

# FREEHOLD TOWNSHIP COMMITTEE AGENDA

## REGULAR MEETING

OCTOBER 25, 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 September 2022:

Net Receipt:	General Fund	\$ 1,034,158.10
	Water Account	\$ 734,620.35
	Sewer Account	\$ 885,841.23

### **NEW BUSINESS**

7. R-22-241 - Resolution Approving Consolidated Bills List
8. O-22-20 – 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 and 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.

9. R-22-242 – Resolution Authorizing the Award of a Contract for GEO3.0 Municipal Software Implementation and Maintenance for Various Township Departments

10. R-22-243 – Resolution Authorizing the Award of a Contract for Maintenance and Repair Supplies for Underground Utilities for the Utilities Department
11. R-22-244 – Resolution Authorizing the Award of a Contract for the Proprietary Purchase of Chemical Equipment and Supplies for the Utilities Department
12. R-22-245 – Resolution Authorizing the Award of a Contract for the Conversion of the Public Works Building Fire Sprinkler System
13. R-22-246 – Resolution Authorizing the Use of Competitive Contracting for Soliciting Proposals for Reassessment Related Home and Property Inspections
14. R-22-247 - Resolution Approving Compensation for Members of the Board of Fire Commissioners District 2
15. R-22-248 – Resolution Amending 2022 Budget (Chapter 159) to Insert Modification to the Special Item of Revenue and Appropriations for the 2022 Childhood Lead Education Program Grant
16. R-22-249 - Resolution Approving Wireless Communication Facilities Modification Application for AT&T c/o SBC Tower Holdings, 98 Crow Hill Road (within the rear of Branning Collision Centers), Block 44, Lot 8, Application No. WCFMA 14-22
17. R-22-250 – Resolution Designating Lone Pine RE Urban Renewal, LLC as the Redeveloper for Property Known as Lone Pine Landfill Site, 1091 Burke Road, Block 91, Lots 51-54 and Block 92, Lots 25 and 41

## **DISCUSSION**

18. 2022 Best Practices Inventory

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

**ORDINANCE NO. O-22-20**  
**TOWNSHIP MEETING DATE – October 25, 2022**

**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 AND STATE OF NEW JERSEY**

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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 [~~P.L. 2021, c. 7,~~] 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. [This] These exemptions from the Civil Service examination requirement shall remain in effect on a temporary basis until [December 31, 2022] 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:**

Freehold Township previously adopted Ordinance 22-1 in response to P.L. 2021, c. 7, which provided for the exemption of Civil Service examination requirements for entry level law enforcement officers who had completed a full Basic Course for Police Officers training course if such exemption is adopted by municipal ordinance. That statute was subsequently amended by P.L. 2021, c. 406, approved on January 18, 2022, to allow for the appointment of temporary entry-level officers who subsequently complete a full Basic Course for Police Officers training course within nine months of their date of hire. This Ordinance allows for such temporary appointments by the Township, and extends the expiration of this provision through December 31, 2023.



*Resolution of the Township of Freehold*  
Monmouth County, New Jersey

No: R-22-241

Date of Adoption: October 25, 2022

**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 \$4,672,735.60 dated October 25, 2022 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-22-241

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-242

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR GEO3.0 MUNICIPAL SOFTWARE IMPLEMENTATION AND MAINTENANCE FOR VARIOUS TOWNSHIP DEPARTMENTS**

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

WHEREAS, the Township of Freehold has a need for GEO3.0 Municipal Software Implementation and Maintenance for Various Township Departments; and,

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed that Township's bid threshold, but will exceed \$17,500 in vendor aggregation; and,

WHEREAS, the anticipated term of this contract is one year; and,

WHEREAS, Jungle Lasers, LLC can supply the Township with the required GEO3.0 Municipal Software Implementation and Maintenance in the amount of \$2,500 in 2022 and \$44,000 in 2023 contingent upon Governing Body approval of the 2023 Municipal Budget; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-5(1)(dd), the services that Jungle Lasers, LLC will provide is considered an exception to the Local Public Contracts Law; and,

