

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

October 9, 2018

At 7:10 p.m. the Township Committee met in Room 214 of the municipal building. Mr. Cook read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 8, 2018 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 Cook, Committeewoman McMorrow, Committeeman Preston, Committeeman Salkin, Mayor Ammiano

**Absent:** None

**Also in attendance:** Mr. Valesi, Township Administrator; Mr. Munoz, Esq., Township Attorney; Mrs. Patino, Municipal Clerk and Ms. Abouzeina, Deputy Clerk.

Mr. Munoz 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

### **2. PERSONNEL**

2A. Succession Planning- Various Departments

3. It is anticipated at this time the above-stated subject matter will be made public 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. Cook

VOTE:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

At 7:11 pm the Township Committee adjourned to executive session.

Executive Session adjourned at 7:58 pm.

At 8:00 pm the Workshop Meeting was called to order.

Mayor Ammiano read the following statement:

“In accordance with the Open Public Meetings Law, (c. 231 P.L. 1975), this meeting was announced on January 8, 2018 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”.

Moment of Silence and Pledge of Allegiance to the Flag

Mayor Ammiano asked to keep in our prayers Bob Walsh, Councilman from Howell Township who is going for surgery.

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

**Absent:** None

**Also in attendance:** Mr. Valesi, Township Administrator; Mr. Munoz, Esq., Township Attorney; Mrs. Patino, Municipal Clerk and Ms. Abouzeina Deputy Clerk

**APPROVAL OF PREVIOUS MINUTES**

Mr. Salkin moved to approve the Budget Minutes 3/24/2018 and Regular Meeting Minutes 8/15/2018 seconded by Mrs. McMorrow

VOTE:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**REPORT**

ABC Social Affair Permit – Silvermead Community Club – October 27, 2018 – 5:00 p.m. – 10:00 p.m.

Mrs. Patino stated the Social Affair Permit was in order and was approved by the Chief of Police.

**OLD BUSINESS**

Resolution – R-18-259 – Resolution Acknowledging Receipt and Review of Planning Board Report Re: Ordinance O-18-12

Mr. Salkin read the Resolution R-18-259 and moved it for adoption, seconded by Mrs. McMorrow

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

O-18-12 – Ordinance Amending Chapter 190 (Land Use), Article XII (General Zoning Provisions), Section 190-117 (Prohibition of Uses) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

The Township Attorney Mr. Munoz explained the Ordinance. He mentioned that he serves in the Legal Municipality Legislation Sub Committee. He said there is a pending legislation in the State of New Jersey regarding legalizing marijuana. He said O-18-12 is a zoning ordinance that was explained at the Planning Board meeting. The Township is opting out of the sale and growing marijuana until the pending legislation's outcome. The Committee will review the State legislation and decide to prohibit or permit the use of marijuana in certain zones.

Mayor Ammiano opened Ordinance O-18-12 for public hearing and asked for any comments or questions.

The following persons were against passing the ordinance and expressed their concerns:

Jeffrey Oaks, 60 Pemberton Ave, Oceanport, NJ  
Michael Vintzileos, 367 Church Rd, Brick, NJ  
Steven Goldsholle, 875 Waterworks, Freehold, NJ  
Jessica Pendelton, 3 Kimberly Ct, Red Bank, NJ  
Jeffery King, 24 Elizabeth Parkway, Eatontown, NJ  
Edward Grimes, 84 Hanover Rd, East Hanover, NJ  
Josh Blanco, 3 Dewitt Ave, Asbury Park, NJ

They all explained the benefit of medical marijuana:

Hugh Giordano, 57 Argyle Ave, Blackwood NJ, Union Representative for United Food and Commercial Workers–Local 152. He explained how legalizing medical marijuana would create jobs and revenue.

Tony Graziano, 216 Kentucky Way, Freehold Township, NJ, was in support of this Ordinance. He voiced his support for controlling recreational marijuana.

There being no further comments, Mr. Preston moved to close the public hearing, seconded by Mr. Cook

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

Mr. Salkin wanted to explain that this ordinance is a land use ordinance. The debates tonight have nothing to do with the land use ordinance. The Committee is waiting to get the new legislation from the State. We want to have control of our destiny just in case the State will make legislation that will have a negative effect on town. He said this ordinance can be amended any time if we need to. He has been working and helping veterans for the past twenty-five years. He understands their needs and problems.

