

FREEHOLD TOWNSHIP COMMITTEE MINUTES

REGULAR MEETING

JANUARY 24, 2017

At 7:30 p.m. the Township Committee met in Room 114 of the municipal building. Mayor Preston read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 9, 2017 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 Salkin and Mayor Preston.

Absent: Committeewoman McMorrow

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

Mayor Preston handed out assignments for the evening.

Mr. Valesi reviewed his negotiation meeting with the IUOE. He said the PBA has not asked for another meeting yet.

Mr. Valesi said a conversation is going to be had with Mr. Silver regarding selling lots. 40 to 50 are empty or have older homes. Discussion regarding making them affordable senior housing ensued. Ordinances were discussed.

Mr. Valesi updated the Committee on the affordable housing lawsuit and the recent letter from our attorney.

Mr. Valesi stated our CFO is currently working on the AFS. Our healthcare figures are not great but the rest looks good. There will be a loss of \$132,000 on a bond; however, we made more than that on the bond.

Mr. Ammiano said he received a phone call from a First Aid member asking what if they don't go to private billing. It was decided that they need to make that decision among themselves.

At 8:00 pm the Regular Meeting was began.

Mayor Preston re-read the following statement:

“In accordance with the Open Public Meetings Law, (c.231 P.L. 1975), this meeting was announced on January 9, 2017: 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”

Pledge of Allegiance

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

Absent: Committeewoman McMorrow

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

MINUTES FOR APPROVAL

Mr. Ammiano moved to approve the Township Committee Minutes of
December 6, 2016 and December 20, 2016, seconded by Mr. Cook.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

REPORTS

Ms. Warner read the Report of the Tax Collector for the Month of
December 2016:

Net Receipts:	General Fund \$	1,235,439.32
	Water Account \$	693,088.39
	Sewer Account \$	894,313.42

Division of ABC Social Affair Permit – Silvermead Community Club –
February 11, 2017

Division of ABC Social Affair Permit – CentraState Healthcare Foundation –
May 8, 2017 (Radisson Hotel)

Ms. Warner reported that the two Social Affair Permits were in order and
were approved by the Chief of Police.

PRESENTATION

Historic Preservation Commission Architectural Achievement Award for
Century 21 at 5 Business Route 33

Mr. Luongo, Chairman of the Historic Preservation Commission, and other
members of the commission, presented Mr. Hogan and Ms. Hadley with the
Award and thanked them for keeping the building with its historic values.

OLD BUSINESS

R-17-25 – Resolution Setting Forth Reasons for Adopting Land Use Ordinance O-17-1 Notwithstanding the Planning Board’s Report of Inconsistency with the Master Plan

Mr. Cook read Resolution R-17-25 and moved it for adoption, seconded by Mr. Salkin.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

Mr. Munoz gave an explanation as to why the Planning Board felt the ordinance should be adopted in spite of its inconsistencies with the Master Plan. The ordinance will encourage development of a planned adult community (“PAC”) for low and moderate income seniors at an appropriate location consistent with the Housing Plan Element of the Master Plan (Chapter 8-6) which provides: “Freehold Township encourages the development of a variety of housing types suitable to the needs of existing and future residents. Housing development is designed to be compatible with existing residential neighborhoods, with environmental constraints, with the availability of infrastructure, and with the need to maintain adequate levels of service for public facilities.”

O-17-1 – 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 Preston opened the meeting to the public on this ordinance and asked for any comments or questions.

Nicole Boyce, 133 Highway 33, said she lives across the street from the site and wants to know how it would affect her with construction and transportation issues. She also wanted to make sure it would always stay an affordable housing site for seniors only. She said she has been having problems on Rt. 33 with cars not stopping for the school bus also.

Mr. Valesi said it will be deed restricted for 55 and over. He said the whole plan will go before the Planning Board and all construction issues and traffic control will be decided there. However, he said that Rt. 33 is a State road and the DOT has very strict regulations.

Mr. Salkin said we have only seen a concept plan but we are required by law to supply affordable housing in the town.

