

FREEHOLD TOWNSHIP COMMITTEE MINUTES

REGULAR MEETING

June 28, 2022

At 8:00 p.m., the Township Committee met in room 114 of the municipal building. Mayor Fasano read the following statement:

“In accordance with the Open Public Meetings Act, 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 Ammiano, Committeeman Cook, Committeeman Preston, Committeeman Walker, Mayor Fasano

Absent: None

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

Pledge of Allegiance to the flag

REPORTS

Mrs. Abouzeina read the report of the Tax Collector for the Month of May 2022

Net Receipt:	General Fund	\$ 10,601,857.46
	Water Account	\$ 194,430.28
	Sewer Account	\$ 458,450.54

ABC Social Affair Permit - Stephanie Nicole Parze Foundation, Inc. - Vendor Fair at Freehold Raceway Mall at corner of Raceway Mall Drive and Winners Circle - 8/20/22 from 9:00 a.m. - 4:00 p.m.

ABC Social Affair Permit - CentraState Healthcare Foundation - Star and Barry Tobias Ambulatory Campus at CentraState Medical Center - 20th Annual Multiple Sclerosis Benefit - 9/9/22 from 6:30 p.m. - 10:00 p.m.

Mrs. Abouzeina stated the Social Affair Permits were in order and approved by the Chief of Police

PRESENTATIONS

Promotions - Sergeant Christopher D'Angelo to Lieutenant
Sergeant Joseph Winowski to Lieutenant

Oaths of Office - Police Officers - Lorenzo Valentin Felix
Christopher James Poss
William Bryan Sabin, Jr.

Mayor Fasano read the Biography/ Background for each police officer.
The Township Clerk administrated the Oath of office.

Certificate of Achievement - 2022 Girl Scout "Gold Award" - Rebecca Aguayo

Mayor Fasano presented the Certificate of Achievement to Rebecca Aguayo

Certificates of Achievement - Freehold Township High School Varsity Softball
Team

Team- each player received a day in her honor presented by Mayor Fasano

OLD BUSINESS

R-22-151 - Resolution to Cancel Unfunded Capital Appropriation Balances for
Completed General Capital Projects

Mr. Preston read Resolution R-22-151 and moved it for adoption, seconded by Mr.
Ammiano

Vote:

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

NAYS: None

ABSENT: None

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

Mayor Fasano opened Ordinance O-22-9 for public hearing and asked for any
comments or questions.

There being no comments from the public.

Mr. Ammiano moved to close the public hearing, seconded by Mr. Preston

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-22-9 seconded by Mr. Cook

Vote:

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

NAYS: None
ABSENT: None
ABSTAIN: None

R-22-152 - Resolution Acknowledging Receipt and Review of Planning Board
Report Re: Ordinance No. O-22-10

Mr. Cook read Resolution R-22-152 and moved it for adoption, seconded by Mr. Walker

Vote:

AYES: Mr. Ammiano, Mr. Cook, Mr. Preston, Mr. Walker and Mayor Fasano
NAYS: None
ABSENT: None
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 Monmouth, State of New Jersey

Mayor Fasano opened Ordinance O-22-10 for public hearing and asked for any
comments or questions.

There being no comments from the public.

Mr. Ammiano moved to close the public hearing, seconded by Mr. Cook

Vote:

AYES: Mr. Ammiano, Mr. Cook, Mr. Preston, Mr. Walker, Mayor Fasano
NAYS: None
ABSENT: None
ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-22-10 seconded by Mr. Cook

Vote:

AYES: Mr. Ammiano, Mr. Cook, Mr. Preston, Mr. Walker, Mayor Fasano
NAYS: None
ABSENT: None
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

Mayor Fasano opened Ordinance O-22-11 for public hearing and asked for any
comments or questions.

There being no comments from the public.

Mr. Ammiano moved to close the public hearing, seconded by Mr. Cook

Vote:

AYES: Mr. Ammiano, Mr. Cook, Mr. Preston, Mr. Walker, Mayor Fasano
NAYS: None
ABSENT: None
ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-22-11 seconded by Mr. Walker

Vote:

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

NAYS: None

ABSENT: None

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

Mayor Fasano opened Ordinance O-22-12 for public hearing and asked for any comments or questions.

There being no comments from the public.