Mr. Cook agreed with Mr. Salkin. He said this ordinance is to protect our community.

Mayor Ammiano also said that the township has compassion for the veterans and sick patients. He is on the Veterans Alliance Committee. He has devoted seventeen years helping veterans. He assured the audience that this ordinance can be changed if needed when the new legislation is decided from the State.

Mr. Salkin moved to adopt Ordinance O-18-12, seconded by Mr. Cook.

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

O-18-13 – Ordinance Amending Chapter 10 (Boards, Committees and Commissions), Article XI (Municipal Alliance to Prevent Substance Abuse Committee), Section 10-43 (Organization; Membership; Terms) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Ammiano opened the ordinance for public hearing and asked for any comments or questions from the public.

There being none, Mr. Salkin made a motion to close the public hearing on Ordinance O-18-13, seconded by Mrs. McMorrow.

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

Mr. Salkin made a motion to adopt Ordinance O-18-13, seconded by Mr. Cook.

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

## **NEW BUSINESS**

R-18-260 – Resolution Authorizing Change Order Number 3 and Change Order Number 4, Declaring Acceptance and Final Payment of Contract 16-13, the Rebid of the Department of Public Works Storage Building at Freehold Township

Mr. Cook read the Resolution R-18-260 and moved it for adoption, seconded by Mrs. McMorrow.

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

R-18-261 - Resolution Approving Consolidated Bills List

Mr. Salkin read Resolution R-18-261, the Consolidated Bills List in the amount of \$9,371,936.60 and moved it for adoption, seconded by Mr. Cook

Vote:

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

**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:

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-18-262 – Resolution Disbursing Overpayments and Cancelling Taxes

R-18-263 - Resolution Authorizing a Contract for Landscaping Improvements for the Fountain by the Justice Center

R-18-264 – Resolution Extending Contracts for One Additional Year for Snow Removal and Ice Control Services

R-18-265 – Resolution Authorizing Additional Funds to the Contract for As-Needed Electrical Service Work within the Township

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

VOTE:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**MOTION**

Mr. Preston made a motion to appoint Lt. Thomas McGowan to Municipal Alliance to Prevent Substance Abuse Committee seconded by Mr. Salkin.

VOTE:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**PRESENTATION/DISCUSSION**

Freehold Raceway Mall Management – Mall current state and proposals

Mr. Frank Lucia, Senior Property Manager, gave a presentation about the future of Freehold Raceway Mall. Also the Director of the Freehold Raceway Mall, Don Pott explained why we need the change at the mall. He explained about his other malls.

Mr. Lucia presented the Committee with a proposal to build a bowling alley in the lower level of the mall (Sears location). It has been done in several malls around the state, and it was a successful project. It will be an opportunity to make the mall for families and children to enjoy.

The Committee had questions about the operations and safety.

Mr. Lucia explained that the plans will include 22 bowling lanes, arcade, pool tables, ping pong, and karaoke rooms. They will serve wine and beer. The hours of operation will be between 10:00 am-2:00 am. You must be 18 years and over after 10:00 pm, 21 years and over after 12:00 am.

Mr. Salkin was concerned about having a lot of teenagers without adult supervision.

Mr. Lucia said the mall management will enforce the ID process, and increase security to insure the safety of the public. They will also have more lighting in the parking lots.

Mayor Ammiano explained about the reports he received from the Police Department that were conducted from 1/1/2016 to 1/1-2018. These reports indicated that they had received 58,000 phone calls and that 3,000 + calls were for the Freehold Raceway Mall. He is concerned that developing the bowling alley will increase these numbers. He is worried about the safety of the public. He was also concerned about the appearance and quality of the mall.

Mr. Munoz asked if they have a master plan for the mall, and what is their vision for the mall in the next five years. He understood that the mission of the mall is changing.

Mr. Lucia replied that they don't have master plan.

Mrs. McMorrow wanted to keep the integrity and the level of quality of the mall the same.

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

Mr. Jeffery Oak, Michael Vintzileos, Edward Grimes and Jeffery King expressed their feelings about passing Ordinance O-18-12. They were not happy. They were disappointed with the Committee. They wanted more compassion and consideration for sick people. They asked the Committee to reconsider their decision.

There being no further comments or questions. Mayor Ammiano asked from comments dais. There being none.

Meeting adjourned at 9:58 pm.

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Theresa Patino, Township Clerk