WHEREAS, Jungle Lasers, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Jungle Lasers, LLC has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit Jungle Lasers, LLC from making any reportable contributions through the term of the contract; and,

WHEREAS, the Director of Finance has filed a Certification of Funds with the Township Clerk, certifying funds are available in the attached Budget Accounts for 2022 and 2023 contingent upon the necessary funds being appropriated by the Governing Body in the 2023 Municipal Budget;



NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that a contract for the GEO.30 Municipal Software Implementation and Maintenance for Various Township Departments is hereby authorized with Jungle Lasers, LLC in the amount of \$2,500 in 2022 and \$44,000 in 2023 contingent upon the necessary funds being appropriated by the Governing Body in the 2023 Municipal Budget;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Director of Information Technology, the Purchasing Agent and Jungle Lasers, LLC.

No. R-22-242

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-243

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR MAINTENANCE AND REPAIR SUPPLIES FOR UNDERGROUND UTILITIES FOR THE UTILITIES DEPARTMENT**

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

WHEREAS, the Township of Freehold has a need to purchase maintenance and repair supplies for underground utilities for the Utilities Department as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed that Township's bid threshold, but will exceed \$17,500 in vendor aggregation; and

WHEREAS, the anticipated term of this contract is one year; and

WHEREAS, Raritan Pipe & Supply Company can supply the Township with maintenance and repair supplies for underground utilities for the Utilities Department in an amount not to exceed \$40,000; and

WHEREAS, Raritan Pipe & Supply Company has completed and submitted a Business Entity Disclosure Certification which certifies that Raritan Pipe & Supply Company has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit Raritan Pipe & Supply Company from making any reportable contributions through the term of the contract; and

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

2-09-55-502-502-247; 3-09-55-502-502-247;  
2-09-55-502-502-219; 3-09-55-502-502-219 -  
Not to Exceed \$40,000;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold authorizes a contract for the purchase of maintenance and repair supplies for underground utilities for the Utilities Department in an amount not to exceed \$40,000 with Raritan Pipe & Supply Company;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be place on file with this Resolution;

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 Raritan Pipe & Supply Company.

No. R-22-243

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-244

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE PROPRIETARY PURCHASE OF CHEMICAL EQUIPMENT AND SUPPLIES FOR THE UTILITIES DEPARTMENT**

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

WHEREAS, the Township of Freehold has a need to purchase proprietary chemical equipment and supplies for the Utilities Department as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the anticipated acquisitions will not exceed that Township's bid threshold, but will exceed \$17,500 in vendor aggregation; and

WHEREAS, the anticipated term of this contract is one year; and

WHEREAS, GP Jager Inc. can supply the Township with the proprietary chemical equipment and supplies for the Utilities Department for an amount not to exceed \$40,000; and

WHEREAS, GP Jager Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that GP Jager Inc. has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit GP Jager Inc. from making any reportable contributions through the term of the contract; and

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

2-09-55-502-502-218 & 3-09-55-502-502-218-Not to Exceed \$40,000

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that a contract for the purchase of the proprietary chemical equipment and supplies for the Utilities Department is hereby authorized with GP Jager Inc. in an amount not to exceed \$40,000;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be place on file with this Resolution;

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 GP Jager Inc.

No. R-22-244

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-245

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE CONVERSION OF THE PUBLIC WORKS BUILDING FIRE SPRINKLER SYSTEM**

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

WHEREAS, the Township of Freehold has a need to convert and upgrade the Public Works Building fire sprinkler system as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed that Township's bid threshold, but will exceed \$17,500 in vendor aggregation; and

WHEREAS, the anticipated term of this contract is one year; and

WHEREAS, RJM Automatic Fire Protection, LLC can convert and upgrade the Public Works Building fire sprinkler system in an amount not to exceed \$18,000; and

WHEREAS, RJM Automatic Fire Protection, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that RJM Automatic Fire Protection, LLC has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will RJM Automatic Fire Protection, LLC from making any reportable contributions through the term of the contract; and

WHEREAS, the Director of Finance has certified funds are available in the following Bond Ordinance:

C-04-20-910-005-951 - Not to Exceed \$18,000

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that a contract for the conversion and upgrade of the Public Works Building fire sprinkler system is hereby authorized with RJM Automatic Fire Protection, LLC in an amount not to exceed \$18,000;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution; and,

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Director of I.T. and Facilities, the Superintendent of Public Works, the Purchasing Agent and RJM Automatic Fire Protection, LLC.

