



*Resolution of the Township of Freehold*  
Monmouth County, New Jersey

No: R-20-179

Date of Adoption: September 22, 2020

**TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST**

**- - - RESOLUTION - - -**

BE IT RESOLVED by the Township Committee of the Township of Freehold that the vouchers listed on the Consolidated Bills List, in the amount of \$5,197,824.54 dated September 22, 2020 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-20-179

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

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-20-180

Date of Adoption: September 22, 2020

**TITLE: RESOLUTION TO CONDITIONALLY APPROVE AND ENDORSE THE ACQUISITION OF A DEVELOPMENT EASEMENT BY THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD, BLOCK 415, LOTS 32.01, 34.01 AND 35 IN THE TOWNSHIP OF MARLBORO (AND ADJACENT PROPERTY BLOCK 31, LOT 1.01 IN THE TOWNSHIP OF FREEHOLD) AND ACCOMPANYING COST-SHARING AGREEMENT**

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

WHEREAS, the Monmouth County Agriculture Development Board is considering the purchase of a development easement on a property located in the Townships of Marlboro and Freehold, more specifically identified as:

Pierre D. Van Mater, III and Carol A. Van Mater: Block 415 Lots 32.01, 34.01 and 35 in Marlboro Township (comprising approximately 28.5 acres), and Block 31 Lot 1.01 in Freehold Township, (comprising approximately 1.5 acres), totaling 30 gross acres, with one 1.75-acre non-severable exception for one existing single family residential unit and one barn apartment, resulting in 28.25 net acres, zero single family residence on the net easement area and zero agricultural labor housing units, all as depicted on Exhibit "A" attached.

WHEREAS, the MCADB proposes to acquire the Easement under the SADC Municipal Planning Incentive Grant Program; and

WHEREAS, N.J.A.C. 2:76-6.7 requires the governing body to review applications for the purchase of development easements as a condition of receiving State Agriculture Development Committee grant funds; and

WHEREAS, the Township Committee of the Township of Freehold is aware of the future restrictions on property protected from development as a result of the purchase of a development easement in accordance with the Right to Farm Act and the Agriculture Retention and Development Act; and

WHEREAS, the Monmouth County Agriculture Development Board has established a policy of requiring local cost share commitment for all easement purchases; and

WHEREAS, the purchase price of the agriculture easement is \$37,000 and the certified market value of the agricultural easement is \$32,000 per acre; and

WHEREAS, Freehold's anticipated cost share is estimated at 16% of the CMV price +\$5,000/acre of the total consideration, or \$10,120 per acre within the municipality; and

WHEREAS, Marlboro's anticipated cost share is estimated at 16% of CMV price + \$5,000/acre of the total consideration, or \$10,120 per acre within the municipality; and

WHEREAS, the Monmouth County Agriculture Development Board will contribute twenty-four percent (24%) of the CMV, or \$7,680 per acre; and

WHEREAS, the remaining sixty percent (60%) of the CMV, or \$19,200 per acre shall be paid by the grant funds from the State Agriculture Development Committee; and

WHEREAS, the use of an Installment Purchase Agreement is not anticipated.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey does hereby approve and endorse funds, subject to the availability of dedicated Open Space and Farmland Preservation Trust funding, for the acquisition of the development easement on the Pierre D. Van Mater, III, and Carol A. Van Mater property: Block 415 Lots 32.01, 34.01 and 35 in Marlboro Township and Block 31 Lot 1.01 in Freehold Township comprising approximately 30 gross acres, with one 1.75-acre non-severable exception for one existing single family residential unit and one barn apartment, resulting in 28.25 net acres, zero single family residence on the net easement area, and zero agricultural labor housing units.

BE IT FURTHER RESOLVED that the tax revenues generated by the Township expressly for the purpose of preserving open space and farmland, subject to the availability of such funds, be made available to assist the County in the purchase of development easements at the rate specified within the Monmouth County Agriculture Development Board's "Procedures Governing the Funding of Easement Purchases" policy adopted August 7, 2002 and recognizes that the estimated cost and Municipal Share is subject to adjustment.

BE IT FURTHER RESOLVED that two certified copies of the Resolution be sent to the Monmouth County Agriculture Development Board office and one copy each to the Freehold Township Planning Board, Tax Assessor and Tax Collector.

