

FREEHOLD TOWNSHIP COMMITTEE MINUTES

REGULAR MEETING

JUNE 23, 2015

At 7:30 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, Committeeman Salkin and Mayor Cook.

Absent: None

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

Mayor Cook handed out the assignments for the meeting.

Mr. Valesi reviewed the two Bond Ordinances that are on the agenda tonight.

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, Committeeman Salkin and Mayor Cook.

Absent: None

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

APPROVAL OF PREVIOUS MINUTES

None

REPORTS

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

Net Receipts:	General Fund \$	18,045,344.82
	Water Account \$	177,319.92
	Sewer Account \$	391,778.42

CORRESPONDENCE

Ms. Warner read an e-mail from Mr. & Mrs. Jackey thanking the Building, Codes and Health Department for all the help they were given when they were selling their home. They said all the departments were very helpful and they are happy to say they continue to live in Freehold Township.

PRESENTATIONS

Proclamation – Freehold Township Honors Dr. Arturo R. Canto

Mayor Cook gave the proclamation for Dr. Canto to Ms. Jahn to give to him, as he could not be present tonight.

Proclamation – Freehold Township Honors Annmarie Howley

Deputy Mayor Ammiano presented the proclamation to Ms. Howley and thanked her for her service to Freehold Township. She thanked the Township Committee and said even though she has moved out of Freehold Township, her heart will always be here.

Proclamation – Marijuana Awareness Month – July, 2015

Committeewoman McMorrow presented the proclamation to Ms. Jahn, the Health Officer for Freehold Township, which also covers Freehold Borough and Upper Freehold Township. Ms. Jahn spoke regarding the gateway drug to other serious drug related problems.

Certificate of Appreciation – Clare Celano

Mayor Cook presented the Certificate of Appreciation to Ms. Celano and thanked her for serving Freehold Township with her outstanding reporting efforts. She said it has been an honor and a privilege to work with us.

OLD BUSINESS

O-15-10 Bond Ordinance Authorizing Various Capital Improvements in and for the Township of Freehold, in the County of Monmouth, New Jersey, Appropriating \$10,284,311 Therefor and Authorizing the Issuance of \$9,101,608 Bonds or Notes to Finance Part of the Cost Thereof

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

There being none, Mr. Ammiano moved to close the public hearing on Ordinance O-15-10, seconded by Mrs. McMorrow.

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

NAYS: None ABSENT: None ABSTAIN: None

Mr. Ammiano moved Ordinance O-15-10 for adoption, seconded by Mr. Salkin.

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

NAYS: None ABSENT: None ABSTAIN: None

O-15-11 Bond Ordinance Authorizing Various Water/Sewer Capital Improvements in and for the Township of Freehold, in the County of Monmouth, New Jersey, Appropriating \$2,023,000 Therefor and Authorizing the Issuance of \$1,755,000 Bonds or Notes to Finance Part of the Cost Thereof

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

There being none, Mr. Ammiano moved to close the public hearing on Ordinance O-15-11, seconded by Mrs. McMorrow.

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

NAYS: None ABSENT: None ABSTAIN: None

Mr. Salkin moved Ordinance O-15-11 for adoption, seconded by Mr. Ammiano.

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

NAYS: None ABSENT: None ABSTAIN: None

O-15-12 An Ordinance Authorizing Sale of an Undersized Parcel of Real Property to Contiguous Owner, JDN Real Estate-Freehold, L.P., Pursuant to N.J.S.A. 40A:12-13(b) (5)

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

There being none, Mr. Ammiano moved to close the public hearing on Ordinance O-15-12, seconded by Mr. Preston.

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

NAYS: None ABSENT: None ABSTAIN: None

Mr. Ammiano moved Ordinance O-15-12 for adoption, seconded by Mr. Salkin.

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

NAYS: None ABSENT: None ABSTAIN: None

NEW BUSINESS

O-15-13 Ordinance Amending Chapter 79 (Animals), Article I (Dogs) of the Revised General Ordinance of the Township of Freehold, County of Monmouth, State of New Jersey

Mr. Salkin moved Ordinance O-15-13 for public hearing at the Township Committee Meeting of July 21, 2015, seconded by Mr. Ammiano.

