

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

September 6 , 2022

At 7:00 p.m., the Township Committee met in room 214 of the municipal building. Deputy Mayor Walker 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

**Absent:** Mayor Fasano arrived @ 7:02 p.m.

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

Deputy Mayor Walker 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. Planning Board Membership Interview
- 1B. Youth Guidance Council Membership Interview
- 1C. Various Staffing Issues

### 2. ATTORNEY-CLIENT PRIVILEGE

- 2A. Affordable Housing Final Order

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. Walker and seconded by Mr. Cook

**VOTE:**

**AYES:** Mr. Ammiano Mr. Cook, Mr. Preston, Mr. Walker

**NAYS:** None

**ABSENT:** Mayor Fasano arrived @ 7:02pm

**ABSTAIN:** None

At 7:00 p.m., the Township Committee adjourned to Executive Session.

Executive Session adjourned at 8:02 pm.

At 8:04p.m. The Workshop Meeting was called to order.

Mayor Fasano read the following statement:

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

**Absent:** None

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

**APPROVAL OF PREVIOUS MINUTES**

Mr. Ammiano moved to approve the Regular Meeting Minutes and Executive Minutes 8/16/2022 seconded by Mr. Cook

**Vote:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** Mr. Walker

**Report -** ABC Social Affair Permit - Foodstock NJ - Freehold Township Municipal Complex - 10/15/22 from 1:00 p.m. to 6:00 p.m.

Mrs. Abouzeina stated the social affair permit was in order and was approved by the Chief of Police

## **NEW BUSINESS**

O-22-18 - An Ordinance Authorizing the Purchase of Block 112, Lot 1 Located at 55 Siloam Road and Block 91, Lot 45 Located at 120 Turkey Swamp Road Rear, in the Township of Freehold

Mr. Preston moved ordinance O-22-18 for public hearing to the Township Committee meeting of September 20, 2022 seconded by Mr. Cook

### Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

R-22-205 & Public Hearing - Resolution Authorizing Application for Monmouth County Municipal Open Space Grant Program Funds for Pedestrian Trail Bridge Connecting Michael J. Tighe Park and the Polo Club Residential Development

Mr. Walker read Resolution R-22-205 and moved it to the public hearing, seconded by Mr. Ammiano

Mayor Fasano asked Mr. Valesi to explain the project to the public.

Mr. Valesi read the statement to explain the scope of this project:

Freehold Township is pursuing a grant opportunity through the Monmouth County Municipal Open Space Grant Program for the installation of a pedestrian trail bridge and associated trail from the Polo Club residential subdivision located on Jackson Mills Road to Michael J. Tighe Park located at 65 Georgia Rd, Freehold Township. The Monmouth County Municipal Open Space Grant Program is a competitive program, which allows Monmouth County Municipalities the opportunity to pursue grant funding for both acquisition and development projects for parks, recreation open space purposes.

Polo Club is a residential subdivision, which contains 86 single-family homes. The Township owns and maintains a parcel within subdivision (Block 84, Lot 4.34) at Polo Club Drive, which contains an existing detention basin and walking path. The detention basin lot is contiguous with a portion of Michael J. Tighe Park. Separating the detention basin and park is a tributary (stream) to the Manasquan River.

The Township is proposing to install an 8' x 50' pedestrian footbridge crossing the tributary with associated walkways/trails to connect the residential development to Michael J. Tighe Park. Subject to a grant award, the scope of work will include the following:

- Surveying of the stream and project area.
- Soils investigation related to proposed bridge foundations.
- Preparation and submission of NJDEP permit applications related to the exiting stream.
- Engineering design.
- Project bidding the procurement.
- Project Construction (installation of the footbridge and trails/ paths).
- Project and grant closeout.