No. R-20-180

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

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: 181-195

Date of Adoption: September 22, 2020

**TITLE: RESOLUTIONS RENEWING 2020-2021 LIQUOR LICENSES FOR FREEHOLD TOWNSHIP**

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

RESOLUTION NO. R-20-181

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR CHEFS INTERNATIONAL INC., T/A MOORE'S INN/ESCONDIDOS MEXICAN RESTAURANT, PO BOX 1332, PT. PLEASANT BEACH, NJ 08742 (CONSUMPTION) LICENSE NO. 1316-33-005-007, 2020-2021

RESOLUTION NO. R-20-182

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR FREEHOLD TOWNSHIP LIQUORS, INC. T/A MAX'S BEER, WINE & LIQUOR, 505 RICHMOND AVE., PT. PLEASANT, NJ 08742 (DISTRIBUTION) LICENSE NO. 1316-44-006-004, 2020-2021

RESOLUTION NO. R-20-183

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR GPLR, LLC, T/A RADISSON HOTEL OF FREEHOLD, UNDER APPLICABLE STATE STATUTORY LAW, 50 GIBSON PLACE, FREEHOLD, NJ 07728 (CONSUMPTION) LICENSE NO. 1316-36-009-006, 2020-2021

RESOLUTION NO. R-20-184

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR SAKER SHOPRITES INC. T/A SHOPRITE LIQUORS & WINES OF FREEHOLD, 10 CENTERVILLE RD, HOLMDEL, NJ 07733 (DISTRIBUTION) LICENSE NO. 1316-44-011-007, 2020-2021

RESOLUTION R-20-185

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR P.F. CHANGS CHINA BISTRO INC., T/A P.F. CHANGS CHINA BISTRO, 7676 E. PINNACLE PEAK RD., SCOTTSDALE, AZ 85255 (CONSUMPTION) LICENSE NO. 1316-33-012-005, 2020-2021

RESOLUTION NO. R-20-186

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR RAINTREE LIQUORS, INC., T/A MAX'S BEER, WINE & LIQUOR, 505 RICHMOND AVE, PT. PLEASANT, NJ 08742 (DISTRIBUTION) LICENSE NO. 1316-44-013-004, 2020-2021

RESOLUTION NO. R-20-187

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR BRINKER FREEHOLD INC, T/A CHILI'S GRILL & BAR, 3000 OLYMPUS, DALLAS, TX 75019 (CONSUMPTION) LICENSE NO. 1316-33-014-002, 2020-2021

RESOLUTION NO. R-20-188

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR TOMMY'S FREEHOLD LLC. T/A TOMMY'S TAVERN +TAP, 66 RECKLESS PLACE, RED BANK, NJ 07701 (CONSUMPTION) LICENSE NO. 1316-33-015-004, 2020-2021

RESOLUTION NO. R-20-189

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR THE CHEESECAKE FACTORY RESTAURANTS INC., T/A THE CHEESECAKE FACTORY, 26901 MALIBU HILLS RD., CALABASAS HILLS, CA 91301 (CONSUMPTION) LICENSE NO. 1316-33-018-004, 2020-2021

RESOLUTION NO. R-20-190

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR RARE HOSPITALITY INTERNATIONAL INC., T/A LONGHORN STEAKHOUSE #5312 AND THE OLIVE GARDEN ITALIAN RESTAURANT #1834, PO BOX 695016, ORLANDO, FL 32869 (CONSUMPTION) LICENSE NO. 1316-33-016-005, 2020-2021

RESOLUTION NO. R-20-191

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR FOODFIRST GLOBAL RESTAURANTS INC, D/B/A BRIO TUSCAN GRILL, 777 GOODALE BLVD., SUITE 100, COLUMBUS, OH 43212 (CONSUMPTION W/BROAD PACKAGE PRIVILEGE) LICENSE NO. 1316-32-003-008, 2020-2021

RESOLUTION NO. R-20-192

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR iPLAY AMERICA, LLC, T/A GAME TIME BAR & GRILL, 106-108-110 SCHANCK ROAD, FREEHOLD, NJ 07728 (CONSUMPTION) LICENSE NO. 1316-33-021-005, 2020-2021

RESOLUTION NO. R-20-193

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR LVV CORP. T/A SOUTH GATE MANOR UNDER APPLICABLE STATE STATUTORY LAW, 260 SOUTH STREET, FREEHOLD, NJ 07728 (CONSUMPTION) LIQUOR LICENSE NO 1316-33-008-007, 2020-2021

RESOLUTION NO. R-20-194

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR VFW POST 4374 FREEHOLD, T/A VETERANS OF FOREIGN WARS POST 4374, 50 WATERWORKS ROAD, FREEHOLD, NJ 07728 (CLUB) LICENSE NO. 1316-31-007-001, 2020-2021

RESOLUTION NO. R-20-195

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR SAM'S EAST, INC., T/A SAM'S CLUB #6671, 702 SW 8TH ST., BENTONVILLE, AR, 72716 (DISTRIBUTION) LICENSE NO. 1316-44-019-002, 2020-2021

The Freehold Township Clerk is instructed to send a certified copy of this Resolution to the following:

- A. Division of ABC
- B. Each liquor license holder listed above
- C. Det./Sgt. R. Gelber, Freehold Township Police
- D. Robert Munoz, Township Attorney



No. R-20-181-R-20-195

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

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-20-196

Date of Adoption: September 22, 2020

**TITLE: RESOLUTION - RENEWAL OF 2020-2021 LIQUOR LICENSE FOR RUBY TUESDAY, INC. T/A RUBY TUESDAY LICENSE #1316-33-017-003 (POCKET LICENSE)**

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

WHEREAS, Ruby Tuesday, Inc. T/A Ruby Tuesday, 118 West McKey Street, Ocoee, FL 34761 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of an Inactive License Pursuant to N.J.S.A. 33:1-12.39 for the 2020-2021 License Term for License #1316-33-017-003;

NOW, THEREFORE BE IT RESOLVED that the renewal of the liquor license for 2020-2021 for Ruby Tuesday (Pocket) License 1316-33-017-003, is hereby approved.

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. Ruby Tuesday, Inc.
- C. Robert Munoz, Esq., Township Attorney
- D. R. Gelber, Freehold Township Police

No. R-20-196

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

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-20-197

Date of Adoption: Septmeber 22, 2020

**TITLE: RESOLUTION - RENEWAL OF 2020-2021 LIQUOR LICENSE FOR  
MAMTA FREEHOLD RESTAURANT, LLC - LICENSE  
#1316-36-001-012 (INACTIVE LICENSE)**

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

WHEREAS, Mamta Freehold Restaurant, LLC, 4089 Route 9, Freehold, NJ 07728 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of an Inactive License Pursuant to N.J.S.A. 33:1-12.39 for the 2020-2021 License Term for License #1316-36-001-012;

NOW, THEREFORE BE IT RESOLVED that the renewal of the liquor license for 2020-2021 for Mamta Freehold Restaurant, LLC, (Inactive) License 1316-36-001-012, is hereby approved.

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. Mamta Freehold Restaurant, LLC
- C. Robert Munoz, Esq., Township Attorney
- D. R. Gelber, Freehold Township Police

No. R-20-197

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

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-20-198

Date of Adoption: September 22, 2020

**TITLE: RESOLUTION AUTHORIZING A CONTRACT FOR T-SHIRTS, JACKETS AND VARIOUS ITEMS FOR FREEHOLD TOWNSHIP DEPARTMENTS**

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

WHEREAS, the Township of Freehold has a need to acquire t-shirts, jackets and various items for Township Departments as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and,

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed that Township's bid threshold, but will exceed \$17,500 in vendor aggregation; and,

WHEREAS, the anticipated term of this contract is one year; and,

WHEREAS, Campus Coordinates can supply the Township with t-shirts, jackets and various items for Township Departments in an amount not to exceed \$40,000.00; and,

WHEREAS, Campus Coordinates, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Campus Coordinates, LLC has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit Campus Coordinates, LLC from making any reportable contributions through the term of the contract; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following accounts:

T-49-56-100-510-299; T-49-56-400-903-299; T-49-56-500-825-299;  
T-49-56-550-825-299; G-02-41-719-707-399-Not to Exceed \$40,000.00;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein authorizes a contract for the purchase of t-shirts, jackets and various items for Township Departments, in an amount not to exceed \$40,000.00, with Campus Coordinates, LLC.;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Purchasing Agent and Campus Coordinators, LLC.