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

NAYS: None ABSENT: None ABSTAIN: None

R-15-136 Resolution Authorizing Added Lien Taxes

Mr. Salkin read R-15-136 and moved it for adoption, seconded by Mr. Preston.

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

NAYS: None ABSENT: None ABSTAIN: None

R-15-137 Resolution Approving Consolidated Bills List

Mr. Preston read R-15-137, the Consolidated Bills List in the amount of \$2,177,565.09, seconded by Mr. Salkin.

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

NAYS: None ABSENT: None 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-15-138 Resolution Disbursing Overpayments of Taxes

- R-15-139 Resolution Authorizing Execution of a Municipal Shared Services Agreement for Legal Defense with a Group of Municipalities

- R-15-140 Resolution Authorizing Execution of a Shared Services Agreement with the Monmouth County Board of Health for a Public Health Emergency Preparedness Work Plan

- R-15-141 Resolution Extending the Contract for Indoor Theme Park Packages for Parks and Recreation Programs

- R-15-142 Resolution Authorizing TWA-1 Sewer Extension Application – Legend Hollow Estates – Subdivision No. 891-14

- R-15-143 Resolution Authorizing TWA-1 Sewer Extension Application – Four Seasons at Freehold – Subdivision No. 890-13

- R-15-144 Resolution Authorizing TWA-1 Sewer Extension Application –Freehold Crossing – Site Plan No. 849-13

- R-15-145 Resolution Authorizing Temporary Parking Restrictions During the Monmouth County Fair – July 22, 2015 – July 26, 2015

- R-15-146 Resolution Approving Amusement Games for the Monmouth County Fair – July 22, 2015 – July 26, 2015

- R-15-147 Resolution Authorizing Release of Performance Guarantees for Andrew and Sheryl August (Mr. Rooter), Site Plan No. 689-02 (Block 43, Lot 41.10)

- R-15-148 Resolution Denying Request for Release of Performance Guarantees for 75 Bannard Realty (Hyundai Dealership), Site Plan No. 793-1-11 (Block 65.01, Lot 16)

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

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

NAYS: None ABSENT: None ABSTAIN: None

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

Mike Cuna, 44 Moreau Avenue, had complaints regarding noise from ShopRite and South Gate Manor. He listed complaints regarding noise from music at South Gate Manor and dumpsters being emptied too early in the morning and truck noise also. He gave examples of how the freezer trucks sit and run which is loud also. Said he has called Code Enforcement and the Police and has gotten no satisfaction. He is unhappy with the results from both these

departments. Said he has gone to court before and Judge Foley has given fines to ShopRite but they can afford to pay fines so nothing changes. Various questions were asked by the Township Committee. After a discussion, Mr. Valesi said he will get Engineering, Code and Zoning together to come up with a plan for mitigation. Mr. Valesi said he will contact Mr. Cuna to set up a meeting to get some resolution.

Lilly Vidal, 31 Pittenger Avenue, said she wanted follow up on Mr. Cuna's comments. She said when South Gate was allowed to build an addition; they don't adhere to the policies that are set. It is an enforcement issue. She felt there was too much commercial near residential. They are parading around the parking lot. Please look at these issues. She said she feels that ShopRite could care less about the residents. She said the Zoning Board has allowed these changes, such as Avalon, that cause problems. She asked that if the ShopRite is being redeveloped, please look to move the building on the other side of the lot near Rt. 33. Mr. Ammiano explained the laws that affect the Planning Board and Zoning Board and that the Committee can't get involved with decisions of the Zoning Board.

Lani Bostzawick, 95 Woody Road, said she still has complaints about Errol's Landscaping. The dust that the trucks are dumping in the dumpsters is a nightmare for her. She wants them to water the dust down when trucks are taking away stone. She wanted a bigger fence put up.