Mr. Valesi said she would be notified beforehand of Planning Board hearings on this issue.

Mr. Ammiano said it would be one building with 66 rental units for seniors only. He said many Township residents say they want to stay in the town but need an affordable place to stay when they get older.

Mr. Salkin asked her for particulars on her problems with the cars not stopping for the school bus on Rt. 33. He said we will discuss with the Police tomorrow and have them follow up.

There being no further comments, Mr. Ammiano made a motion to close the public hearing on Ordinance O-17-1, seconded by Mr. Cook.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

Mr. Ammiano made a motion to adopt Ordinance O-17-1, seconded by Mr. Cook.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

NEW BUSINESS

O-17-2 – Ordinance Amending Chapter 257 (Rental Property Registration) and Section 150 (Fees), Section 150-22 (Rental Property Registration) (Chapter 257) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mr. Ammiano made a motion to move Ordinance O-17-2 for public hearing at the Township Committee meeting of February 21, 2017, seconded by Mr. Cook.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

R-17-26 - Resolution of the Township Committee of the Township of Freehold Finding that the Proposed Project on Block 69.01, Lot 23 will Meet An Existing Housing Need

Mr. Salkin read Resolution R-17-26 and made a motion to adopt the resolution, seconded by Mr. Ammiano.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

O-17-3 - An Ordinance of the Township Committee of the Township of Freehold Authorizing the Township to Execute a Pilot Agreement with PIRHL Acquisitions, LLC in Connection with the Project at Block 69.01, Lot 23

Mr. Ammiano made a motion to move Ordinance O-17-3 for public hearing at the Township Committee meeting of February 21, 2017, seconded by Mr. Cook.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

R-17-27 – Resolution Authorizing an Affordability Assistance Loan Repayment Agreement with the Buyer of an Affordable Housing Unit at 34 Camelot Court, Unit 6

Mr. Ammiano read Resolution R-17-27 and made a motion to adopt the resolution, seconded by Mr. Salkin.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

R-17-28 – Resolution Approving Consolidated Bills List

Mr. Cook read Resolution R-17-28 the Consolidated Bills List in the amount of \$11,821,518.98 and made a motion to adopt the resolution, seconded by Mr. Ammiano.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

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-17-29 – Resolution Cancelling Taxes

R-17-30 – Resolution Authorizing the Disposal of Surplus Property No Longer Needed for Public Use and Not Viable for Sale

R-17-31 – Resolution Authorizing Change Order Number 1, Contract 15-12, for the Two Year Contract – As-Needed Repairs and Installation of Water and Sewer Components and Emergency Service for Two-Year Contract for As-Needed Repairs and Installation of Water and Sewer Components and Emergency Service

Mr. Salkin read the Consent Agenda Resolutions and made a motion to adopt the resolutions, seconded by Mr. Ammiano.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

MOTIONS

License Renewal – AMC Theatres

License Renewal – Island Carousel, Inc. (Freehold Raceway Mall)

Junk Dealer License Renewals:

- Freehold American, Inc.
- Best Buy Mobile #2921
- A&A Truck Parts, Inc.
- Sam's Club

Mr. Cook made a motion to approve the license renewals for the year 2017, seconded by Mr. Salkin.

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

NAYS: None ABSTENTIONS: None ABSENT: Mrs. McMorrow

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

John Hayward from Troop 155 said he was here working towards a badge. He said the housing plan discussion was informative.

Mayor Preston thanked him for coming and said we are happy to have you here. He also said he knows his Troop leader and they do a great job.

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

Mr. Salkin congratulated Mayor Preston on his first Regular meeting.

Mr. Ammiano asked that we keep in the Kondrup family in our hearts and prayers for the passing of Arthur Kondrup.

Mr. Valesi said we lost a 22 year veteran of the Department of Public Works, Robert Boyd, at the age of 46. It is a great loss and he will be sorely missed.

Mayor Preston congratulated St. Robert's Church being named as a Co-Cathedral. There will be a ceremony honoring them on February 19, 2017.

Meeting adjourned at 8:25 pm.

Teresa Warner, Township Clerk