

**ORDINANCE NO. O-15-5**  
**TOWNSHIP MEETING DATE – February 10, 2015**

**AN ORDINANCE AMENDING CHAPTER 190, LAND USE, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Mayor and Township Committee of the Township of Freehold, County of Monmouth, and State of New Jersey, as follows (additions are underlined and deletions are shown with ~~strikethroughs~~):

**I**

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-159, Village Center Zone, is hereby amended to read as follows:

190-159. Village Center Zone

A. – C. No change.

D. The maximum permitted floor area in the Village Center planned development shall be 500,000 square feet, with a maximum of 403,573 square feet being utilized for retail. A minimum of ~~60%~~ 90% of the retail space shall be comprised of stores with a minimum of 60,000 square feet, and the balance of the planned development comprised of stores with a minimum of ~~20,000~~ 9,000 square feet. If less than 403,573 square feet is proposed for retail use, the square footage not so utilized may be utilized for office, hotel/motel and/or restaurant uses. This additional 3,573 square feet does not increase the total development size beyond the 500,000 square feet provided for in this Subsection D. Restaurants, banks and financial institutions are not retail uses. Multiple retail stores or multiple retail stores, restaurants and/or banks and financial institutions can be located in a single multitenant building, provided that said building and said retail stores, restaurants, and/or banks and financial institutions otherwise conform to the requirements of §190-159.

E. – L. No change.

**II**

All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

### **III**

If any section, paragraph, sentence, clause or phrase of this ordinance shall be held to be invalid, such decision shall not invalidate any remaining portion of this ordinance.

### **IV**

The ordinance shall take effect immediately upon passage, publication according to law, filing with the Monmouth County Planning Board.

### **V**

Copies of this ordinance shall be filed with the Freehold Township Clerk, Tax Assessor, Planning Board, Board of Adjustment, Municipal Attorney, Township Engineer, Township Planner, Zoning Officer and Construction Official.

## **EXPLANATORY STATEMENT**

The purpose of this Ordinance is to amend Chapter 190, Land Use, by amending the requirements in the Village Center Zone to increase the percentage of retail space that shall be comprised of stores with a minimum of 60,000 square feet from 60% to 90% while reducing the minimum size requirement for retail stores to 9,000 square feet.



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-15-B

Date of Adoption: February 10, 2015

**TITLE: RESOLUTION - EXECUTIVE SESSION**

## **- - - 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:

### AGENDA - EXECUTIVE SESSION

1. PERSONNEL

- 1A. Board Membership Interview
- 1B. Contractual Reimbursement Policies

2. ATTORNEY-CLIENT PRIVILEGE

- 2A. Contract Proposals – Planning
- 2B. Prohibited Activities on Township-Owned Property

3. PROPERTY SALE/ACQUISITION

- 3A. Acquisition of Block 80.10, Lot 8 (Halls Mill Road)
- 3B. Acquisition of Block 32, Lot 20 (Kozloski Road)

3. It is anticipated at this time the above-stated subject matter will be made public in approximately thirty days (30) or at such time as any litigation discussed is resolved.

No. \_\_\_\_\_

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. McMorrow							
Mr. Preston							
Mr. Salkin							
Mayor Cook							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-15-43

Date of Adoption: February 10, 2015

**TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST**

## **- - - R E S O L U T I O N - - -**

BE IT RESOLVED by the Township Committee of the Township of Freehold that the vouchers listed on the Consolidated Bill List, in the amount of \$13,766,368.76 dated February 10, 2015, as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations.

No. R-15-43

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. McMorrow							
Mr. Preston							
Mr. Salkin							
Mayor Cook							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent





# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-15-44

Date of Adoption: February 10, 2015

**TITLE: RESOLUTION APPROVING PERSON TO PERSON TRANSFER OF  
PLENARY RETAIL CONSUMPTION LICENSE FROM FR PARK  
FOOD SERVICE, INC. TO BK THICK SHAKE, LLC AS A "POCKET"  
LICENSE**

## **- - - R E S O L U T I O N - - -**

WHEREAS, BK Thick Shake, LLC, has applied for a person to person transfer of Plenary Retail Consumption License No. 1316-33-002-004, heretofore held by FR Park Food Service, Inc., which will be held as a "Pocket" license; and

WHEREAS, notices of the transfer application were published as required by law and no objections were filed with the Township Clerk; and

WHEREAS, the New Jersey Division of Taxation has issued the required Transfer Tax Clearance Certificate for the transfer; and

WHEREAS, the Township Committee is satisfied that the applicants are qualified to hold the respective Licenses and that the funds involved in the transfer have been properly disclosed so that there will be no undisclosed interest in License.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold, as the Issuing Authority for the License, that:

1. The person to person transfer of Plenary Retail Consumption License No. 1316-33-002-004 from FR Park Food Service, Inc., as a "Pocket" License, is hereby authorized and approved.

