

FREEHOLD TOWNSHIP COMMITTEE MINUTES

REGULAR MEETING

MARCH 24, 2015

At 7:32 p.m. the Township Committee met in the Mayor's Caucus Room of the municipal building. Mayor Cook read the following statement:

"In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 5, 2015 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, Committeewoman McMorrow, Committeeman Preston and Mayor Cook.

Absent: Committeeman Salkin

Also in attendance: Mr. Valesi, Township Administrator; Mr. Munoz, Esq., Township Attorney, Ms. Patino, Deputy Clerk and Ms. Warner, Township Clerk.

Mayor Cook handed out the assignments for tonight's meeting.

Ms. Warner handed out a corrected Resolution R-15-71.

Mr. Valesi stated he spoke with Silvermead and they state the figures from 2007 to 2011 are not available. He can't compel them to get this for us.

Mr. Valesi stated an organization called Sooper Groove wants to hold a concert weekend with overnight camping for three days/nights at the Pine Cone Campground in September. Approximately 900 people expected. The majority of the committee were not in favor of this. After a discussion it was decided they would present this to the Zoning Officer for review.

At 8:00 P.M. the Township Committee reconvened the meeting in Room 114.

Mayor Cook re-read the following statement:

"In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 5, 2015 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 Flag and Pledge of Allegiance

In Attendance: Committeeman Ammiano, Committeewoman McMorrow, Committeeman Preston and Mayor Cook.

Absent: Committeeman Salkin

Also in attendance: Mr. Valesi, Township Administrator; Mr. Munoz, Esq., Township Attorney; Ms. Patricia Hopkins, PIO; Ms. Patino, Deputy Clerk and Ms. Warner, Township Clerk.

**APPROVAL OF PREVIOUS MINUTES**

None

**REPORTS**

Ms. Warner read the Report of the Tax Collector for the Month of February 2015:

Net Receipts:	General Fund \$	20,088,208.79
	Water Account \$	330,458.69
	Sewer Account \$	470,492.39

**CORRESPONDENCE**

None

**PRESENTATIONS**

Proclamation - “National Volunteer Week” – April 12-18, 2015

Mayor Cook read the proclamation and presented it to members from Fire District #2.

Proclamation - “Autism Awareness Month” – April, 2015

Mayor Cook read the proclamation and presented it to Thomas and Maria Kane.

Proclamation - “Alcohol Awareness Month” –April, 2015

Mayor Cook read the proclamation and presented it to Margy Jahn from the Municipal Alliance.

Proclamation - “Arbor Day” – April 24, 2015

Mayor Cook said the proclamation will be given to the Shade Tree Commission at a later date.

Certificates of Achievement –2014 Freehold Pop Warner Midget Cheerleaders

Mayor Cook read the Certificates of Achievement and Deputy Mayor Ammiano helped to present them to the members of the squad.

Certificates of Achievement –2014 Freehold Pop Warner Jr. Pee Wee Cheerleaders

Mayor Cook read the Certificates of Achievement and Deputy Mayor Ammiano helped to present them to the members of the squad.

Mayor Cook called for a five minute recess in case anyone wanted to leave the meeting.

Mayor Cook called the meeting to order again at 8:27 pm.

**OLD BUSINESS**

O-15-4 Ordinance Amending Chapter 190 (Land Use), Article XII (General Zoning Provisions), Section 190-116 (Outdoor Storage, Sales and Display of Goods) and Section 190-146 (Corporate Multi-Use Development Zones CMX-10, CMX-4, CMX-3 and CMX-2) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Cook opened the ordinance to the public and asked for any comments or questions.

There being none, Mr. Ammiano made a motion to close the public hearing, seconded by Mrs. McMorrow.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

R-15-69 Resolution Acknowledging Receipt and Review of Planning Board Report Re: Ordinance No. O-15-4

Mr. Preston read resolution R-15-69 and moved it for adoption, seconded by Mr. Ammiano.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

O-15-4 Mr. Ammiano moved Ordinance O-15-4 for adoption, seconded by Mr. Preston.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

O-15-5 An Ordinance Amending Chapter 190, Land Use, of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Cook opened the ordinance to the public and asked for any comments or questions.

There being none, Mrs. McMorrow made a motion to close the public hearing, seconded by Mr. Ammiano.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

R-15-70 Resolution Acknowledging Receipt and Review of Planning Board Report  
Re: Ordinance No. O-15-5

Mr. Preston read resolution R-15-70 and moved it for adoption, seconded by Mr. Ammiano.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

O-15-5 Mr. Ammiano moved Ordinance O-15-5 for adoption, seconded by Mrs. McMorrow.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

O-15-6 An Ordinance Amending Chapter 332 (Township-Owned Property), by Creating Article III (Prohibited Uses) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Cook opened the ordinance to the public and asked for any comments or questions.

There being none, Mr. Ammiano made a motion to close the public hearing, seconded by Mrs. McMorrow.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

Mr. Ammiano moved Ordinance O-15-6 for adoption, seconded by Mr. Preston.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

**NEW BUSINESS**

O-15-7 Calendar Year 2015 An Ordinance to Exceed the Municipal Budget Appropriation Limits and Establish a Cap Bank (N.J.S.A. 40A:4-45.14)

Mr. Ammiano moved Ordinance O-15-7 for public hearing to the Township Committee Meeting of April 28, 2015, seconded by Mrs. McMorrow.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

O-15-8 Refunding Bond Ordinance Providing for the Refunding of Certain General Obligation Bonds of the Township of Freehold, New Jersey, Appropriating \$2,800,000 Therefor and Authorizing the Issuance of \$2,800,000 Bonds or Notes of the Township for Financing the Cost Thereof

