

# FREEHOLD TOWNSHIP COMMITTEE AGENDA

## REGULAR MEETING

FEBRUARY 21, 2023

8:00 P.M.

1. Meeting Called to Order
2. Announcement to Open Public Meetings Act:

“In accordance with the Open Public Meetings Act, this Meeting was announced on January 9, 2023 by posting a notice on the bulletin board in the Municipal Building reserved for that purpose; by forwarding such notice to the offices of the official newspapers of the Township and by filing such notice with the Township Clerk”

3. Pledge of Allegiance
4. Roll Call
5. Approval of Previous Minutes

### **REPORTS**

6. The Report of the Tax Collector for the Month of January 2023:

Net Receipt:	General Fund	\$24,110,381.21
	Water Account	\$ 378,664.31
	Sewer Account	\$ 780,584.84

7. Reports – ABC Social Affair Permit:

Silvermead Community Club – St. Patrick’s Day Dance – March 11, 2023 – 6:00 p.m. to 10:00 p.m.

### **PRESENTATIONS**

8. Proclamation – “National FFA Week” – February 18-25, 2023
9. Certificates of Achievement – Freehold Township High School 2022 Girls Cross Country Team
10. Certificates of Achievement – Freehold Township High School 2022 Boys Soccer Team
11. Certificate of Achievement – Adam Brusotti, Freehold Township High School Supervisor of Extracurricular Activities

## **OLD BUSINESS**

12. O-23-1 – Ordinance Amending Chapter 51 (Police Department), Section 51-6 (Qualifications of Applicants for Membership) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey
13. R-23-41 – Resolution Acknowledging Receipt and Review of Planning Board Report Re: Ordinance No. O-23-2
14. O-23-2 - Ordinance Amending Chapter 190 (Land Use), Article VI (Site Plan Procedure), Section 190-37 (Applicability) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

## **NEW BUSINESS**

15. R-23-42 - Resolution Approving Consolidated Bills List
16. R-23-43 – Resolution Appointing Matthew Barbieri as Township Tax Assessor

## **FORMAL ACTION – CONSENT AGENDA RESOLUTIONS**

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 of any item is desired, that item will be considered separately.

17. R-23-44 – Resolution Authorizing Execution of a Shared Services Agreement with Borough of Mantoloking for Information Technology Services
18. R-23-45 – Resolution Awarding a Contract for the 2023 Michael J. Tighe Park Improvements Project – Splash Pad, Walkways, Pickleball Courts
19. R-23-46 – Resolution Authorizing the Award of a Contract for the Township’s Offsite Records Storage
20. R-23-47 – Resolution Authorizing the Award of a Proprietary Contract to RecDesk LLC for Annual Support and Software Management for the Parks and Recreation Management RecDesk Software
21. R-23-48 – Resolution Authorizing the Award of a Contract for Copier Equipment Service, Maintenance and Supplies for Various Township Departments
22. R-23-49 - Resolution Extending Contracts 21-1 for the Furnishing and Delivery of Automotive and Light Duty Truck Parts
23. R-23-50 – Resolution Extending Contract 21-8 for Ices/Ice Cream Vending Services

24. R-23-51 – Resolution Authorizing Execution of Developer’s Agreement for TFS Freehold, LLC, Site Plan No. 413-1-20, Block 49.37, Lot 37, Located at 179 South Street
  
25. R-23-52 – Resolution Authorizing Conditional Release of Performance Guarantees for WSP Freehold, LLC, (Wasatch Self-Storage), Site Plan No. 907-1-20, Block 69, Lot 36.04 (Formerly Lots 36.04-36.07), Located at 80 Gibson Place
  
26. R-23-53 – Resolution Authorizing Release of Soil Removal Performance Guarantee for WSP Freehold, LLC (Wasatch Self-Storage), Site Plan No. 907-1-20, (Soil Removal Permit No. SR-01-21)

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

**7:15 P.M. – EXECUTIVE SESSION**

\* Open Public Meetings Act – Resolution R-23-D – Executive Session

1. PERSONNEL

1A. Recreation Commission Membership Interview

1B. Staffing

2. PROPERTY ACQUISITION

2A. Target Properties for Municipal Improvements

**ORDINANCE NO. O-23-1**  
**TOWNSHIP MEETING DATE – January 23, 2023**

**ORDINANCE AMENDING CHAPTER 51 (POLICE DEPARTMENT), SECTION 51-6 (QUALIFICATIONS OF APPLICANTS FOR MEMBERSHIP) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

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BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows: (additions are underlined, and deletions are in [brackets]):

**I**

Chapter 51, Police Department, Section 51-6, Qualification of applicants for membership, is hereby amended to read as follows:

**§ 51-6 Qualification of applicants for membership.**

A. through E. - No change.

F. Pursuant to N.J.S.A. 11A:4-1.3, ~~[entry-level law enforcement officers may be appointed by the Municipal Administrator upon the recommendation of the Chief of Police without taking a Civil Service examination, so long as the individual has successfully completed a full Basic Course for Police Officers training course at a school approved and authorized by the New Jersey Police Training Commission. Additionally,]~~ temporary entry-level law enforcement officers may be appointed by the Municipal Administrator upon the recommendation of the Chief of Police without taking a Civil Service examination, so long as the individual successfully completes a full Basic Course for Police Officers training course at a school approved and authorized by the New Jersey Police Training Commission within nine months from the date of hire as a temporary entry-level law enforcement officer; upon successful completion of the training course, the temporary entry-level law enforcement officer shall be appointed as a permanent entry-level law enforcement officer. In furtherance of the Township's anti-nepotism policy, no appointment of entry-level law enforcement officers pursuant to this subsection shall be made solely upon the recommendation of any officer or employee of the Township, Monmouth County, or the State of New Jersey. These exemptions from the Civil Service examination requirement shall remain in effect on a temporary basis until December 31, 2023, at which time this subsection F shall expire unless otherwise extended by Ordinance.