2. The Township Clerk shall endorse the respective current License Certificate to reflect the transfer hereby approved and shall hold the Certificate for the Plenary Retail Consumption License in the Township's files until such time as a place to place transfer of that License is approved.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to each of the following:

- A. Director, Division of Alcoholic Beverage Control
- B. BK Thick Shake, LLC
- C. FR Park Food Service, Inc.
- D. Robert Munoz, Esq., Township Attorney
- E. Det. Jerry Kiwit, Freehold Township Police Dept.

No. \_\_\_\_\_

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. McMorrow							
Mr. Preston							
Mr. Salkin							
Mayor Cook							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-15-45

Date of Adoption: February 10, 2015

**TITLE: RESOLUTION APPROVING OVERNIGHT PLAY AT IPLAY AMERICA**

## **- - - R E S O L U T I O N - - -**

WHEREAS, iPlay America submitted a request on January 22, 2015 for Saturday, April 25, 2015 for overnight play, as permitted by Township Ordinance O-11-24; and,

WHEREAS, the request included all the information that is required by Ordinance before it will be considered; and,

WHEREAS, the Chief of Police has reviewed the request and has recommended that the Township Committee grant the same:

Girl Scout Overnight - April 25, 2015 - 10:00 pm - 8:00 am

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Freehold does hereby grant the one time overnight play event for the above organization at iPlay America;

BE IT FURTHER RESOLVED that the Township Clerk will send a certified copy of this Resolution to:

- a. iPlay America
- b. Ernest H. Schreifer, Chief of Police
- c. Peter R. Valesi, Township Administrator

No. R-15

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. McMorrow							
Mr. Preston							
Mr. Salkin							
Mayor Cook							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-15-46

Date of Adoption: February 10, 2015

**TITLE: RESOLUTION AUTHORIZING A CONTRACT FOR THE PURCHASE OF SODIUM CHLORIDE (ROCK SALT) THROUGH THE MONMOUTH COUNTY COOPERATIVE PRICING SYSTEM**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township of Freehold is a member of the Monmouth County Cooperative Pricing System; and

WHEREAS, a contract was awarded for the above referenced materials by the County of Monmouth as the Lead Agency for the Monmouth County Cooperative Pricing System, of which the Township of Freehold is an active participant, as authorized by N.J.S.A. 40A:11-11(6); and

WHEREAS, the aforementioned bids were forwarded to the Township of Freehold to provide:

Sodium Chloride (Rock Salt) - Contract No. F-157-2014  
\$54.68 per ton

Morton Salt, Inc.  
PO Box 93052  
Chicago, IL 60673-3052

WHEREAS, the Director of Finance has certified to the Township Clerk that additional funds are available in the following Budget Account, contingent upon the necessary funds being appropriated by the Governing Body in the 2015 Municipal Budget:

5-01-26-291-291-239

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that a Contract for the Purchase of Sodium Chloride (Rock Salt) is hereby authorized with Morton Salt, Inc., in an amount not to exceed \$65,616.00;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Purchasing Agent and the Superintendent of Public Works.

No. \_\_\_\_\_

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. McMorrow							
Mr. Preston							
Mr. Salkin							
Mayor Cook							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent





# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-15-47

Date of Adoption: February 10, 2015

**TITLE: RESOLUTION AWARDING TWO YEAR CONTRACTS FOR THE FURNISHING AND DELIVERY OF AUTOMOTIVE AND LIGHT DUTY TRUCK PARTS**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the the Purchasing Agent accepted bids for the Two Year Contract for the Furnishing and Delivery of Automotive and Light Duty Truck Parts on Thursday, January 29, 2015 at 11:00 AM.; and,

WHEREAS, the following vendors submitted bids:

Auto King Parts & Supplies  
67 East Railroad Avenue  
Jamesburg, NJ 08831

Brice's Auto Supply  
626 Park Avenue  
Freehold, NJ 07728

Freehold Dodge  
299 South Street  
Freehold, NJ 07728

Freehold Ford  
3572 US Route 9  
Freehold, NJ 07728

National Parts Supply Co., Inc.  
535 Milltown Road  
No. Brunswick, NJ 08902

Pine Belt Chevrolet  
1055 Route 88  
Lakewood, NJ 08701

WHEREAS, the Director of Public Works, by memorandum dated January 30, 2015, recommends that two-year Contracts be awarded to the following firms in accordance with the attached bid tabulations:

Aftermarket Parts Vendors:

% Discount of List Price

Brice's Auto Supply Inc.  
626 Park Avenue  
Freehold NJ 07728

20% to 70%

Auto King Parts & Supplies 67 East Railroad Avenue Jamesburg NJ 08836	40% to 55%
Freehold Ford 3572 US Rt. 9 Freehold NJ 07728	25.5% to 56.5%
National Parts Supply Co. 535 Milltown Road North Brunswick NJ 08902	28% to 74%

Original Equipment Manufacturer Vendors:

Freehold Dodge 299 South Street Freehold, NJ 07728	25%
Freehold Ford 3572 US Rt. 9 Freehold NJ 07728	41.5%
Pine Belt Chevrolet 1055 Route 88 Lakewood, NJ 08701; and,	25%

WHEREAS, Auto King bid a 40% discount on original equipment manufacturer Chevrolet parts, the parts are not original equipment manufacturer; and,

WHEREAS, the Director of Finance will certify the availability of funds on an as-needed basis at a time when the Township needs to purchase Aftermarket and Original Equipment Manufacturer Automotive and Light Duty Truck Parts identified in the bid specifications;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby awards two-year contracts for the Furnishing and Delivery of Automotive and Light Duty Truck Parts to the aforementioned bidders for the corresponding items, in the estimated amounts noted on the attached bid tabulations;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Superintendent of Public Works, the Purchasing Agent and all bidders.

