

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

December 4, 2018

At 7:00 p.m. the Township Committee met in Room 214 of the municipal building. 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”.

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

**Absent:** Committeeman Salkin (arrived at 7:15pm)

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

Mr. Cook 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. PERSONNEL**

- 1A. Recreation Commission Interview
- 1B. Healthcare
- 1C. 2019 Professional

### **2. ATTORNEY-CLIENT PRIVILEGE**

- 2A. Affordable Housing
- 2B. Recycling Contract

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. Cook and seconded by Mrs. McMorrow

VOTE:

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

**NAYS:** None

**ABSENT:** Mr. Salkin (arrived at 7:15pm)

**ABSTAIN:** None

At 7:00 pm the Township Committee adjourned to executive session.

Executive Session adjourned at 8:00 pm.

At 8:01 pm the Workshop Meeting was called to order.

Mayor Ammiano re-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

**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; Ms. Mladinov, Executive Secretary Mrs. Patino, Municipal Clerk and Ms. Abouzeina Deputy Clerk

**APPROVAL OF PREVIOUS MINUTES**

Mr. Salkin moved to approve the Executive Minutes for 6/13/2018 and 7/24/2018 Meetings, and Workshop Meeting Minutes for 10/9/2018 seconded by Mrs. McMorrow

VOTE:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** Mr. Cook abstained on 7/24/2018 meeting. \*

**NEW BUSINESS**

O-18-18 – Ordinance Amending Chapter 261 (Rent Control), Section 261-15 (Effective Date: Termination; Renewal; Continuation of Jurisdiction) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mrs. McMorrow moved Ordinance O-18-18 for public hearing at the Regular Meeting of December 18, 2018 seconded by Mr. Salkin

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** Mr. Cook, Mr. Preston

O-18-19 – Ordinance Amending Chapter 150 (Fees), Section 150-52 (Land Use) and Section 150-62 (Uniform Construction Code) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mrs. McMorrow moved Ordinance O-18-19 for public hearing at the Regular Committee Meeting of December 18, 2018 seconded by Mr. Cook.

Vote:

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

R-18-317 - Resolution Authorizing an Affordability Assistance Loan Repayment Agreement with the Buyer of an Affordable Housing Unit at 2004 Wagonwheel Court

Mrs. McMorrow read the Resolution R-18-317 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

R-18-318- Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-18-318, the Consolidated Bills List in the amount of \$9,958,084.09 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:** Mrs. McMorrow abstained on all items related to Enclave of Freehold

### **Add-On**

R-18-346 - Resolution Rejecting Bid for the 2019-2020 Recycling Services

Mr. Cook read resolution R-18-346 and moved it for adoption, seconded by Mr. Preston

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-18-319 – Resolution Authorizing Application for the Governor’s Council on Alcoholism and Drug Abuse Grant through the County of Monmouth – Fiscal Grant Cycle July 2014- July 2019
- R-18-320 – Resolution Authorizing Application for a New Jersey Department of Law and Public Safety, Division of Highway Traffic Safety – 2018 Drunk Driving Enforcement Fund Grant
- R-18-321 - Resolution Awarding a Contract for 2019 Software Maintenance for Proprietary Software Used by Various Departments in the Township
- R-18-322 – Resolution Authorizing a Contract for the Repairs of Asphalt to Various Locations in Freehold Township due to Water Main Breaks
- R-18-323 – Resolution Authorizing a Contract for Automobile Repairs for the Department of Public Works Garage
- R-18-324 - Resolution Authorizing a Contract for Data Storage System for the Township’s Document Imaging System
- R-18-325 – Resolution Amending Resolution R-18-183 and Authorizing Additional Funds to the Contract for As-Needed Repairs and Installation of Water and Sewer System Components and Emergency Service
- R-18-326 – Resolution Authorizing Execution of a Shared Services Agreement for Regional Animal Control
- R-18-327 – Resolution Authorizing Execution of a Shared Services Agreement with Freehold Borough for Health Services
- R-18-328 – Resolution Authorizing Execution of a Shared Services Agreement with Freehold Borough for Substance Abuse Prevention and Counseling Services
- R-18-329 – Resolution Authorizing an Agreement with Visiting Nurse Association Health Group for Health Services
- R-18-330 – Resolution Authorizing Agreements with CentraState Healthcare System for Health Promotion and Diabetes Control

