

FREEHOLD TOWNSHIP COMMITTEE MINUTES

WORKSHOP MEETING

NOVEMBER 10, 2015

At 7:30 p.m. the Township Committee met in the Room 214 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 McMorro, Committeeman Preston, Committeeman Salkin and Mayor Cook.

Absent: None

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

Mr. Munoz, Esq. 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. ATTORNEY-CLIENT PRIVILEGE

1A. Shared Services Agreement - Bay Head

1B. Professional Services - Unified Planning Board

1C. Local Public Contracts Law - Contract Review

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

The foregoing resolution was moved by Mr. Salkin and seconded by Mr. Ammiano.

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

NAYS: None ABSENT: None ABSTAIN: None

At 7:33 pm the Township Committee adjourned to executive session.

At 8:02 pm the Executive Session ended.

At 8:03 pm the Workshop Meeting was began.

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 the 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. Munoz Esq., Township Attorney; Ms. Patino, Deputy Clerk and Ms. Warner, Township Clerk.

APPROVAL OF PREVIOUS MINUTES

None for approval.

OLD BUSINESS

O-15-20 – An Ordinance Amending Salary and Compensation of Certain Offices, Positions and Employees in the Township of Freehold, County of Monmouth, State of New Jersey, for the Year 2015 and Thereafter Known by its Short Term as: “The 2015 Salary Ordinance”

Mayor Cook asked for any comments or questions on this ordinance.

There being none, Mr. Salkin moved to close the public hearing on Ordinance O-15-20, 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 to adopt Ordinance O-15-20, seconded by Mr. Salkin.

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

NAYS: None ABSENT: None ABSTAIN: None

O-15-21 - Ordinance Amending Chapter 2 (Administration of Government), Article VI (Administrative Organization) Section 2-25 (Department, Boards and Commissions), Article IX (Department of Engineering and Planning), Article XIV (Department of Code Enforcement) and Creating a New Article XIV(A) (Department of Zoning and Housing Enforcement) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Cook asked for any comments or questions on this ordinance.

There being none, Mr. Salkin moved to close the public hearing on Ordinance O-15-21, 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 to adopt Ordinance O-15-21, seconded by Mr. Preston.

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

NAYS: None ABSENT: None ABSTAIN: None

NEW BUSINESS

R-15-250 - Resolution Authorizing Change Order #1 and Declaring Acceptance of Contract 14-6, 2014 Road Overlay Program

Mr. Salkin read R-15-250 and moved it 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

R-15-251 - Resolution Approving Consolidated Bills List

Mr. Preston read R-15-251, the Consolidated Bills List in the amount of \$14,076,859.88 and moved it 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

FORMAL ACTION - 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 one 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-15-252 - Resolution Approving the Submission of a Grant Application and Execution of a Grant Agreement with the New Jersey Department of Transportation for the Roadway Infrastructure Project - MA-2016 - Double Creek Parkway - 00691
- R-15-253 - Resolution Amending Salaries in Accordance with the 2015 Salary Ordinance
- R-15-254 - Resolution Combining Bonds Aggregating the Principal Sum of \$13,727,000 Authorized by Six Bond Ordinances Heretofore Adopted to Finance Part of the Cost of Various General Improvements in the Township of Freehold, County of Monmouth, New Jersey into One Consolidated Issue of Bonds and Providing for the Form, Maturities and Other Details of Said Consolidated Issue
- R-15-255 - Resolution Authorizing Execution of a Shared Services Agreement with Borough of Bay Head for Information Technology Services
- R-15-256 - Resolution Awarding a Contract for Interior Renovations Freehold Township Municipal Building
- R-15-257 - Resolution Awarding a Contract for Exterior Renovations Freehold Township Municipal Building
- R-15-258 - Resolution Authorizing the Acquisition of Internet Access for the Township of Freehold Municipal Offices
- R-15-259 - Resolution Awarding a Contract for 2016 Software Maintenance for Proprietary Software Used by Various Departments in the Township
- R-15-260 - Resolution Extending Contracts for One Additional Year for Snow Removal and Ice Control Services
- R-15-261 - Resolution Authorizing Person-to-Person and Place-to-Place Transfer of Liquor License No. 1316-36-001-010 Andrew C. Befumo Inc. to Jai Swaminarayan Freehold Restaurant LLC.
- R-15-262 - Resolution Authorizing Release of Performance Guarantees for New Jersey Natural Gas, Site Plan No. 831-1-11
- R-15-263 - Resolution Authorizing Release of Performance Guarantees for McDonald's, Site Plan No. 791-08