No. \_\_\_\_\_

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. McMorrow							
Mr. Preston							
Mr. Salkin							
Mayor Cook							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-15-48

Date of Adoption: February 10, 2015

**TITLE: RESOLUTION AMENDING RESOLUTION R-15-20 CONSTITUTING AN AGREEMENT WITH CERTAIN STATE CONTRACT VENDORS**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township of Freehold, as a contracting unit, may, without advertising for bids, purchase materials, supplies or equipment under any Contract or Contracts for such materials, supplies or equipment entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury, pursuant to the provisions of NJSA 40A:11-12; and,

WHEREAS, the Township Committee of the Township of Freehold wishes to evidence an agreement with the attached referenced State Contract vendors through this Resolution and a properly executed purchase order, which agreement shall be subject to all the conditions applicable to the current State Contract; and,

WHEREAS, the Township Committee of the Township of Freehold wishes to authorize the Purchasing Department to purchase those certain items from an approved New Jersey State Contract vendor with the thresholds hereinafter stated;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that this Resolution, together with properly executed purchase orders, shall constitute agreements between the Township of Freehold and the attached referenced State Contract vendors, subject to all conditions applicable to the current State Contract;

BE IT FURTHER RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the Purchasing Department to purchase items from an approved New Jersey State Contract vendor list (Exhibit A);

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that, pursuant to the rules of the Local Finance Board of the State of New Jersey, funds shall not be expended prior to a certification of available funds made by the Township Director of Finance upon receipt of a properly executed purchase order. The

department issuing the purchase order shall have the obligation of securing the necessary certification as to the availability of funds from the Director of Finance.

EXHIBIT A

VENDOR	STATE CONTRACT	ESTIMATED AMOUNT	ITEMS
Aspire Technology Partners	87720	\$ 70,000	Data Communication & Network Equipment
Carman Dodge, Inc.	82927	\$200,000	Police Dept. Vehicles
Chas S. Winner, Inc.	83576	\$200,000	Police Dept. Vehicles/ Pick-Up Truck
Copi-Rite, Inc.	53090	\$ 50,000	Copiers & Copier Maintenance & Supplies
Day Chevrolet, Inc.	82926	\$100,000	Police Dept. Vehicles
Dell Marketing LP	70256	\$150,000	Mini/Micro Computers/Servers
East Coast Emergency Lighting	81338	\$100,000	Emergency Lights & Equip.for Police Vehicles
Elsag North America	81318	\$180,000	Automated License Plate Reader
Frank Mazza & Son	81748	\$ 40,000	Flooring/Carpeting
Garden State Highway Products	81444	\$ 36,000	Reflective Sheeting
Garden State Highway Products	87100	\$ 36,000	Breakaway U-Post Sign Support
General Recreation, Inc.	81422	\$ 60,000	Park & Playground Equipment & Parts
Good Year Tire Authorized Dealers: Edwards Tire and B & S Tires	82527	\$100,000	Tires
Grainger Industrial Supply	79875	\$ 40,000	Industrial Supplies & Equipment

H.A. DeHart and Son, Inc.	73771	\$ 60,000	Automotive Parts for Heavy Duty Vehicles
Harter Equipment, Inc.	76919	\$ 50,000	Parts & Repairs to Lawn & Grounds Equip
Hertrich Fleet Services	83011	\$125,000	Bldg.&Grds./Utilities Jeeps
Marturano Recreation Co., Inc.	81411	\$ 60,000	Playground Equip. & Parts
Mid Atlantic Truck Ctr.	73939	\$100,000	Auto Parts for Heavy Duty Vehicles
Municipal Equipment Enterprises	81332	\$ 50,000	Mobile Data Terminals for Police Vehicles
New Jersey Business Systems, Inc.	83899	\$100,000	Public Safety Microwave System
Old Dominion Brush Co.	85861	\$ 40,000	Parts & Repairs Road Maintenance Equip.
Rachles/Michele Oil Co., Inc.	80913/82769	\$900,000	Gas & Diesel Fuel
Storr Tractor	76921	\$ 40,000	Parts & Repairs for Lawn & Grounds Equip
*Taylor Oil Co., Inc.	80917/82765	\$300,000	Gas & Diesel Fuel
Trico Equipment	76917	\$ 60,000	Equip. Parts/Repairs Road Main.Equip.
Whirl Construction	81412	\$ 75,000	Playground Equip. & Parts

\*Indicates Change/Addition

No. \_\_\_\_\_

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. McMorrow							
Mr. Preston							
Mr. Salkin							
Mayor Cook							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent