resolution Authorizing Reduction of Performance Guarantees for Regent Oaks at Freehold, Subdivision No. 890-13, Block 71, Lot 8

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

7:00 P.M. – EXECUTIVE SESSION

* Open Public Meetings Act – Resolution R-22-I – Executive Session

1. ATTORNEY-CLIENT PRIVILEGE

1A. Lone Pine Redeveloper

1B. 3M Property

1C. Affordable Housing

2. PERSONNEL

2A. Discipline

2B. Employment Agreements



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-22-190

Date of Adoption: August 16, 2022

TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST

--- RESOLUTION ---

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 \$16,770,698.49 dated August 16, 2022 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-22-190

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

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

ORDINANCE NO. O-22-17
TOWNSHIP MEETING DATE –August 16, 2022

ORDINANCE AMENDING CHAPTER 351 (WATER), SECTION 351-13 (RULES FOR INSTALLATION AND MAINTENANCE OF SERVICE LINE) 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 ~~strikeout~~):

I

Chapter 351 (Water), Section 351-13 (Rules for installation and maintenance of service line) is hereby amended to read as follows:

Section 351-13 Rules for installation and maintenance of service line.

A. through E. - No change.

F. In the event that lead pipe is identified in any existing service connection, it shall be replaced with Type K copper tubing. In accordance with Section 351-5(E), the property owner shall be responsible for the replacement of any lead pipe from the curb stop to the building. If the property owner fails or refuses to replace any such lead service connection, then the Department of Public Utilities may, after providing notice, enter such property to perform a lead service line replacement pursuant to N.J.S.A. 58:12A-39. The cost of any replacement by the Department of Public Utilities shall be assessed to the property in the same manner as provided for the assessment of local improvements pursuant to N.J.S.A. 40:56-1 et seq.

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 351 (Water), Section 351-13 (Rules for installation and maintenance of service line) by adding a provision for replacement of lead pipes in accordance with New Jersey's Lead Service Line Replacement Law.



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-22-191

Date of Adoption: August 16, 2022

**TITLE: RESOLUTION CANCELLING TAXES AND DISBURSING
OVERPAYMENT OF TAXES - DISABLED VETERAN**

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

WHEREAS, a certain property has had an assessment change for the year 2022;
and

WHEREAS, the following Taxpayer Schedules include a 100% Disabled Veteran
allowed; applicable to the block and lot and in the amounts set forth; and

WHEREAS, the Tax Collector of the Township of Freehold has certified to the
Township Committee of the Township of Freehold that the item designated with the word
"CANCEL" on Schedule A be cancelled, and the item designated with the word
"REFUND" on Schedule B be refunded to the name appearing below; and

WHEREAS, taxes billed in the 2022 Extended Duplicate for said properties for
Final 2022/Preliminary 2023 will also be cancelled;

NOW, THEREFORE, BE IT 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
2022 - 100% DISABLED VETERAN - CANCEL

85.39 41	MARTINEZ, ANTONIO 400 IRON BRIDGE RD FREEHOLD, NJ 07728	\$ 4,566.75
	TOTAL	\$ 4,566.75

SCHEDULE B
2022 - 100% DISABLED VETERAN - REFUND

85.39 41	MARTINEZ, ANTONIO 400 IRON BRIDGE RD FREEHOLD, NJ 07728	\$ 1,808.31
	TOTAL	\$ 1,808.31

TOTAL CANCELLED	\$ 4,566.75
TOTAL REFUNDED	\$ 1,808.31

No. R-22-

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

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-22-192

Date of Adoption: August 16, 2022

TITLE: RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH FREEHOLD SOIL CONSERVATION DISTRICT FOR INFORMATION TECHNOLOGY SERVICES

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

WHEREAS, the Township of Freehold and Freehold Soil Conservation District are interested in Freehold Township providing Information Technology Services to Freehold Soil Conservation District, pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq.; and,

WHEREAS, this cooperative Agreement would be beneficial to both entities; and,

WHEREAS, an Agreement entitled "Shared Services Agreement between Freehold Township and Freehold Soil Conservation District 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 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 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 Freehold Soil Conservation District, the Freehold Township Administrator, the Freehold Township Director of Information Technology and the Freehold Township Director of Finance.