No. R-20-198

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

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-20-199

Date of Adoption: September 22, 2020

**TITLE: RESOLUTION AWARDING A CONTRACT FOR THE 2020-2021  
PAVEMENT PRESERVATION PROGRAM**

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

WHEREAS, bids were accepted by the Township Purchasing Agent for the 2020-2021 Pavement Preservation Program on Friday, September 11, 2020 at 10:00 a.m.; and,

WHEREAS, the following bids were submitted:

Bidder	Amount Bid
Fiore Paving Company, Inc. 4 Fiore Court Oceanport, NJ 07757	\$218,870.00
Garden State Sealing 300 Commerce Drive Tinton Falls, NJ 07753	\$233,270.00

WHEREAS, the Township Engineer, by memorandum dated September 14, 2020, recommends that a Contract be awarded to the low bidder, Fiore Paving Company, Inc., in the amount of \$218,870.00; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Bond Ordinance:

C-04-20-910-004-951

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein awards of a Contract for the 2020-2021 Pavement Preservation Program to Fiore Paving Company, Inc. in the amount of \$218,870.00;

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

No. R-20-199

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

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-20-200

Date of Adoption: September 22, 2020

**TITLE: RESOLUTION AMENDING RESOLUTION NO. R-20-6 ADOPTED  
JANUARY 3, 2020 AUTHORIZING 2020 PROFESSIONAL SERVICES  
CONTRACTS**

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

WHEREAS, R-20-6 authorized 2020 Professional Services Contracts for various professionals and consultants to advise the Township Committee and Administration; and

WHEREAS the Chief Financial Officer has reviewed these professional contracts for the first nine months of 2020 and recommends adjustments to the maximum amounts of various professionals due to unforeseen and/or extraordinary expenditures;

NOW, THEREFORE, BE IT RESOLVED that the following 2020 Contracts are herein amended to the corresponding not-to-exceed amounts, for the general reasons indicated:

1. General - Affordable Housing Litigation, Redevelopment Matters, Utility Instrumentation Project, Planning and Zoning Reviews, Various Utility Projects and Tax Appeals:
  - Thomas Planning Associates - \$35,000.00
  - Allied Control Services, Inc. - \$15,000.00
  - Phillips Preiss Grygiel Leheny Hughes, LLC - \$ 50,000.00
  - Mott MacDonald, LLC - \$50,000.00
  - Gagliano & Company - \$20,000.00
2. Trust - Affordable Housing Litigation and Open Space Acquisition:
  - Davison, Eastman, Munoz, Lederman & Paone, P.A. - \$40,000.00
  - Gibbons, PC - \$10,000.00
  - Mott MacDonald, LLC - Trust - \$25,000.00
  - McLaughlin Stauffer & Shaklee, P.C. - \$5,000.00
3. Bond Ordinances - Long Term Financing:
  - Gibbons, PC - \$40,000.00
4. Escrow - Large Development Projects:

DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C. - \$5,000.00  
Shropshire Associates, LLC - \$30,000.00  
Netta Architects, LLC - \$15,000.00

BE IT FURTHER RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the amending Resolution increasing maximum amounts for Professional Services Contracts;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution shall be forwarded to the Township Administrator and to all Contractors.

No. R-20-200

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

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-20-201

Date of Adoption: September 22, 2020

**TITLE:** RESOLUTION AUTHORIZING EXECUTION OF DEVELOPER'S AGREEMENT FOR BPI-FREEHOLD, LLC (BRIELLE ORTHOPEDICS), SITE PLAN NO. 770-1-18, BLOCK 86, LOT 5.02

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

WHEREAS, on June 20, 2019, the Freehold Township Planning Board granted amended preliminary and final site plan approval to BPI-Freehold, LLC (Brielle Orthopedics), Site Plan No. 770-1-18, Block 86, Lot 5.02, located on West Main Street; and

WHEREAS, in accordance with its Planning Board approval, the Developer is required to enter into a Developer's Agreement with the Township of Freehold; and

WHEREAS, the Township Attorney has prepared a Developer's Agreement for this site plan.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the Mayor is hereby authorized to execute and the Township Clerk to attest the Developer's Agreement between the Township of Freehold and the Developer in accordance with the approval granted by the Freehold Township Planning Board.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Township Clerk to be a true copy be forwarded to: Township Engineer, Township Attorney, Township Planning Board, Township Construction Official and the Developer.

No. R-20-201

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

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