Mr. Ammiano moved to close the public hearing, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-22-112 seconded by Mr. Walker

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

NEW BUSINESS

O-22-13 - Ordinance Authorizing Public Question to Increase the Annual Collection Rate for Freehold Township Municipal Open Space, Recreation, Floodplain Protection and Farmland and Historic Preservation Trust Fund

Mr. Preston moved ordinance O-22-13 for public hearing to the Township Committee meeting of July 26, 2022 seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-22-14 - Bond Ordinance Authorizing Various Capital Improvements in and for the Township of Freehold, in the County of Monmouth, New Jersey, Appropriating \$3,123,796.57 Therefor and Authorizing the Issuance of \$2,960,006.74 Bonds or Notes to Finance Part of the Cost Thereof

Mr. Walker moved ordinance O-22-14 for public hearing to the Township Committee meeting of July 26, 2022 seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-22-15 - Bond Ordinance Authorizing Various Water/Sewer Capital Improvements in an for the Township of Freehold, in the County of Monmouth, New Jersey Appropriating \$1,362,000 Therefor and Authorizing the Issuance of \$1,362,000 Bonds or Notes to Finance the Cost Thereof

Mr. Walker moved ordinance O-22-15 for public hearing to the Township Committee meeting of July 26, 2022 seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-22-16 - Bond Ordinance Re-appropriating \$1,597,003.43 Proceeds of Obligations not Needed for their Original Purposes and to be used for Various Improvements by The Township of Freehold

Mr. Preston moved ordinance O-22-16 for public hearing to the Township Committee meeting of July 26, 2022 seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

R-22-153 - Resolution Approving Consolidated Bills List

Mr. Ammiano read Resolution R-22-153, the Consolidated Bills List in the amount of \$1,998,546.19 and moved it for adoption, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

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

R-22-154 - Resolution Authorizing New Jersey Office of Emergency

Management Hazard Mitigation Grant Program Application for DR-4598 - Freehold Township Water Treatment Plant Generator Project

R-22-155 - Resolution Disbursing Overpayment of Sewer

R-22-156 - Resolution Renewing Shared Services Agreement with Freehold Regional High School District for Licensed Water Treatment Plant Operations for Colts Neck High School

R-22-157 - Resolution Authorizing Renewal of Shared Services Agreement for the Western Monmouth Active Shooter Training Group

R-22-158 - Resolution Authorizing Execution of an Agreement with CentraState Fitness & Wellness Center

R-22-159 - Resolution Authorizing the Township of Freehold to Enter into a National Cooperative Pricing Agreement with Sourcewell Cooperative Purchasing

R-22-160 - Resolution - Renewal of 2022-2023 Liquor License for Freehold Liquor, LLC - License #1316-33-020-002 (Pocket License)

R-22-161 - Resolution Authorizing Settlement Agreement and General Release

R-22-162 - Resolution Amending 2022 Budget (Chapter 159) to Insert Modification to the Special Item of Revenue and Appropriations for the Strengthening Local Public Health Capacity Program 2023

R-22-163 - Resolution Amending 2022 Budget (Chapter 159) to Insert Modification to the Special Item of Revenue and Appropriations for the Alcohol Education, Rehabilitation and Enforcement Fund Grant

R-22-164 - Resolution Amending 2022 Budget (Chapter 159) to Insert Modification to the Special Item of Revenue and Appropriation for the 2022 Click It or Ticket Grant

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

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

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

Anthony Salvani, 816 Waterworks Rd, stated he was dissatisfied that the Township sent a letter to his entire neighborhood and his phone number was on that letter and was disclosed publicly.

Mr. Valesi apologized and said that it was a mistake and he was unaware that Mr. Salvani's original letter was included in that package that was sent to his neighborhood.

Mr. Salvani, submitted a petition to the Township Committee and proceeded to read the petition.

PETITION TO HAVE STOP SIGNS PLACED ON BOTH NORTHBOUND AND SOUTHBOUND SIDES OF WATERWORKS ROAD AT THE INTERSECTION OF EDWARDS ROAD/SHERWOOD DRIVE AND WATERWORKS ROAD. THIS WOULD CREATE A FOUR WAY STOP AT THAT INTERSECTION.

The current speed limit on Waterworks Road is 25MPH. Through traffic exceeds this speed limit daily and creates a very unsafe environment. Placing stop signs on Waterworks Rd at the intersection of Waterworks Rd. and Edwards Rd/Sherwood Dr. will force through traffic to slow down in order to stop at the four-way intersection. Warning signs for the four way stop should be placed as well.

Police presence stationed at the intersection does help, but police are not stationed there 24 hours a day. Furthermore, the electronic sign that posts current speed is not a permanent fixture and only works to slow speed temporarily.

As members of this community where children walk to school and play, where people enjoy jogging and riding their bicycles. Please sign this petition." (Petition and signatures attached)

Mr. Salvani wanted to go over the study that was completed by the Engineering Department. He showed the Committee a map from the Township website showing the intersection and Applegate School. He said there is no crossing guard for the school and the kids have to walk to the school. The speeding on this road continue and it is unsafe environment in a school zone.

Mr. Salvani read the report from NHTSA regarding Traffic Safety Facts Banner from year 2000 explaining the speed limits, injuries, and crashes. He also read the study that was performed by the Engineering Department. Mr. Salvani stated he did not believe the study. Mr. Salvani has noted several four-way stop signs in Freehold Borough, and is questioning why the Township cannot have more four-way stop sign.