No. R-22-192

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

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-22-193

Date of Adoption: August 16, 2022

TITLE: RESOLUTION REVISING RESOLUTION R-22-157 AUTHORIZING RENEWAL OF SHARED SERVICES AGREEMENTS FOR THE WESTERN MONMOUTH ACTIVE SHOOTER TRAINING GROUP

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

WHEREAS, Resolution R-22-157 Authorizing Renewal of Shared Services Agreements for the Western Monmouth Active Shooter Training Group was adopted on June 28, 2022, pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq.; and,

WHEREAS, the Borough of Englishtown has since decided to opt into the Group; and,

WHEREAS, the revised listed of participating entities is as follows: Freehold Township, Freehold Borough, Manalapan Township, Howell Township, Colts Neck Township, Allentown Borough, Marlboro Township, Englishtown Borough and the Monmouth County Sheriff's Department (Freehold Township is the Lead Agency and Provider); and,

WHEREAS, this cooperative Agreement between the above entities is beneficial to the respective communities, allowing interagency standardization of active shooter response protocols and facilitating a rapid response and coordination in the likely event that officers from multiple agencies may be the first responders in neighboring communities for these types of incidents; and,

WHEREAS, an Agreement entitled "Shared Services Agreement - Western Monmouth Activer Shooter Training Group" has been proposed and found acceptable;

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

BE IT FURTHER RESOLVED that a copy of the Agreements be maintained in the Township Clerk's Office and available for public inspection;

BE IT FURTHER RESOLVED that 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 revised billing calculation page be forwarded to the Clerks of Freehold Borough, Manalapan Township, Howell Township, Colts Neck Township, Allentown Borough, Marlboro Township and the Monmouth County Sheriff's Department; the Freehold Township Administrator; the Freehold Township Police Chief; the Freehold Township Police Captain; Freehold Township Lt. Jarrad Kodran; and the Freehold Township Director of Finance.

BE IT FURTHER RESOLVED that a certified copy of the within Resolution and Agreement for execution be forwarded to the Clerk of Englishtown Borough.

No. R-22-193

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

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-22-194

Date of Adoption: August 16, 2022

TITLE: RESOLUTION AWARDING A CONTRACT FOR GOLF COURSE AND BANQUET RENTAL FOR THE PARKS AND RECREATION GOLF OUTING

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

WHEREAS, a bid was accepted by the Township Purchasing Agent for Golf Course and Banquet Rental for the Parks and Recreation Golf Outing on Thursday, July 21, 2022 at 10:00 A.M.; and,

WHEREAS, the following bid was submitted:

	Golf Fees	Dinner Banquet
Pine Barrens Golf Club LLC 540 South Hope Chapel Road Jackson, NJ 08527	\$18,000.00	\$8,400.00

WHEREAS, the Superintendent of Parks and Recreation, by memorandum dated July 21, 2022, recommends that a Contract be awarded to the sole bidder Pine Barrens Golf Club LLC; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Parks and Recreation Trust Account:

T-49-56-400-903-299

NOW, THEREFORE, BE IT RESOLVED that the Township of Committee of the Township of Freehold hereby awards a contract for Golf Course and Banquet Rental for the Parks and Recreation Golf Outing to Pine Barrens Golf Club LLC in the amount of \$26,400.00 in accordance with the terms of the bid specifications;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, Superintendent of Parks and Recreation, the Purchasing Agent and Pine Barrens Golf Club LLC.

No. R-22-194

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

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-22-195

Date of Adoption: August 16, 2022

**TITLE: RESOLUTION EXTENDING CONTRACT 19-18 FOR ONE
ADDITIONAL YEAR FOR AS-NEEDED REPAIRS AND
INSTALLATION OF WATER AND SEWER SYSTEM COMPONENTS
AND EMERGENCY SERVICES**

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

WHEREAS, the Township Committee awarded a Two Year Contract to Montana Construction Corporation, Inc. for As-Needed Repairs and Installation of Water and Sewer System Components and Emergency Service by Resolution R-19-201 dated August 20, 2019, authorizing additional Funds by Resolution R-20-167 dated August 18, 2020 and extending the contract for one additional year by Resolution R-21-193 dated August 17, 2021; and,

WHEREAS, the Superintendent of Utilities has recommended, by memorandum dated May 11, 2022, that the above named Contract be extended for an additional one year; and,