The preliminary cost estimate for the project is approximately \$458,000. Monmouth County Grant funding is limited to 50% of eligible project cost to a maximum amount of \$250,000. Construction costs are considered eligible and soft costs (engineering, permitting, etc.) are not considered eligible for grant funding. Of the \$458,000 preliminary cost estimate, approximately \$380,000 would be considered eligible and the Township of Freehold is seeking 50% of the amount or \$190,000 in grant funding toward the project.

Mr. Valesi further explained that this bridge allows the connection from the Polo Club development into other areas to Jackson Mills Rd and Michael J. Tighe Park via a pedestrian's walkway, which was there in the past. It was the Old Farmers Road that connected the farm fields together and all that remains is a round concrete pipe about 36 inch in diameter. The bridge will allow the storm water to go underneath uninterrupted providing a safe passage for pedestrian crossing.

Mr. Valesi said the project has a concept plan that will be posted with a synopsis on the website.

Mayor Fasano opened Resolution R-22-205 for public hearing and asked for any comments or questions.

Joseph Grabas, 2 Horse Shoe Ln, said when he moved here 30 years ago, it was safe to walk and the kids were able to ride their bikes. After adding the racetrack area, it has become unsafe to walk or for the children to ride their bikes through the woods or over the stream. This bridge will benefit the residents on Jackson Mills Rd. and the Silvermead development. He said this project would benefit the whole community and support the bridge construction.

Benjamin Zak, and Christina Zak, 11 Polo Club Drive, said this project is important to the community (to more than 100 residents) since there are no sidewalks on Jackson Mills Rd. The residents cannot access Michael J. Tighe Park to access the park, we need to restore this path. She thanked Mr. Valesi for his patience in answering all her questions and concerns.

Mr. Ammiano made a motion to close the public hearing and adopt R-22-205, seconded by Mr. Preston

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

R-22-206 - Resolution Disbursing an Overpayment of Taxes

Mr. Ammiano read Resolution R-22-206 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

R-22-207 - Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-22-207, the Consolidated Bills List in the amount of \$13,580,376.47 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

**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-22-208 - Resolution Cancelling Taxes and Disbursing Overpayments of Taxes - Disabled Veterans

R-22-209 - Resolution Authorizing an Affordability Assistance Loan Repayment Agreement with the Buyer of an Affordable Housing Unit at 2903 Kapalua Court

R-22-210 - Resolution Awarding a Contract for the Rose Court Headwall Replacement

R-22-211 - Resolution Authorizing a Contract for the Repairs and Replacement of Pumps and Motors for the Gully Road, Joysan and Robertsville Road Pump Stations through the Passaic Valley Sewerage Commission (PVSC) North Jersey Wastewater Cooperative

R-22-212 - Resolution Authorizing Execution of Amended Developer’s Agreement for Concrete Properties, LLC, Site Plan No. 657-1-21, Block 49, Lot 46.031, Located at 245 Willow Brook Road

R-22-213 - Resolution Approving Wireless Communication Facilities Modification Application for Crown Castle on behalf of AT&T, 3417 Route 9 North (**Approximately ½ Mile North of the Intersection of Route 9 and Elton Adelpia Road**), Block 80, Lot 8, Application No. WCFMA 12-22

R-22-214 - Resolution Amending 2022 Budget (Chapter 159) to Insert a Modification to the Special Items of Revenue and Appropriations for the 2022 Hazard Mitigation Grant

Mr. Cook read the Consent Agenda Resolutions and moved them for adoption, Seconded by Mr. Preston

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

## **MOTION**

Mayoral Appointments to Planning Board:

- Mayor Fasano made a motion to appoint Matthew R. Barbieri as Member/II

Township Committee Appointments:

- Kerry Farrace - Member of the Youth Guidance Council

Mr. Preston moved the Township Appointment for adoption, seconded by Mr. Cook

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

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

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

Mr. Ammiano reminded everyone regarding the golf outing scheduled on 9/22/2022.

Mr. Preston reminded everyone that the schools are now open and asked everyone to drive safe.

The Mayor adjourned the meeting at 8:20 pm

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Sanabel Abouzeina, Township Clerk