

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

DECEMBER 6, 2016

At 6:45 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 January 6, 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. Munoz, Esq., Township Attorney; Ms. Mladinov, Executive Secretary and Ms. Warner, Township Clerk.

Ms. Warner 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. Affordable Housing Litigation

1B. Health Insurance Contract

2. **PERSONNEL**

2A. Township Clerk's Office Position

2B. Staffing Levels

2C. Succession Planning

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, Mr. Cook, Mr. Preston, Mr. Salkin and Mayor McMorrow

NAYS: None ABSENT: None ABSTAIN: None

At 6:47 pm the Township Committee adjourned to executive session.

Executive Session adjourned at 8:05 pm.

Committeeman Ammiano left the meeting and did not attend the Workshop portion of the meeting.

At 8:07 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 January 6, 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

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

Absent: Committeeman Ammiano

Also in attendance: Mr. Valesi, Township Administrator; Mr. Munoz Esq., Township Attorney; Ms. Mladinov, Executive Secretary and Ms. Warner, Township Clerk.

#### **APPROVAL OF PREVIOUS MINUTES**

Mr. Salkin moved to approve the Township Committee Minutes of October 4, 2016 and October 18, 2016, seconded by Mr. Preston.

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

NAYS: None ABSENT: Mr. Ammiano ABSTAIN: None

**REPORTS**

For Informational Purposes – ABC Social Affair Permit – Silvermead  
Community Club – December 31, 2016

Ms. Warner stated the above permit was in order and has been approved by the Chief of Police.

**NEW BUSINESS**

O-16-18 – Ordinance Amending Ordinance O-16-9 Finally Adopted by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey on June 28, 2016 in Order to Amend the Description of Capital Purposes Therein

Mr. Preston moved Ordinance O-16-18 for public hearing to the Township Committee meeting of December 20, 2016, seconded by Mr. Salkin.

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

NAYS: None ABSENT: Mr. Ammiano ABSTAIN: None

R-16-288 - Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-16-288, the Consolidated Bills List in the amount of \$9,737,813.49 and moved it for adoption, seconded by Mr. Cook.

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

NAYS: None ABSENT: Mr. Ammiano ABSTAIN: \* Mayor McMorrow abstained on all bills relating to The Enclave

R-16-289 – Resolution Authorizing Annual Waiver of Water and Sewer Service Fee Increase for 2017, Authorizing Water and Sewer Rate Freeze for Calendar Year 2017

Mr. Cook read Resolution R-16-289 and moved it for adoption, seconded by Mr. Preston.

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

NAYS: None ABSENT: Mr. Ammiano 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:

Matters listed under the items of “Consent Agenda” are required to conduct the day to day operations of the Township, and will be enacted by one (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-16-290 – Resolution Approving Amusement Games for i-Play America, L.L.C., Block 70.10, Lot 2, January 1, 2017 – December 31, 2017

R-16-291 – Resolution Authorizing Execution of Parking Permit Agreement with PSD Freehold LLC, Honda of Freehold

R-16-292 – Resolution Authorizing a Contract for the Purchase of Check Valves for the Joysan and Gully Road Pump Stations for the Utilities Department

R-16-293 – Resolution Authorizing the Purchase of Distribution System Supplies for the Utilities Department

R-16-294 – Resolution Supporting New Jersey Department of Transportation Left Turn Prohibition from NJ Route 79 Northbound onto Moreau Avenue

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

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

NAYS: None ABSENT: Mr. Ammiano ABSTAIN: None

Before the meeting moved to the discussion items, Mr. Valesi introduced Mr. Hausman from Eagle Rock Advisors LLC who are the purchasers of Avalon Properties and he would like to address the Committee.

Mr. Hausman introduced his company and explained their ideas for the property. They will be renovating each apartment and said the average rents will be around \$1,550 per month. He said the occupancy rates are down to about 80%. They are thinking of putting in a dog park for their residents only. He said they are trying to think of what they should do with the triangle right of way by Daniels Way that they own. He said they just received their assessment today and they feel it is too high. He reviewed the numbers and why he feels it is too high. He said they want to work closely with the town because they are making an investment in the community. The Committee asked if they plan to go to condos eventually. He said not normally. He said it would be too difficult with their set up and COAH.