WHEREAS, the provisions of N.J.S.A. 40A:11-15 of the Local Public Contracts Law allow municipalities to extend a contract for an additional year upon a finding by the Governing Body that the services were performed in an effective and efficient manner; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following 2022 and 2023 budget accounts, contingent upon the necessary funds being appropriated by the Governing Body in the 2023 Municipal Budget:

2-09-55-502-502-206 - \$135,893.02 and 3-09-55-502-502-206 - \$226,488.38

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the above-named Contract extension to Montana Construction Corporation, Inc. in the estimated amount of \$362,381.40;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Superintendent of Utilities, the Purchasing Agent and Montana Construction Corporation, Inc.

No. R-22-195

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

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-22-196

Date of Adoption: August 16, 2022

**TITLE: RESOLUTION EXTENDING CONTRACT 20-11 FOR ONE
ADDITIONAL YEAR FOR THE FURNISHING AND DELIVERY OF
POLICE DEPARTMENT UNIFORMS**

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

WHEREAS, the Township Committee awarded a One Year Contract for the Furnishing and Delivery of Police Department Uniforms to Lanigan Associates, Inc. on August 18, 2020 by Resolution R-20-162 and extended the contract by Resolution R-21-192 dated August 17, 2021; and,

WHEREAS, the Chief of Police has recommended, by memorandum dated July 25, 2022, that the above-named Contract be extended for an additional one year; and,

WHEREAS, the provisions of N.J.S.A. 40A:11-15 of the Local Public Contracts Law allow municipalities to extend a contract for an additional year upon a finding by the Governing Body that the services were performed in an effective and efficient manner; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following 2022 and 2023 Budget Accounts, contingent upon funds being appropriated by the Township Committee in the 2022 Municipal Budget.

2-01-25-240-240-212 & 3-01-25-240-240-212

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the Contract extension to Lanigan Associates Inc. in the estimated amount of \$69,063.70;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Chief of Police, the Purchasing Agent and Lanigan Associates, Inc.

No. R-22-196

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

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-22-197

Date of Adoption: August 16, 2022

TITLE: RESOLUTION AMENDING RESOLUTION R-22-87 CONSTITUTING AN AGREEMENT WITH CERTAIN STATE CONTRACT VENDORS

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

WHEREAS, the Township of Freehold, as a contracting unit, may, without advertising for bids, purchase materials, supplies or equipment under any Contract or Contracts for such materials, supplies or equipment entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury, pursuant to the provisions of NJSA 40A:11-12; and,

WHEREAS, the Township Committee of the Township of Freehold wishes to evidence an agreement with the attached referenced State Contract vendors through this Resolution and a properly executed purchase order, which agreement shall be subject to all the conditions applicable to the current State Contract; and,

WHEREAS, the Township Committee of the Township of Freehold wishes to authorize the Purchasing Department to purchase those certain items from an approved New Jersey State Contract vendor with the thresholds hereinafter stated;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that this Resolution, together with properly executed purchase orders, shall constitute agreements between the Township of Freehold and the attached referenced State Contract vendors, subject to all conditions applicable to the current State Contract;

BE IT FURTHER RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the Purchasing Department to purchase items from an approved New Jersey State Contract vendor list (Exhibit A);

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that, pursuant to the rules of the Local Finance Board of the State of New Jersey, funds shall not be expended prior to a certification of available funds made by the Township Director of Finance upon receipt of a properly executed purchase order. The department issuing the purchase order shall have the obligation of securing the necessary certification as to the availability of funds from the Director of Finance.