- R-18-331 – Resolution Authorizing Execution of a Shared Services Agreement with the Visiting Nurse Association Health Group for a Culture of Health Coalition Facilitator
- R-18-332 – Resolution Authorizing Execution of a Shared Services Agreement with Allentown Borough for Everbridge Emergency Notification System
- R-18-333 – Resolution Authorizing Execution of a Shared Services Agreement with Freehold Borough for Automotive Services
- R-18-334 – Resolution Authorizing Execution of a Shared Services Agreement with Board of Fire Commissioners-District 2 for Automotive Services
- R-18-335 – Resolution Authorizing Execution of a Shared Services Agreement with Freehold First Aid and Emergency Squad for Automotive Services
- R-18-336 – Resolution Authorizing Execution of a Shared Services Agreement with Manasquan River Regional Sewerage Authority for Automotive Services
- R-18-337 – Resolution Authorizing Execution of a Shared Services Agreement with Board of Fire Commissioners-District 1 for Vehicle Refueling
- R-18-338 – Resolution Authorizing Execution of a Shared Services Agreement with Board of Fire Commissioners-District 2 for Vehicle Refueling
- R-18-339 – Resolution Authorizing Execution of a Shared Services Agreement with Manasquan River Regional Sewerage Authority for Vehicle Refueling
- R-18-340 – Resolution Authorizing Execution of a Shared Services Agreement with Farmingdale Borough for Sign Making Services and Other Public Works Related Goods and Services
- R-18-341 – Resolution Authorizing Execution of a Shared Services Agreement with Millstone Township for Sign Making Services
- R-18-342 – Resolution Authorizing Execution of a Shared Services Agreement with Freehold Township Board of Education
- R-18-343 – Resolution Approving New Cingular Wireless PCS, LLC (AT&T) Facilities Modification Application for Block 4, Lot 42, 4340 Route 9 South, Application WCFMA-02-18
- R-18-344 – Resolution Authorizing Execution of Parking Permit Agreement with PSD Freehold LLC, Honda of Freehold
- R-18-345 – Resolution Cancelling Portion of Utility Capital Ordinance

Mr. Salkin read the Consent Agenda resolutions and moved them 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

### **Add on Motion**

Mayor Ammiano made motion to appoint Alissa Keegan as a member of the Board of Parks & Recreation.

There being no further business, Mayor Ammiano asked for any comments from the public.

The following people spoke about the landlord registration fees:

Nick Deluca, P.O. Box 451, Peapack NJ.  
Anthony Briano, 102 Second St., Keyport NJ  
Liz Lampasona, 18 Mason Dr., Jackson NJ  
Vicky Valencia, 29-4 Coplay Ct., Freehold NJ  
Tim Kurczeski, 79 Wynnewood Ct. Freehold NJ  
Zane Howcott, 63-C Stonehurst, Freehold NJ  
Manuel Pateiro, 73 Friendship Road, Howell, NJ  
Sandy Marinko 184 Woodcrest, Freehold, NJ

Most of them were landlords of the Stonehurst Community that wanted to eliminate or reduce the landlord registration fee. They felt the fee was too high.

Mr. Valesi said there were discussions with the Stonehurst Community Board on multiple occasions. He explained that it is necessary to have the landlord registration. It is the only way to obtain the right information about the tenants and landlord representative in case of emergencies.

The landlords said they will deliver the information to the township. A discussion ensued on the plan, procedure and responsibility to get accurate information.

Mr. Salkin said if we don't enforce the law it will affect the quality standard in the community.

Mayor Ammiano and the Township Committee advised the landlords to meet with Mr. Valesi in order to have a successful plan to resolve the matter.

The Workshop Meeting adjourned at 9:20 pm.

A motion to re-enter Executive Session was offered by Mrs. McMorrow seconded by Mr. Cook, in order to complete the items on the Executive Resolution.

There was a 5 minute recess.

At 9:25 pm the Township Committee adjourned to executive session.

Executive session adjourned at 9:30 pm.

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Theresa Patino, Township Clerk