### **DISCUSSION**

2017 Township Committee Meeting Dates

2017 Township Committee Sub-Committee Assignments

The Township Committee had no changes to either the meeting dates for 2017 or the sub-committee assignments.

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

Mr. Dreyer, 72 Lafayette Court, asked regarding their issue of requesting extra streets lights on their street. They requested it 6 to 8 weeks ago.

Mr. Valesi said they have been corresponding with residents regarding this issue. Our Engineering office did a light survey and foot candle readings. About a month ago we requested JCP&L to put in a light pole at Lafayette and Burlington Road. We also requested they replace the head on one existing light pole. This work by them will span 2 to 3 different crews.

Mr. Salkin stated he has seen the correspondence on this issue. Said he had to call JCP&L before for a development that they forgot to put in a street light at all, and it took JCP&L 6 to 8 months to do the work.

Mr. Wysocki, 81 Lafayette Court, said his house was robbed in April. Three other houses were robbed after that. There is a portion of the street in front of his house that is dark. Kids are hanging out at the lake. He reviewed the problems that are on-going. He wants no parking signs put up on the street and more street lights. He keeps calling police.

Officer John Todd said he should keep calling Police and not chase anyone.

Mr. Valesi said we had a light survey done. It showed a couple areas to retest. We did a retest. Need a new head by the cul-de-sac. Street lights are not for security. Our Engineer made a recommendation to put a new street light at Lafayette and Robertsville Road.

Mr. Salkin said we had Officer Todd attend to answer some of your questions. But please call the police when you see something. They do patrol also, but call whenever you feel you see something suspicious.

Mr. Wysocki said there is a lot of rif-raf at the pond. It is true you cleaned up the park but no one walks there.

Ms. Blair, 112 Lafayette Ct., said she is interested in starting a neighborhood watch. She understands the Police can't do anything until they are called. She said she appreciated the Township and Borough cleaning up the park.

Officer Todd said please call the police anytime. If you call we will come out.

Mr. Wysocki said he still wants more lights, not light upgrades. He said if you can't put up any no parking signs, then how about permit parking only.

The Committee said No Parking or Permit Parking affects all the neighbors and their guests and the Police would have to give out tickets.

Mrs. Wysocki, 81 Lafayette Ct., asked Officer regarding a specific incident that happened on the street and Officer Todd said they were visiting a Borough resident.

The Committee discussed the current lighting on the street and what would be replaced and the new pole that would be put on the corner of Lafayette and Robertsville.

Ms. Lindquist, 92 Robertsville asked if a new light will be put in.

Mr. Valesi said yes on the corner.

Mr. Salkin said motion lights on the homes would help too.

Mr. Wysocki said he still wants no parking signs. It said is sad that you cleaned up the park but they are messing it up again. He felt the park should have a ranger at night or a Police Officer there. He feels they are getting drugs from nearby.

Mrs. Wysocki asked why Freehold Township is not listed in the Police Blotter in the paper.

Mayor McMorrow said the paper has to request the information from the PD.

Mr. Salkin said we hear what you are saying. JCP&L decides when they will put in the light pole. Please keep contacting the police.

Officer Todd said they are being pro-active. But please keep calling with any problems.

Mr. Wysocki said he agrees with the light and reserves the right to come back. He said the neighbors would be appreciative if the heads were replaced.

Mr. Valesi said he can request a new head, but it is up to JCP&L if is needed. They were supposed to replace 2 heads but only replaced 1.

The Committee said they will contact JCP&L again. We will work for you and will call you in a couple weeks after the holidays.

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

Mayor McMorrow asked Mr. Valesi to look into buying 2 more electronic signs through Homeland Security for the other side of town.

Mr. Valesi said he will look at the Safe Corridors grant.

Meeting adjourned at 9:10 pm.

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Teresa Warner, Township Clerk