

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## REGULAR MEETING

February 25, 2020

At 7:00 p.m. the Township Committee met in Mayor's caucus of the municipal building. Mayor Preston read the following statement:

"In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 6, 2020 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 Walker, and Mayor Preston

**Absent:** Committeeman Ammiano

**Also in attendance:** Mr. Valesi, Township Administrator, Mr. Munoz, Esq., Attorney; Ms. Abouzeina Township Clerk. Mrs. Bartolomeo, Deputy Clerk

Mr. Munoz 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. Board of Health Membership Interview
- 1B. Staffing Policies

### **2. ATTORNEY-CLIENT PRIVILEGE**

- 2A. Eminent Domain
- 2B. Redevelopment
- 2C. Affordable Housing

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. Walker

VOTE:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

At 7:00 pm the Township Committee adjourned to Executive Session.

Executive Session adjourned at 7:55 pm.

At 8:00pm the Regular Meeting was called to order.

Mayor Preston re-read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this Meeting was announced on January 6, 2020 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”

Salute to the Flag and Pledge of Allegiance

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

**Absent:** Committeeman Ammiano

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

**Absent:** None

**APPROVAL OF PREVIOUS MINUTES**

Mr. Cook moved to approve the Regular Meeting Minutes for 1/28/2020, Workshop Meeting Minutes 2/11/2020 and Workshop Executive Minutes for 2/11/2020 seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** Mrs. Fasano\* on 1/28/2020

## **REPORTS**

Mrs. Abouzeina read the report of the Tax Collector for the Month January 2020:

Net Receipt:	General Fund	\$	14,783,324.47
	Water Account	\$	296,893.75
	Sewer Account	\$	689,515.98

ABC Social Affair Permit- Silvermead Community Club – St. Patrick’s Dance  
March 14, 2020 from 4:00pm until 9:00pm

ABC Social Affair Permit- Freehold Area Running Club- Michael J. Tighe Park-  
March 15, 2020- from 10:00am until 2:00pm

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

## **PRESENTATION**

Proclamation- “National FFA Week”- February 22-29, 2020-  
Mayor Preston presented the proclamation to the students of the Monmouth County Career Center.

Certificates of Achievement – Mayor Preston presented the Freehold Township High School Boys Soccer Team with a certificate of achievement and they each received a specific day in their honor.

## **OLD BUSINESS**

R-20-43 – Resolution Acknowledging Receipt and Review of Planning Board  
Report Re: Ordinance No. O-20-3

Mr. Walker read Resolution R-20-43, and moved it for adoption, seconded by Mr. Cook

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammaino

**ABSTAIN:** None

O-20-3 – Ordinance Amending and Supplementing Chapter 190 (Land Use), Article II (Planning Board), Section 190-14 (Membership), of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Preston opened Ordinance O-20-3 for public hearing and asked for any comments or questions.

There being none, Mr. Cook moved to close the public hearing, seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammaino

**ABSTAIN:** None

Mr. Cook made a motion to adopt Ordinance O-20-3, seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammaino

**ABSTAIN:** None

O-20-4 – Ordinance Authorizing the Acquisition of Development Rights and Development Easement for Open Space and/or Farmland Preservation Purposes in the Township of Freehold by Installment Purchase; Authorizing the Issuance of Obligations of the Township to Finance such Acquisition; Authorizing the Township Mayor and Township Clerk to Execute the Installment Purchase Agreement; and Providing for Other Matters Relating Thereto

Mayor Preston opened Ordinance O-20-4 for public hearing and asked for any comments or questions.

There being none, Mr. Cook moved to close the public hearing, seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

Mr. Cook made a motion to adopt Ordinance O-20-4, seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

R-20-44 – Resolution Acknowledging Receipt and Review of Planning Board Report Re: Ordinance No. O-20-5

Mrs. Fasano read Resolution R-20-44 and moved it for adoption, seconded by Mr. Cook

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

O-20-5 – Ordinance Amending and Supplementing Chapter 190 (Land Use), Article II (Planning Board), Section 190-15 (Additional Voting Restrictions on Certain Members), of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Preston opened Ordinance O-20-5 for public hearing and asked for any comments or questions.

There being none, Mr. Cook moved to close the public hearing, seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

Mr. Cook made a motion to adopt Ordinance O-20-5, seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

### **NEW BUSINESS**

R-20-45 – Resolution Authorizing Change Order Number 1, Contract 19-17, for the Jackson Mills Road Water Treatment Plant Well Nos. 14 and 15 Improvements

Mr. Walker read Resolution R-20-45 and moved it for adoption, seconded by Mr. Cook.

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

R-20-46 - Resolution Approving Consolidated Bills List

Mr. Walker read Resolution R-20-46, the Consolidated Bills List in the amount of \$3,320,903.64 and moved it for adoption, seconded by Mr. Cook.

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammaino

**ABSTAIN:** None

O-20-6 – An Ordinance Amending Chapter 245 (Property Maintenance), Article II (Property Maintenance Code), Section 245-7 (Amendments) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mr. Cook moved ordinance O-20-6 for public hearing to the Township Committee meeting of March 24, 2020, seconded by Mrs. Fasano.

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

Mr. Munoz, Twp. Attorney advised to move Resolution R-20-49 from Consent Agenda.

R-20-49 – Resolution Authorizing the Planning Board to Determine if Block 50, Lot 25 is a Property in Need of Redevelopment

Mr. Walker read Resolution R-20-49 and moved it for adoption, seconded by Mr. Cook.

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

### **CONSENT AGENDA RESOLUTIONS**

The “Consent Agenda” section of the Meeting Agenda shall be preceded by an explanatory note substantially set forth as follows:

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-20-47 – Resolution Commemorating the Centennial of the Ratification of the 19<sup>th</sup> Amendment

R-20-48 – Resolution Disbursing an Overpayment of Taxes

R-20-50 – Resolution Approving New Cingular Wireless PCS, LLC (AT&T) Modification Application for Block 97, Lot 17, 61 Stone Hill Road, Application WCFMA-01-20

R-20-51 - Resolution Awarding a Contract for the Rehabilitation of Well No. 3

R-20-52 – Resolution Extending the Contract for As-Needed Electrical Services within the Township

R-20-53 – Resolution Extending the Contract for Banquet and Catering Facility Rental for Parks and Recreation

R-20-54 – Resolution Providing for Emergency Temporary Appropriations Pending State Approval for 2020 Municipal Budget

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

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

## MOTIONS

Mayoral appointment of Robert Kash to the Environmental Commission (Planning Board Member) – Term through 12/31/22

### Add on

Township Committee Appointment

Mr. Cook made a motion to appoint Ms. Debra King to the Board of Health seconded by Mr. Walker

Vote:

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

**NAYS:** None

**ABSENT:** Mr. Ammiano

**ABSTAIN:** None

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

J.J. Mistretta, 506 Harding Rd, asked about Resolution R-20-49 and requested to know the address that is referenced in this resolution.

Mr. Valesi answered it is Burlington Factory on Rt. 9.

Mrs. Mistretta asked if she could obtain a copy of the Affordable Housing Settlement Agreement.

Mr. Valesi informed her that she can obtain a copy from the Clerk's Office.

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

Mr. Walker wanted to acknowledge the passing of Dr. Faistl who was the Township Freehold doctor for many years.

Meeting adjourned at 8:34 PM.

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Sanabel Abouzeina, Township Clerk