No. R-22-245

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-246

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR SOLICITING PROPOSALS FOR REASSESSMENT RELATED HOME AND PROPERTY INSPECTIONS**

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

WHEREAS, the Township of Freehold has a need for reassessment related home and property inspections; and,

WHEREAS, the Local Public Contracts Law allows a procedure called Competitive Contracting to be used to procure certain services that warrant a qualitative evaluation of specialized goods or services of providers to determine the provider which is most advantageous, price and other factors considered; and,

WHEREAS, N.J.S.A. 40:11-4.3(a) requires that, in order to initiate Competitive Contracting, the governing body shall pass a resolution authorizing the use of Competitive Contracting each time specialized goods or services enumerated in 40A:11-4.1 et. seq. is desired to be contracted; and,

WHEREAS, N.J.S.A. 40:11-4.3(b) requires that the Competitive Contracting process shall be administered by a purchasing agent qualified pursuant to 40A:11-9, or, by legal counsel or administrator of the contracting unit; and,

WHEREAS, the use of Competitive Contracting for property appraisal services is authorized by N.J.S.A. 40A:11-4.1(o) and reassessment or revaluation services by N.J.S.A. 40A:11-4.1(p);

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Freehold, that the Qualified Purchasing Agent is authorized to initiate Competitive Contracting for the solicitation of proposals for reassessment related home and property inspections;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Tax Assessor and the Purchasing Agent.

No. R-22-246

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-247

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION APPROVING COMPENSATION FOR MEMBERS  
OF THE BOARD OF FIRE COMMISSIONERS DISTRICT 2**

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

WHEREAS, NJSA 40A:14-88 provides that each member of the Board of Fire Commissioners shall receive as compensation such amounts as the Board shall fix; and,

WHEREAS, NJSA 40A:14-88 further provides that the compensation so fixed shall be subject to review by the Governing Body wherein the Fire District is located; and,

WHEREAS, the Township Committee has reviewed the proposed compensation schedule provided to it by the Commissioners of Fire District No. 2;

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Freehold hereby approves the compensation of the members of the Board of Fire Commissioners as proposed by the Commissioners of Fire District No. 2;

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Commissioners of Fire District 2 and the Township Director of Finance.

No. R-22-247

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-248

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION AMENDING 2022 BUDGET (CHAPTER 159) TO  
INSERT MODIFICATION TO THE SPECIAL ITEM OF REVENUE  
AND APPROPRIATIONS FOR THE 2022 CHILDHOOD LEAD  
EDUCATION PROGRAM 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 items 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 entered into a Grant for Childhood Lead Education Program with the County of Monmouth and has received notice of an award of \$29,085.00, 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 \$29,085.00 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:  
Childhood Lead Eductaion Program 2022



BE IT FURTHER RESOLVED that the like sum of \$29,085.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

(A) Operations excluded from "CAPS"

Public and Private Revenues Offset with

Appropriations:

Salary and Wages	\$12,948.28
Fringe Benefits	5,826.72
Other Direct Costs	10,310.00

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 certified copies of this Resolution to the Freehold Township Health Officer and the Freehold Township Director of Finance.

No. R-22-248

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-249

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION APPROVING WIRELESS COMMUNICATION FACILITIES MODIFICATION APPLICATION FOR AT&T C/O SBC TOWER HOLDINGS, 98 CROW HILL ROAD (WITHIN THE REAR OF BRANNING COLLISION CENTERS), BLOCK 44, LOT 8, APPLICATION NO. WCFMA 14-22**

