

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

January 10, 2023

At 7:00 p.m., the Township Committee met in room 114 of the municipal building. Mayor Walker read the following statement:

“In accordance with the Open Public Meetings Act, this meeting was announced on January 4, 2023 by: 1.) posting a notice on the bulletin board in the Municipal Building reserved for that purpose, 2.) by mailing such notice to the offices of the official newspapers of the Township and 3.) by filing such notice with the Township Clerk”.

**In Attendance:** Committeeman Cook, Committeewoman Fasano, Committeeman Preston, Mayor Walker

**Absent:** Committeeman Ammiano

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

Mr. Ball, Esq. read the following resolution:

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

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

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

1. The public shall be excluded from the discussion of any action upon the hereinafter-specified matters.
2. The nature of the subject matter to be discussed is as follows:
  - 1. PERSONNEL**
    - 1A. Employee Dedications
    - 1B. Staffing Levels
  - 2. ATTORNEY-CLIENT PRIVILEGE**
    - 2A. Affordable Housing Settlement
    - 2B. Amendments to Developer Settlements
    - 2C. Zoning Regulations
  - 3. PROPERTY ACQUISITIONS**
    - 3a. Target Properties
3. It is anticipated at this time the above-stated subject matter will be made public approximately thirty (30) days or at such time as any litigation discussed is resolved.

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

VOTE:

**AYES:** Mr. Cook, Mr. Preston, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

At 7:00 p.m., the Township Committee adjourned to executive session.

Executive Session adjourned at 7:59 pm.

At 8:00 p.m., the Workshop Meeting was called to order.

Mayor Walker re-read the following statement:

“In accordance with the Open Public Meetings Act, this meeting was announced on January 4, 2023 by: 1.) posting a notice on the bulletin board in the Municipal Building reserved for that purpose, 2.) by mailing such notice to the offices of the official newspapers of the Township and 3.) by filing such notice with the Township Clerk”.

Pledge of Allegiance to the Flag

**OATH OF OFFICE ADMINISTERED TO MAUREEN FASANO, COMMITTEE**

Judge Cagan administered the oath of office to Township Committee Member Maureen Fasano

**In Attendance:** Committeeman Cook, Committeewoman Fasano, Committeeman Preston, Mayor Walker

**Absent:** Committeeman Ammiano

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

**APPROVAL OF PREVIOUS MINUTES**

Mr. Cook moved to approve the Regular Meeting Minutes 12/20/2022, seconded by Mr. Preston

Vote:

**AYES:** Mr. Cook, Mr. Preston, Ms. Fasano and Mayor Walker

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

**NEW BUSINESS**

R-23-21 – Resolution Approving Consolidated Bills List

Mr. Preston read R-23-21, the Consolidated Bills List in the amount of \$11,835,589.40 and moved it for adoption, seconded by Mr. Cook

Vote:

**AYES:** Mr. Cook, Mrs. Fasano, Mr. Preston and Mayor Walker

**NAYS:** None

**ABSENT:** Mr. Ammiano,

**ABSTAIN:** None

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

R-23-22 – Authorizing the Award of a Contract for an Emergency Notification System

R-23-23 – Resolution Authorizing the Award of a Contract for an Investment Advisor with Raymond James & Associates, Inc.

R-23-24 – Resolution Authorizing the Township of Freehold to Execute Grossman Amended Settlement Agreement

R-23-25 - Resolution Authorizing an Affordability Assistance Loan Repayment Agreement with the Buyer of an Affordable Housing Unit at 54 Grassmere Court, Unit 3

R-23-26 – Resolution Authorizing Execution of a Shared Services Agreement with Farmingdale Borough for Sign Making Services and Other Public Works Related Goods and Services

Mr. Cook read the Consent Agenda resolutions and moved them for adoption, seconded by Mr. Preston

Vote:

**AYES:** Mr. Cook, Mrs. Fasano, Mr. Preston and Mayor Walker

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

**MOTIONS**

Renewal – Island Carousel License in Freehold Raceway Mall

Renewal – AMC Theater License

Renewal – Campground License (Pine Cone Resort)

Renewal – Add on Junkyard License - A&A Truck Parts Inc

Renewal – Junkyard License – Freehold American, Inc. (Renewal for 6 Months)  
\* Zoning Officer’s memo attached

Ms. Abouzeina read aloud a memo from Zoning Officer Todd Brown regarding current violations related the Junkyard.

Ms. Abouzeina said all licenses were in order and approved by the different departments

Mr. Cook made a motion to proceed, seconded by Mr. Preston

Vote:

**AYES:** Mr. Cook, Mrs. Fasano, Mr. Preston and Mayor Walker

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

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

There being no comments from the public, Mayor Walker asked for any comments from the dais.

Mr. Preston congratulated Maureen Fasano for great work as Mayor in 2022 and congratulated her on her re-election to the Township Committee.

Ms. Fasano congratulated Alan Walker on becoming Mayor.

Mr. Walker thanked Maureen Fasano for a great job done as Mayor in 2022.

The Mayor adjourned the meeting at 8:09 p.m.

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Sanabel Abouzeina, Township Clerk