EXHIBIT A

VENDOR	STATE CONTRACT	ESTIMATED AMOUNT	ITEMS
Aspire Technology Partners	21-TELE-01506	\$ 75,000	Data Communication & Network Eqpt.
Beyer Ford	88727	\$ 300,000	Utilities/DPW/Parks & Recreation Trucks w/Plows
CDW Government, Inc.	40116	\$ 75,000	Computers & Equipt./ Software Lic. Maint. & Support
Chas S. Winner, Inc.	20-FLEET-01189 88726	\$ 450,000	Police Dept. Vehicles/ Pick-Up Trucks
Dell Marketing LP	19-TELE-00656	\$ 50,000	Mini/Micro Computers/Servers
DM Radio Services Corp.	83897	\$ 70,000	Radio Communications & Equipment
East Coast Emergency Lighting	17-FLEET-00719 17-FLEET-00762 17-FLEET-00768 17-FLEET-00785	\$150,000	Emergency Lights & Lighting Equipment for Police Vehicles
Good Year Tire Authorized Dealers: Edwards Tires & B & S Tires	20-FLEET-00948	\$100,000	Tires
Grainger Industrial Supply	19-FLEET-00566 19-FLEET-00677	\$ 50,000	Industrial Supplies & Equipment
Hach	21-FOOD-01684	\$ 50,000	Laboratory Equipt. Accessories
Marturano Recreation	16-FLEET-00121	\$400,000	Park & Playground Equipment

New Jersey Business Systems	83899	\$100,000	Public Safety Microwave System
Racheles/Michele Oil Company, Inc.	19-FLEET-00973 19-FLEET-01099	\$900,000	Gasoline & Diesel Fuel
*Virtuit Systems	89968	\$200,000	Computer Equipt. & Related Services
Wireless Communications & Electronics, Inc.	83909	\$ 70,000	Radio Comm. Equipt.

*Indicates Change/Addition

No. R-22-197

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

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-22-198

Date of Adoption: August 16, 2022

TITLE: RESOLUTION - RENEWAL OF 2022-2023 LIQUOR LICENSE FOR RUBY TUESDAY OPERATIONS LLC #1316-33-017-004 (POCKET LICENSE)

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

WHEREAS, Ruby Tuesday Operations, LLC, 216 East Church Avenue, Maryville, TN 37804 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of a Pocket License pursuant to N.J.S.A. 33:1-12.39 for the 2022-2023 License Term for License #1316-33-017-004;

NOW, THEREFORE, BE IT RESOLVED that the renewal of the liquor license for 2022-2023 for Ruby Tuesday Operations LLC (Pocket) License #1316-33-017-004 is hereby approved;

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. Ruby Tuesday Operations LLC
- C. Andrew Ball Esq., Township Attorney
- D. Joseph Winowski, Freehold Township Police

No. R-22-198

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

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-22-199

Date of Adoption: August 16, 2022

TITLE: RESOLUTION - RENEWAL OF 2022-2023 LIQUOR LICENSE FOR CS FREEHOLD, LLC LICENSE #1316-33-002-006 (POCKET LICENSE)

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

WHEREAS, CS Freehold, LLC, 13229 Figi Way, Unit H- Marina Del Rey CA 90292 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of a Pocket License pursuant to N.J.S.A. 33:1-12.39 for the 2022-2023 License Term for License #1316-33-002-006;

NOW, THEREFORE, BE IT RESOLVED that the renewal of the liquor license for 2022-2023 for CS Freehold LLC (Pocket) License #1316-33-002-006 is hereby approved.

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. CS Freehold, LLC
- C. Andrew Ball, Esq., Township Attorney
- D. Joseph Winowiski, Freehold Township Police

No. R-22-199

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

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-22-200

Date of Adoption: August 16, 2022

TITLE: RESOLUTION DECLARING THE PROPERTY HISTORICALLY KNOWN AS THE "3M" PROPERTY (BLOCK 49, LOTS 46.01 AND 46.02) AS A NON-CONDEMNATION REDEVELOPMENT AREA

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

WHEREAS, the Township Committee of the Township of Freehold (“Township Committee”) has, by a Resolution R-22-54 dated February 22, 2022, authorized the Planning Board to undertake a preliminary investigation to determine whether a certain area of the Township, specifically Block 49, Lots 46.01 and 46.02 (the “Property”), historically known as the "3M" property located along Willow Brook Road just west of Halls Mill Road in the Township, was an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Committee also set forth in its Resolution its intentions not to exercise the power of eminent domain for the designated redevelopment area site; and

WHEREAS, in response to the authorization by the Township Committee, the Freehold Township Planning Board, on April 21, 2022, authorized the Board Planning consultant, T. Andrew Thomas of Thomas Planning Associates, to inspect the Property and prepare and submit to the Board a map of the Property and report as to the findings; and

WHEREAS, the Planning Board did receive a map of the area and a report entitled “Area in Need of Redevelopment Report - 3M Site - Willow Brook Road (Block 49, Lots 46.01 and 46.02)” describing conditions thereon from Thomas Planning Associates dated June 22, 2022; and