Mr. Preston moved Ordinance O-15-8 for public hearing to the Township Committee Meeting of April 14, 2015, seconded by Mr. Ammiano.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

R-15-71 Resolution- Introduction of 2015 Municipal Budget

Mr. Ammiano read Resolution R-15-71 and moved the public hearing on the 2015 Municipal Budget to the Township Committee Meeting of April 28, 2015, seconded by Mrs. McMorrow.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

R-15-72 Resolution Providing for Emergency Temporary Appropriations Pending State Approval for 2015 Municipal Budget

Mrs. McMorrow read Resolution R-15-72 and moved it for adoption, seconded by Mr. Ammiano.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin ABSTAIN: None

R-15-73 Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-15-73, the Consolidated Bills List in the amount of \$2,098,795.05 and moved it for adoption, seconded by Mr. Ammiano.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None ABSENT: Mr. Salkin 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:

"All matters listed under item "Consent Agenda" are considered routine by the Township Committee and will be enacted by (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-15-74                      Resolution Cancelling Taxes
  
- R-15-75                      Resolution Authorizing Application for the Governor’s Council on Alcoholism and Drug Abuse Grant through the County of Monmouth (AKA Drug Enforcement Demand Recovery Program)
  
- R-15-76                      Resolution Supporting Assembly Bill A-1109 which Seeks to Implement Stricter Rules and Regulations for Organizations that House and Care for Individuals with Developmental Disabilities
  
- R-15-77                      Resolution Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the Township of Freehold
  
- R-15-78                      Resolution Awarding a Contract for the Emergency Repair of the HVAC System in the Police Department
  
- R-15-79                      Resolution Authorizing a Contract for License Renewal and Hardware and Software Maintenance Services for the Township’s Document Imaging Software
  
- R-15-80                      Resolution Awarding a Contract for Route 79, Willowbrook Rd., Forsgate Dr., Koenig La., Wynnewood Dr. and Schanck Rd. to Plymouth Dr. Easement Sanitary Sewer Lining
  
- R-15-81                      Resolution Authorizing a Contract for the Purchase of Sodium Chloride (Rock Salt) through the Monmouth County Cooperative Pricing System

Mrs. McMorrow read the Consent Agenda Resolutions and moved them for adoption, seconded by Mr. Preston.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None    ABSENT: Mr. Salkin    ABSTAIN: None

## MOTIONS

ABC Social Affair Permit – IEP Youth Services, Inc.-Radisson – 3/30/15

ABC Social Affair Permit – Silvermead Community Club – 4/19/15 & 5/16/15

Mr. Ammiano made a motion to approve the ABC Social Affair Permits as presented, seconded by Mr. Preston.

VOTE: AYES: Mr. Ammiano, Mrs. McMorrow, Mr. Preston and Mayor Cook

NAYS: None    ABSENT: Mr. Salkin    ABSTAIN: None

Mayor Cook opened the meeting to the public and asked if there were any comments or questions.

Bill Nordahl, 488 Rosalind Road, Silvermead, commented he is still concerned the rent control ordinance does not have any limits set that the landlord can raise the rent on a unit once it is being sold. He feels the homeowner is the loser when selling their house. He feels their house prices should be going up like the rest of the market and he feels they are not.

Mr. Valesi reviewed the data he has compiled and says the data is not showing that. He also stated once again that the rent control is still in effect. It is the market control you don't have. He felt that after the 2015 figures can be compiled, it will be beneficial to review. After a discussion, Mr. Valesi said there is another meeting being set up. We are just waiting for Mr. Hessler to get back to us.

Mr. Ammiano said Mr. Valesi has done his due diligence and will continue to work with the Silvermeade residents to go over figures with them. He said he has visited Silvermead many times and he is amazed with the newer units in Silvermead.

Anthony Chiarello, 81 Howe Lane, said he recently bought a home in Silvermead for his mother, and was not aware of the change in rent increase once the original owner sells. The person selling him the home said she was not aware of the rent increase also. He said he was told what the rent would be before he signed the papers and still decided to sign. But he did feel it was quite an increase in rent.

Mr. Valesi explained the rent control ordinance and the vacancy decontrol ordinance and explained that we did meet with the Tenants Association at Silvermead and they were informed. Mr. Chiarello left his phone number with Mr. Valesi so they could discuss this further.

Mr. Munoz explained that these homes are controlled by Division of Motor Vehicles not real estate transactions.

There being no further comments, Mayor Cook asked for comments from the dais.

Mr. Preston said what a good night this was recognizing the volunteer Fire Department. He said he was a fireman for 27 years. He also was proud to recognize the Autism Awareness Month. He said almost every family is affected by this in some way and we need to keep them in mind.

Mr. Ammiano said he echoed Mr. Preston's comments. He said where would we be without the help of our volunteers. He also congratulated Mrs. McMorrow on all the work she does with the Municipal Alliance. He said what a great job the Alliance does and they all appreciate their hard work.

Mr. Valesi wanted to explain that the Ordinance Establishing a CAP Bank, does not mean we are exceeding our appropriation limits. We are under our levy CAP.

Mrs. McMorrow congratulated the Firemen that were acknowledged tonight. We have an incredible group of volunteers in Freehold Township, she said. She informed everyone that there will be a Golf Outing Fundraiser in June for the Alliance. She said there will also be a fundraiser in October.

Mayor Cook said he echoed everyone's comments. He also wanted to commend our Department of Public Works for the great job on the last snow storm. He rode the streets of Freehold Township and the roads were all cleared, while other towns in the area were not that great. He also commended all the volunteers in Freehold Township.

Meeting adjourned at 9:15 p.m.

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Teresa Warner, Township Clerk