Mr. Valesi said they are coming to the end of their construction, but they are a landscaping company and it is a permitted use. He reviewed what Errol's has fixed that was asked of them. They added the berm with trees and moved the dumpsters. The Township Committee asked various questions of when things are worse. Mr. Valesi said he will talk to him about what can be done about the dust, if anything. He also said he will see if the fence can be made higher or improved.

Isabelle Washington, 106 Woody Road, said the noise has to stop on Sunday mornings at 7:00 am.

Bill Nordahl, 488 Rosalind Road, reviewed his concerns regarding the Rent Control Ordinance. He reviewed his calculations on how the interest rate of a mortgage affects the rent they pay per \$1,000. He feels they are losing value on their homes. He asked again for a limit to be put on what the landlord can raise the rent to if they sell their home to a new owner. He said there are quite a few vacant homes and there is a back log. He said the housing market has been going up, but not their homes.

Mr. Valesi stated there has been no abuse by the landlord of rent. He said the vacancies hurt the landlord.

471 Charles Place, said she is happy there. They would like to eliminate the vacancy decontrol. She feels the rent is too high when sold to a new owner and the families have to pay the rent until the home is sold. Since the landlord has the right to refuse a buyer and the new person has to pay top dollar, they would like to see this ordinance changed. She also complained about how he is handling the grass cutting, as they have to take care of anything within 12 inches of their structure. This has been going on for 3 – 4 years.

Julie Denkle, 44 Silvermead Dr., discussed the rents. She said she knew someone that lost 4 buyers. She said they are assessed a fee if they want to water their lawns. They can't plant flowers or shrubs. If a house is vacant you are still liable for the rent. Even though the CPI did not go up this year and small amount last year, she feels there should be a cap on how high he can raise the rent on new owners.

Isabelle Washington, 106 Wood Road, said the 4 corners are still dark.

Mr. Valesi said there are vacant properties there, but was told they will put them on. He will check on this.

Julie Denkel, 44 Silvermead Dr., complained the street signs are too little and you can't see them. Can he be made to put in new signs?

Mayor Cook stated we will ask him.

Mr. Ammiano asked if they meet with the landlord on issues such as these and go over problems.

Mrs. Washington said no, they have not met with them in a while, but sometimes letters are sent. You can meet with him if you make an appointment and if he is in town.

Mrs. Denkel said we can go up to and talk with the management company. She said the engineers need to look at the road and fix it. She spoke with the management and they said there was cold patch put down. Can someone from the Township go and look at it? Especially look at Woody Road.

Mr. Valesi said it was a very bad winter. He will have the Township Engineer go to look at the road.

Jason Trunko, 11-3 Stuart Drive and Phil Cruz a landlord at Independent Square spoke regarding the problems that are happening there. There was a shooting this past month, there are drug deals happening and there are bad people living there.

Mr. Valesi said he is aware of certain problems there.

Mr. Ammiano said the Tenants Association had contacted us and Mrs. McMorrow and I attended a meeting there.

Mr. Trunko and Mr. Cruz said the residents are scared for their children and want the police to arrest these people.

A discussion ensued regarding what the Police have done and what is legally allowed to be done. Mr. Ammiano felt a meeting should be held at their facility with the Police to get more residents involved. Mr. Valesi said he will have the Chief set up a meeting with them, along with other members from the town to come up with a strategy.

Julie Denkle, Silvermead, made a suggestion to have the lights in Silvermead be solar powered instead of using electricity. It was pointed out they are not very bright. She also said we need to take in consideration the ages of the homes when they are being sold. She said the insurance on her house did not drop even though the price did drop.

Mr. Valesi said that was discussed with Mr. Nordahl. We are still looking at data and will continue to monitor prices. The data is not conclusive.

Mayor Cook said his Mom's house sold in 2009 for \$28,000 and it was originally bought for \$70,000. That was before the decontrol ordinance.

Lani Bostzawick asked if anyone wanted to see her video of the dust at Errol's.

Mr. Valesi said he is going to talk with him about dust control.

There being no further comments, the meeting was adjourned at 9:45 pm.

Teresa Warner, Township Clerk