WHEREAS, based upon the Planning Board’s observations and the conclusions in the report, the Planning Board found that reasons existed justifying the conducting of a public hearing to determine whether the Property is a redevelopment area within the meaning of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A: 12A-6a; and

WHEREAS, the Planning Board determined that Block 46, Lots 46.01 and 46.02, is an Area in Need of Redevelopment within the definitions and requirements of N.J.S.A. 40A:12A-1 et. seq. and adopted a Resolution to that effect pursuant to a public hearing on July 21, 2022; and

WHEREAS, the Planning Board further determined that the redevelopment area determination should authorize the municipality to use all of its powers provided by the legislature for use in a redevelopment area, excluding the power of eminent domain; and

WHEREAS, the Township Committee has reviewed and agreed with the determination and recommendation of the Planning Board designating the subject property as an Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that Block 49, Lots 46.01 and 46.02 is hereby designated a Non-Condensation Redevelopment Area as defined by N.J.S.A. 40A:12A-6(a).

BE IT FURTHER RESOLVED that the Township's Professional Planners are hereby authorized to prepare a Redevelopment Plan for the delineated area.

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) Commissioner of the Department of Community Affairs
- (b) Township Committee
- (c) Peter Valesi, Township Administrator
- (d) Freehold Township Planning Board
- (e) Andrew Ball, Esq., - Township Attorney
- (f) Roger McLaughlin, Esq., Planning Board Attorney
- (g) Michael Imbriaco, Township Tax Assessor
- (h) Tim White, P.E., Freehold Township Engineer
- (i) Todd Brown, P.P., A.I.C.P., Freehold Township Planner
- (j) Andrew Thomas, P.P. Thomas Planning Associates, LLC
- (k) Interested parties:

225 Willow Brook Rd, LLC
1913 Atlantic Avenue, Suite 100
Manasquan, NJ 08736

235 Willow Brook Rd., LLC
1735 Jersey Ave.
North Brunswick, NJ 08902

No. R-22-200

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

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-22-201

Date of Adoption: August 16, 2022

TITLE: RESOLUTION AUTHORIZING EXECUTION OF JURISDICTIONAL AGREEMENT #4463 WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR HIGHWAY MAINTENANCE AND CONTROL RELATING TO ROUTE U.S. 9, ROUTE 79 AND SCHANCK ROAD

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

WHEREAS, the State of New Jersey Department of Transportation has requested that an agreement be entered between the Township of Freehold and the State of New Jersey, which would allocate the jurisdictional responsibilities for highway maintenance and control between the Township and the State of New Jersey with reference to the intersection of Route U.S. 9, Route 79 and Schanck Road within the Township of Freehold; and,

WHEREAS, maps outlining the jurisdictional limits of each have been reviewed and approved by the Township of Freehold;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that Mayor Maureen Fasano and Township Clerk Sanabel Abouzeina are hereby authorized to execute the Agreement between the Township of Freehold and the State of New Jersey.

Sanabel Abouzeina, Township Clerk

Maureen Fasano, Mayor

No. R-22-201

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

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-22-202

Date of Adoption: August 16, 2022

TITLE: RESOLUTION AMENDING 2022 BUDGET (CHAPTER 159) TO INSERT A MODIFICATION TO THE SPECIAL ITEM OF REVENUE AND APPROPRIATIONS FOR THE DRIVE SOBER OR GET PULLED OVER 2022 LABOR DAY CRACKDOWN GRANT

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

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any Special Item of Revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Township of Freehold has received notice of an award of \$7,000.00 from the State of New Jersey, Department of Law and Public Safety, Division of Highway Traffic Safety Drive Sober or Get Pulled Over 2022 Labor Day Crackdown Grant and wishes to amend the 2022 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold, in the County of Monmouth, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$7,000.00 which is now available as revenue from:

Miscellaneous Revenues:

Section F: Special Items of General Revenue Anticipated
with Prior Written Consent of the Director
of the Division of Local Government Services:

Public and Private Revenues Offset with Appropriations:

2022 Drive Sober or Get Pulled Over Labor Day Crackdown Grant

BE IT FURTHER RESOLVED that the like sum of \$7,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations excluded from "CAPS"

Public and Private Programs Offset by Revenues:

2022 Drive Sober or Get Pulled Over Labor Day Crackdown Grant

BE IT FURTHER RESOLVED that certification of adoption of this Resolution will be electronically forwarded to the Director of the Division of Local Government Services;

BE IT FURTHER RESOLVED that the Township Clerk forward copies of this Resolution to the Township Chief of Police or his designee and Director of Finance.

