

FREEHOLD TOWNSHIP COMMITTEE MINUTES

WORKSHOP MEETING

June 14, 2022

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

“In accordance with the Open Public Meetings Act, (c. 231 P.L. 1975), this meeting was announced on January 10, 2022 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, Committeeman Preston, Committeeman Walker, Mayor Fasano

Absent: Committeeman Ammiano

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

Mr. Ball 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. Disciplinary Matters
- 1B. Employment, staffing and hiring

2. ATTORNEY-CLIENT PRIVILEGE

- 2A. Off- Premise signs
- 2B. Professional Contracts

3. PROPERTY ACQUISITION

- 3A. Baldachino tract

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, Mr. Walker and Mayor Fasano

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

At 7:01 p.m. the Township Committee adjourned to executive session.

Executive Session adjourned at 8:08pm.

At 8:09 p.m. the Workshop Meeting was called to order.

Mayor Fasano re-read the following statement:

“In accordance with the Open Public Meetings Act, (c. 231 P.L. 1975), this meeting was announced on January 10, 2022 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

In Attendance Committeeman Cook, Committeeman Preston, Committeeman Walker, Mayor Fasano

Absent: Committeeman Ammiano

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

APPROVAL OF PREVIOUS MINUTES

Mr. Preston moved to approve the Regular Meeting Minutes 4/26/2022 and Workshop and Executive Meeting Minutes 5/10/2022, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

NEW BUSINESS

R-22-127 – Resolution Authorizing Reduction Change Order Number 1,
Declaring Acceptance and Final Payment of Contract 21-17,
Henderson Barn Restoration

Mr. Preston read Resolution R-22-127 and moved it for adoption, seconded by
Mr. Cook

Vote:

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

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

R-22-128 - Resolution Approving Consolidated Bills List

Mr. Cook read Resolution R-22-128, the Consolidated Bills List in the amount
of \$10,312,088.86 and moved it for adoption, seconded by Mr. Walker

Vote:

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

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

O-22-9 – Bond Ordinance Providing an Appropriation of \$14,250,000 for
Acquisition of Property Located at 429 Ely Harmony Road by and
For the Township of Freehold in the County of Monmouth, New
Jersey and Authorizing the Issuance of \$13,570,000 in Bonds or
Notes of the Township for Financing Part of the Appropriation

Mr. Preston moved ordinance O-22-9 for public hearing to the Township
Committee meeting of June 28, 2022 seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

O-22-10 – An Ordinance Adopting the Lone Pine Landfill Redevelopment
Plan and Amending Chapter 190, Land Use, Article XI Zones and
Schedule of Requirements, and Article XIII, Zoning Regulations,
of the Revised General Ordinances of the Township of Freehold,
County of Monmouth, State of New Jersey

Mr. Walker moved ordinance O-22-10 for public hearing to the Township
Committee meeting of June 28, 2022 seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

O-22-11 – An Ordinance Authorizing the Purchase of Block 102, Lots 52, 53, 55, 56, 57, 58, 63 and 64 (Inclusive of any Q Farm Designations for all Lots) Located on Ely-Harmony Road, in the Township of Freehold

Mr. Walker moved ordinance O-22-11 for public hearing to the Township Committee meeting of June 28, 2022 seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

O-22-12 – An Ordinance Repealing Chapter 166 (Flood Damage Prevention and Watercourses), Sections 166-1 through 166-21, and Replacing it with a New Chapter 166 (Floodplain Management Regulations) to Adopt Flood Hazard Maps and to Designate a Floodplain Administrator

Mr. Preston moved ordinance O-22-12 for public hearing to the Township Committee meeting of June 28, 2022 seconded by Mr. Cook

Vote:

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

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-22-129 – Resolution Cancelling Taxes and Disbursing Overpayment of Taxes – 100% Disabled Veteran

R-22-130 - Resolution Authorizing Execution of a Shared Service Agreement with Board of Fire Commissioners, Freehold Township Fire District 1 for Automotive Services

R-22-131 - Resolution Awarding a Contract for the 2022 Pavement Overlay Program

R-22-132 – Resolution Authorizing the Award of a Contract for the Purchase of Distribution System Supplies for the Utilities Department

R-22-133 – Resolution Authorizing the Award of a Contract for the Purchase of Tools and Automotive Computer Systems for Vehicles for the Department of Public Works

R-22-134 – Resolution Amending 2022 Budget (Chapter 159) to Insert a Modification to the Special Items of Revenue and Appropriations for the 2022 Clean Communities Program Grant

R-22-135 – Resolution Authorizing Execution of Discharge of Mortgage in Connection with a Mortgage in Connection with a Mortgage for 20 Manchester Court, Apartment H, with Freehold Township’s Mount Laurel Indigenous Housing Rehabilitation Program

R-22-136 – R-22-150 – Resolutions Renewing 2022-2023 Liquor Licenses for Freehold Township

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

Vote:

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

NAYS: None

ABSENT: Mr. Ammiano

ABSTAIN: None

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

Jim Franklyn, 119 Lancaster Rd, asked to clarify O-22-10

Mr. Valesi answered - the ordinance is to adopt a redevelopment plan that permits solar plan electrical regeneration at a lower income.

Mr. Franklyn asked to clarify O-22-9 and O-22-11

Mr. Valesi answered – this is a property over 150 acres located at 429 Ely Harmony Road and is known as the Baldachino property. This property was subject to several different development applications. The owner decided to sell it to the Township as “open space”. It is an environmentally sensitive area, which is a vital part of Turkey Swamp Park.

Mr. Franklyn asked where the funding coming from is and does the Township receive any funds from the State?

Mr. Valesi answered - the funds come from the “open space” trust fund. The taxpayers pay 3 cents every year toward the “open space” trust fund, and we do not receive any funds from the State. The Township protected over 9000 acre for “open space” and we are continuing to protect more land especially the environmentally sensitive land. In addition, Mr. Valesi explained that we would do a bond ordinance and use our AAA bond rating, and pay for it with the “open space” tax fund over time.

Mr. Franklyn asked what is the status for the Police Department to have a separate website.

Mr. Valesi answered – The Township started to put together a website re-design for both the Township and the Police Department, which was delayed by the Covid 19 pandemic. Then when the federal government passed the Cares Act, one of the allowable reimbursable items was website redesign. Therefore, most municipalities are redesigning their website, which is delaying the process. Mr. Valesi said probably both new websites would launch this year.

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

The Township Committee Members congratulated Kristin Bartolomeo for passing her RMC exam.

The Mayor adjourned the meeting at 8:30 pm

Sanabel Abouzeina, Township Clerk