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

WHEREAS, AT&T c/o SBC Tower Holdings (the "Applicant") has filed a Wireless Communication Facilities Modification Application dated September 19, 2022, together with plans prepared by American Tower A.T. Engineering Service, 3500 Regency Parkway, Suite 100, Cary, North Carolina, 27518, dated May 13, 2022 and revised through June 14, 2022 (collectively, the "Application"), assigned Application No. WCFMA 14-22, in order to make the following modifications to the existing lattice tower: removal of three existing antennas and replace with six new stacked antennas, relocation of three existing antennas, installation of three new fiber management boxes, removal and replacement of one squid connector, removal of six tower mounted amplifiers, removal of one 0.774" 8AWG DC trunk line and installation of one 0.405" 24 pair fiber trunk line, two 0.92" 6AWG DC trunk lines and one 2" innerduct conduit; and

WHEREAS, the Applicant has also proposed to make the following modifications to the existing ground facility: removal of a 24V power plant with argus converter shelves, six battery strings, seven rectifiers and eight converters, removal of one battery rack, three existing GSM cabinets and one UMTS cabinet, installation of one 48V DC power plant with eleven rectifiers and two converters in place of the existing battery rack to be removed and installation of one new rack mounted DC12 unit; and

WHEREAS, by memorandum dated October 5, 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 14-22 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. AT&T, c/o Brian Martinelli, 114 E. Clinton Avenue, Oaklyn, NJ 08107
2. M. Bryant, Assistant Township Engineer
3. T. Brown, Township Zoning Officer
4. L. Krontiris, Engineering Secretary

No. R-22-249

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-22-250

Date of Adoption: October 25, 2022

**TITLE: RESOLUTION DESIGNATING LONE PINE RE URBAN RENEWAL, LLC AS THE REDEVELOPER FOR PROPERTY KNOWN AS LONE PINE LANDFILL SITE, 1091 BURKE ROAD, BLOCK 91, LOTS 51-54 AND BLOCK 92, LOTS 25 AND 41**

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

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on January 25, 2022, the Township Committee of the Township of Freehold, a municipal corporation in the County of Monmouth and the State of New Jersey (the “Township”), in accordance with the Redevelopment Law, duly adopted Resolution No. R-22-36 designating Block 91, Lots 51 through 54 and Block 92, Lots 25 and 41, located at 1091 Burke Road, as an area in need of redevelopment (the “Redevelopment Area”); and

WHEREAS, a Redevelopment Plan was prepared by Thomas Planning Associates, LLC, dated May 31, 2022, and on June 14, 2022 the Township Committee adopted the Redevelopment Plan by way of Ordinance No. O-22-10; and

WHEREAS, Lone Pine Corp. is the owner of Block 91, Lots 51 through 54 and Block 92, Lots 25 and 41 as designated on the tax map of the Township of Freehold; and

WHEREAS, AC Power, LLC through its subsidiary Lone Pine RE Urban Renewal, LLC (hereafter "Lone Pine RE") proposes to redevelop the Redevelopment Area with a solar energy facility, while allowing for the existing landfill and associated remediation activities to occur unimpeded (the “Project”); and

WHEREAS, the Township anticipates that condemnation of the Redevelopment Area will be necessary for its redevelopment, and Lone Pine RE shall indemnify the Township for any environmental liability that may be asserted against the Township as a result of its condemnation and ultimate transfer of the Redevelopment Area.

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

1. Lone Pine RE is hereby designated as the redeveloper for the Property subject to the negotiaton and execution of a redevelopment agreement with the Township.

2. In the event that Lone Pine RE has not executed a redevelopment agreement with the Township within 180 days of adoption of this Resolution, or as otherwise may be extended by the Township Administrator, the Township's designation of AC Power as redeveloper for the Property shall expire and be of no further force and effect and the Township shall have no further obligation to Lone Pine RE.

3. The Mayor and Township Administrator are hereby authorized to execute a redevelopment agreement with Lone Pine RE in a form to be reviewed and approved by the Township Attorney.

4. This Resolution shall take effect at the time and in the manner prescribed by law.

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

Lone Pine Corp., c/o John W. O'Mara, Esq., 8 West River Road, Rumson, NJ 07760

Lone Pine Settling Parties, c/o Joanne M. Walker, Esq., 1950 Butler Pike - PMB 236, Conshohocken, PA 19428

No. R-22-250

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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