No. R-22-202

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

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-22-203

Date of Adoption: August 16, 2022

TITLE: RESOLUTION APPROVING WIRELESS COMMUNICATION FACILITIES MODIFICATION APPLICATION FOR AMERICAN TOWER CORPORATION FOR T-MOBILE, 823 ROUTE 33, (APPROXIMATELY 1/4 MILE WEST OF KOZLOSKI ROAD AND ROUTE 33 INTERCHANGE), BLOCK 43, LOT 19, APPLICATION NO. WCFMA 11-22

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

WHEREAS, American Tower Corporation for T-Mobile (the "Applicant") has filed a Wireless Communication Facilities Modification Application dated July 5, 2022, together with plans prepared by ATC Tower Services, LLC, 3500 Regency Parkway, Suite 100, Cary, NC 27518, dated March 9, 2022 (collectively, the "Application"), assigned Application No. WCFMA 11-22, in order to make the following modifications to the existing facility: installation of an 80kW diesel back-up generator on an 8' x 6' concrete pad and related equipment including an automatic transfer switch, underground power distribution, and remote monitoring communications circuitry, all within the fenced compound of the existing wireless facility; and

WHEREAS, by memorandum dated July 20, 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 11-22 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. American Tower Corporation for T-Mobile
c/o Kevin R. Jones, Esq., Zublatt & Jones, PC
3836 Quakerbridge Road, Suite 106
Hamilton, New Jersey 08619
2. Matthew Bryant, Assistant Township Engineer
3. Todd Brown, Township Zoning Officer
4. Laura Krontiris, Engineering Secretary

No. R-22-203

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

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-22-204

Date of Adoption: August 16, 2022

TITLE: RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES FOR REGENT OAKS AT FREEHOLD, SUBDIVISION NO. 890-13, BLOCK 71, LOT 8

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

WHEREAS, the developer of Regent Oaks at Freehold, located on 3390 Route 9, has requested that performance guarantees for sanitary sewers, storm sewers, water distribution system, roadway construction and miscellaneous improvements be reduced due to the completion of a number of items required pursuant to the posted performance guarantees; and

WHEREAS, the Township Engineer has made an inspection of the subject property and has reported to the Township Committee by Memorandum dated July 26, 2022, attached hereto as Exhibit "A", and has made certain recommendations concerning the amount of the performance guarantees which should remain; and

WHEREAS, the Township Committee is in agreement with the recommendations of the Township Engineer and adopts them by reference as though specifically set forth herein;

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

1. It hereby authorizes the reduction of the posted performance guarantees for Regent Oaks at Freehold, Subdivision No. 890-13 to the following:

Bond: Western Surety Company, Bond No. 30126666, in the amount of \$1,757,008.80 be reduced to \$439,250.00.

Cash deposit in the amount of \$195,223.20 be reduced to \$48,810.00.

2. All of the foregoing shall be in accordance with the Engineer's Estimates of Quantities and Costs annexed to his Memorandum dated July 26, 2022.

3. The aforementioned reduction of the cash performance guarantee is conditioned upon the Developer and its successors and/or assigns agreeing by acceptance of the reduction approved herein to post maintenance bonds for the improvements at such time as required by the Township Engineer, but in no circumstances later than the release of the balance of the performance guarantee and upon the Developer posting an appropriate performance bond, approved by the Township Attorney, in the decreased amount as set forth above.

BE IT FURTHER RESOLVED that the Township Clerk, Township Treasurer and all other appropriate municipal officials are hereby authorized to execute such papers and to perform such acts as are necessary to effectuate the purpose of this Resolution;

BE IT FURTHER RESOLVED that a copy of this Resolution, certified to be a true copy by the Township Clerk, be forwarded to the following: Township Engineer, Township Chief Financial Officer, Township Attorney, Planning Board Administrative Officer and, by certified mail, to the Developer herein.

No. R-22-204

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

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