Diane Delandro, 828 Waterworks Rd, stated that she has been living here for the 25 years. I am here to support Mr. Salvani because he has young kids and you can hear the cars speeding constantly from our house.

Diane King, 837 Waterworks Rd, stated she has been living for 56 years in her current residence. She said her house is closer to the street and she hears the cars speeding constantly from her living room or kitchen. She read the basic warrants for a four-way stop control from the MUTCD. She noted that they should have been informed regarding MUTCD website and they should have submitted their suggestions. She said I pay taxes to the Freehold Township and asked the Governing body "to do something" regarding Waterworks Rd

Steven Goldsholle, 875 Waterworks Rd, said the speed sign that was put there to show the speed limit was not successful. Everyone is still speeding. He asked the Governing body to do something and put the stop sign before someone gets killed.

Joseph Delandro, 828 Waterworks Rd, we had the police officers at Waterworks Rd for some time, we had the flashing speed sign but that did not stop the speeding. There are a lot of commercial trucks, soccer mothers and car dealers that are constantly speeding. He asked the Township Committee to do something regarding Waterworks before a serious accident occurs in that area.

Phillis Mispoli, 822 Waterworks Rd, says she panics walking in the street and the study that the average speed there is 37MPH is not true. People speed and drive 60-70MPH. She stated she is afraid that a child will be hit and asked the governing body to do something regarding the Waterworks Rd.

Mr. Salvani said he will attend every meeting and he is willing to obtain more petitions to convince the Township Committee to do something regarding Waterworks Rd.

JJ Mistretta, 506-8 Harding Rd, said she is representing the board of Briarwood apartments. The project is very massive to build 99 apartment units in Chesterfield development is un- healthy and un- safe. She noted that she is not against affordable housing, but the location is very bad. Mrs. Mistretta believe the Township did not consider the residents who live in Briarwood. Mrs. Mistretta believe that the 96 units pay approximately \$400,000 in taxes and their voices are not being heard. You are building 514 parking spots that backing up to Harding Rd., which she believes is dangerous, and will create more traffic. She also believes that the removal of the greenery will affect the welfare of the residents and the renters.

Mr. Ammiano advised Ms. Mistretta to go with her neighbors in front of the Planning Board and discuss their concerns and issues.

Mr. Ball advised that Ms. Mistretta can raise her concerns to the Committee but the Township Committee cannot comment on a pending Planning Board application.

Mr. Preston said the Township Committee does not want to build any new units in the Township but that decision is made by the courts. The Courts require every town to abide by the Fair Share housing rules. Mr. Valesi analyzed every parcel in the town to see if it is suitable for affordable housing. According to the rules of COAH, we did not need to build any new units in the town and Mr. Valesi presented his findings to Fair Share housing. Fair Share housing did not approve and designated the Township units at 2000. The Township had to settle instead of fighting in Court due to the fact, that if we lost the case, it would result in building more units. The other problem that we are facing is to find people willing to sell their land to build affordable housing. Chesterfield landlord agreed to sell the land for development, which allowed that area to be developed for Fair Share housing. This was not a Township decision to have the affordable housing placed in this area.

Mr. Valesi said Chesterfield owner were in the room with the judge and Fair Share housing and asked for many more to be built, and Township negotiated to settle for less.

Ms. Mistretta said just build affordable housing.

Mr. Valesi said that developers need to build both types of housing including affordable housing and market value housing, which in turns pays for the affordable units that are rented or sold at a price below the market.

Betsy Morgan 506-4 Harding Rd submitted a list of questions regarding the Chesterfield project. She heard about this development two years ago during the pandemic on a zoom meeting and two years later, it is a done deal. Mrs. Morgan believes that there has not been any transparency and she is concerned with the increase in traffic, population density, flooding of water and an unsafe environment.

Daniel Wilson, 506-7 Harding Rd, said I am a mother of a 7-year-old girl. There are many kids in the development and the traffic will be dangerous for the kids. The new development will add many more people and it will be a condensed population in a small area.

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

Mr. Preston congratulated the new officers.

The dais echoed Mr. Preston comments.

Mr. Valesi said there has been never more of a transparent process for the affordable housing than this process including the zoning, the applications and the settlements of all the parcels. There were many opportunities for the public to be involved and there were many required notices sent from the Planning Board to the residents. There were many public meetings for the public to be involved and we held meetings in the Senior Center to accommodate a larger audience of residents. The Township went beyond to inform the residents regarding the new development and affordable housing and provided full transparency.

Mr. Ammiano reminded everyone regarding Freehold Township Day on July 9, 2022

Mayor Fasano wished everyone Happy 4th of July.

Mayor Fasano Adjourned the Meeting at 9:30pm

Sanabel Abouzeina, Township Clerk