

FREEHOLD TOWNSHIP COMMITTEE MINUTES

WORKSHOP MEETING

MAY 17, 2016

At 7:00 p.m. the Township Committee met in Room 214 of the municipal building. Mayor McMorrow read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on March 25, 2016 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 Committeeman Cook,
Committeeman Preston, Committeeman Salkin and
Mayor McMorrow

Absent: None

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

Mr. Ball 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. Assessment Demonstration Program

1B. Affordable Housing Economic Expert

1C. Electronic Recycling Contract

1D. Deer Carcass Removal Contract

2. LITIGATION

2A. Land Bank

2B. Case Settlement

3. PROPERTY SALE/ACQUISITION

3A. Expansion of New Jersey Natural Gas Property

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. Preston.

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

NAYS: None ABSENT: None ABSTAIN: None

At 7:03 pm the Township Committee adjourned to executive session.

At 7:58 pm the Executive Session ended.

At 8:04 pm the Workshop Meeting was called to order.

Mayor McMorrow re-read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this Meeting was announced on March 25, 2016 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

Mr. Salkin spoke about Mr. Antus and the impact he had on his students, peers and employees. He will be missed both personally and professionally.

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

Absent: None

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

APPROVAL OF PREVIOUS MINUTES

Mr. Preston made a motion to approve the Township Committee Minutes of April 12, 2016 as presented, seconded by Mr. Cook.

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

NAYS: None ABSENT: None ABSTAIN: Mr. Ammiano

REPORTS

For Informational Purposes – ABC Social Affair Permit – Freehold Township Recreation Commission – July 9, 2016 – Freehold Township Day

Ms. Warner stated the application was in order and the Chief of Police had signed off on it.

NEW BUSINESS

R-16-101 – Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-16-101, the Consolidated Bills List in the amount of \$15,389,459.12 and moved it for adoption, seconded by Mr. Cook.

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

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-16-102 – Resolution Authorizing Application for a New Jersey Division of Highway Traffic Safety Grant - Click It Or Ticket It Seat Belt Mobilization Grant – And Amending the 2016 Budget (Chapter 159) to Insert a Modification to the 2016 Special Item of Revenue and Appropriations for the Highway Traffic Safety Grant

R-16-103 – Resolution Authorizing Renewal of Shared Services Agreement with the Monmouth County Board of Health for a Public Health Emergency Preparedness Work Plan

R-16-104 – Resolution Disbursing Overpayments and Cancelling Taxes

R-16-105 – Resolution Amending Health Care Benefits Buy Outs Pursuant to Chapter 47, Subsection 47-26 of the Revised General Ordinances of the Township of Freehold

R-16-106 - Resolution Approving the Place-to-Place Transfer (Expansion of Premises) for iPlay America, LLC – License No. 1316-33-021-003

R-16-107 - Resolution Awarding a Contract for Indoor Theme Park Packages for Parks and Recreation Programs

Mr. Salkin read the Consent Agenda Resolutions and moved them for adoption, seconded by Mr. Cook.

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

NAYS: None ABSENT: None ABSTAIN: None

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

Clifford Moore, President of the Monmouth County Board of Taxation and Ronnie Schenk, Assistant Monmouth County Tax Assessor were present. Mr. Moore gave a history on the Assessment Demonstration Program and compared it to the old way the revaluations used to take place every 10 years. He passed out a progress report on the ADP program. He said changes have been made to the program and 18 towns changed their minds and are staying in the program.

Mayor McMorrow asked has the Board made a decision if it is legal to opt out and if not, does that mean they may in the future tell everyone they can't opt out?

Mr. Moore said there is no answer yet. The Steering Committee made a decision to allow towns to opt out if they wanted to. We understand your timeline, but the Steering Committee still has not met.

Mr. Preston asked how you were allowed to make changes to the program when it is not written in the law.

Mayor McMorrow asked if we could opt back in later.

Mr. Moore said no.

Mr. Ammiano explained how he has had numerous residents call him and say they are very concerned about this program. It has a negative image of political corruption. You have put a deadline on us to make a decision. We have to decide in the best interests of the Freehold Township taxpayers.

Mr. Moore said we should separate the drama from the program. We are trying to make a better system.

The Committee asked various questions and scenarios regarding the assessing program and how it is working in our town.

JJ Mistretta, Realtor, said she hated the old system, but the new system is not on solid ground. Legally the town doesn't know what we can do and we are in limbo. The program has in-breeding and no one has faith in it.

Mr. Moore said only the opt out portion we are not sure of. We are giving the town tools to do a better job.

Mr. Preston said what happens if we opt out and then it is not allowed. What happens. You are asking us to make an educated decision with no legal backup.

Mr. Moore said the mistake may be to opt out. We are finding problems and making changes.

Mr. Salkin reviewed the problems with the old revaluation system and the new system. He does feel the data collection is a better system. He was not happy with the 20% skyrocketed assessments in year one, but year two has been a lot less. We are hoping year 3 it will be more level. However, it does not get rid of the shadow over the program.

Mayor McMorrow said there is a criminal investigation going on regarding the program.

Mr. Valesi said he was puzzled that you are allowing us to opt out even though the decision is up in the air. Why is there a deadline then. He also felt the assessor function of Mr. Clark was a major concern. Our Assessor, Mike Imbriaco, is top notch, and he was effectively the assistant assessor to Mr. Clark. It took Tax Assessor decisions out of our town to the County.

Mr. Moore disagreed. He said if you opt out then you are under even more scrutiny by the Monmouth County Tax Assessor.

Mr. Valesi reviewed how the assessments were done and they had to pass muster with Mr. Clark. We trust our assessor and we were very concerned by that. If the Governing Body decides to opt out, will the calendar stay the same and could we continue to inspect homes on this calendar.

Mr. Moore said yes but he felt it would cost you double. He said there are 28 assessors in the county and everyone was handled the same way.

Ms. Shenck said Mr. Clark reviewed every municipality the same depth.

The Committee reviewed a few more items with Mr. Moore and Mr. Ammiano said he felt Mr. Clark was highly insulting in the paper.

Mayor McMorrow said we want the State to make a decision because they are leaving us out on a limb.

Ms. Mistretta, Realtor, said the appeal calendar is a very hard time of year also with this program. November – December there are the holidays and a lot of people are away and get the appeal done.

There being no further comments or questions, Mayor McMorrow asked for comments from the dais.

Mr. Preston stated his condolences to the Antus family. He also asked everyone to keep an eye out for children now that it is summer and graduation time.

Mr. Salkin said the ADP program was a good discussion. He asked if the

pot hole patcher is in service. He also said some of the County and State roads need repair.

Mayor McMorrow said the Alliance Golf Outing needs more sponsors. She hopes people will come out to support the cause. She informed the Committee that George Baumann scored #1 on the State test.

Meeting adjourned at 9:08 pm.

Teresa Warner, Township Clerk