R-15-264 – Resolution Authorizing Release of Performance Guarantees for Josak, LLC, Site Plan No. 830-11

Mrs. McMorrow read the Consent Agenda Resolutions and moved them 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

DISCUSSION

2016 Township Committee Meeting Schedule Review

The Township Committee had no changes to the meeting schedule for 2016.

Assessment Demonstration Program

The Township Committee discussed the new Assessment Demonstration Program. Mrs. McMorrow stated the residents are very upset with the new system. She felt the County did not make it clear what this program is and they need to put it in terminology that everyone can understand. It was asked if some residents are still getting tax reductions. Mr. Valesi said yes. It is disproportionate. There are some that went up 17 – 22 % last year and the same homes are going down 11 – 17% this year. That is still a 6% increase from 2 years ago.

Mr. Salkin said he understood this program was supposed to stabilize the system, but it seems the smallest fluctuation causes problems. Mr. Preston said he felt a problem was that you don't have sales in every development. Mrs. McMorrow said that when residents come in to talk with Mike Imbriaco, the Tax Assessor, he is very good with explaining it.

Mr. Valesi said last year 800 fell -1 to +1%, and the rest were very skewed. This year the number rose to 8,000, out of 12,000. 800 are 5% or above, but this does not include their other taxes, such as school, county, fire etc. They will get a big increase. When you show them sales data for what houses are going for, they don't argue because the values are close. Mr. Preston stated we don't have control under the budget. We would have to redistrict how the tax is collected.

Mr. Valesi said the counter argument is going back to the every 10 years of revaluation.

Mr. Ammiano felt the PR on the County side was not good and there was no explanation in the beginning. He said other towns have passed resolutions to suspend the program and he felt we should do one also. Mr. Preston said a true pilot program, which this is supposed to be, is when you just run numbers each year to see what happens. The Committee decided to pass the resolution tonight.

R-15-265 - Resolution Calling for the Monmouth County Tax Board to Suspend
The Mandatory Assessment Demonstration Pilot Program.

Mr. Ammiano read R-15-265 and moved it 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

Consolidation of Zoning Board of Adjustment into the Planning Board

Mr. Valesi stated he would like to put an ordinance on the November 24, 2015 meeting for the consolidation of the Zoning Board of Adjustment into the Planning Board, as voted upon in the General Election. It was agreed.

Mayor Cook asked for any comments or questions from the public.

There being none, he asked for comments from the dais.

Mr. Preston stated Veteran's Day is tomorrow and please thank a veteran for their great debt of service to our country.

Mr. Valesi congratulated Mayor Cook and Deputy Mayor Ammiano on their reelections.

Mrs. McMorrow said tomorrow at 11:00 am we will have a ceremony for Veteran's Day. She also congratulated the Mayor and Deputy Mayor and stated with all the events she attended this past weekend, what a wonderful town we have.

Mr. Salkin said he is very sorry he can't come to the Veteran's Day Ceremony. He will miss being there.

Mr. Ammiano thanked everyone for their help during the election. It has been a pleasure to server the residents for 15 years and to serve for 3 more. He said he received a phone call from Mr. Columbia who wants to build a pavilion at Opatut Park for the AYF. He wanted to run it by the Committee. Mr. Columbia will be contacting Mr. Valesi to meet with him. He then suggested closing the building for Christmas Eve. After a discussion, Mr. Valesi said he will look into it and write something up.

Mayor Cook thanked everyone for their support. He said he was very happy to be re-elected. He spoke with someone from up north and they said their Committee came to a sporting event and the children and parents were so receptive. It just reinforces what we do.

Meeting adjourned at 8:35 pm.

Teresa Warner, Township Clerk