## **II**

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

## **III**

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

## **IV**

This Ordinance shall take effect upon adoption and publication according to law.

**EXPLANATORY STATEMENT:**

The Township previously added Section 51-6 of the Township Code in response to P.L. 2021, c. 7 and subsequent amendment P.L. 2021, c. 406, addressing Civil Service examination exemptions for entry level law enforcement officers. This Ordinance removes language rendered unnecessary due to the statutory amendment of P.L. 2021, c. 406.



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-41

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION ACKNOWLEDGING RECEIPT AND REVIEW OF  
PLANNING BOARD REPORT RE: ORDINANCE NO. O-23-2**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township Committee introduced Ordinance No. O-23-2 on January 23, 2023 and referred it to the Planning Board, pursuant to N.J.S.A. 40:55D-26(a); and,

WHEREAS, on February 16, 2023 the Planning Board reported its findings on the Ordinance to the Township Committee and found it to be consistent with the Freehold Township Master Plan as stated in the Board's most recent Master Plan Re-examination and Amendments;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee acknowledges receipt that it has reviewed the Planning Board report;

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to the Planning Board Secretary.



No. R-23-41

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent

ORDINANCE NO. O-23-2  
TOWNSHIP MEETING DATE – January 23, 2023

ORDINANCE AMENDING CHAPTER 190 (LAND USE), ARTICLE VI (SITE PLAN PROCEDURE), SECTION 190-37 (APPLICABILITY) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth and State of New Jersey as follows (additions are underlined, and deletions are in [~~brackets~~):

I

Chapter 190 (Land Use), Article VI (Site Plan Procedure), Section 190-37 (Applicability), is hereby amended to read as follow:

Section 190-37 Applicability.

A. Site plan review and approval shall be required before:

- (1) – (2) No change.
- (a) – (e) No change.

B. Except as hereinafter provided, no building or zoning permit shall be issued for any building or use or structure, or reduction or enlargement in size or other alteration of any building or structure or change in use of any building including accessory structures and outdoor storage and sales areas unless a site plan is first submitted and approved by the Planning Board, and no certificate of occupancy shall be given unless all construction and development conforms to the plans as approved by the Planning Board. The following minor building modifications may be reviewed by the Zoning Officer and, if acceptable, approved by issuance of a zoning permit without requiring a hearing before the Planning Board:

- (1) Replacement of any siding with the same as or consistently similar material.
- (2) Replacement of any roofing with the same as or consistently similar material.
- (3) Replacement of windows or doors in the same rough opening without altering the dimensions or framing.
- (4) Replacement or installation of gutters or leaders.
- (5) Replacement or installation of shutters.
- (6) Replacement of a building façade without altering the architectural theme of the building, the fenestration of the façade, or the overall size of the façade by more than 10 percent in any dimension.

C. – F. No change.

## **II**

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

## **III**

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

## **IV**

This Ordinance shall take effect upon adoption and publication according to law.

**Explanatory Statement:**

This Ordinance amends Chapter 190 (Land Use), Article VI (Site Plan Procedure), Section 190-37 (Applicability).



*Resolution of the Township of Freehold*  
Monmouth County, New Jersey

No: R-23-42

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST**

**- - - RESOLUTION - - -**

BE IT RESOLVED by the Township Committee of the Township of Freehold that the vouchers listed on the Consolidated Bills List, in the amount of \$2,144,800.99 dated February 21, 2023 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-23-42

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



*Resolution of the Township of Freehold*  
Monmouth County, New Jersey

No: R-23-43

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION APPOINTING MATTHEW BARBIERI AS  
TOWNSHIP TAX ASSESSOR**

**- - - R E S O L U T I O N - - -**

WHEREAS, as the position of Township Tax Assessor will become vacant on March 1, 2023, it is necessary to appoint a replacement; and,

WHEREAS, Matthew Barbieri has effectively been serving as the Deputy Tax Assessor since April 29, 2019; and,

WHEREAS, Matthew Barbieri is a well qualified Certified Tax Assessor and highly knowledgeable in the operations of the Tax Assessing Office;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold, pursuant to Freehold Township Ordinance, herein appoints Matthew Barbieri as Township Tax Assessor effective March 1, 2023 through June 30, 2023, per Employment Agreement;

BE IT FURTHER RESOLVED that a certified copy of the with Resolution shall be forwarded to Matthew Barbieri, Tax Assessor; Peter R. Valesi, Township Administrator; Cheryl Horne, Personnel Officer; and Matthew Clerk, Monmouth County Tax Administrator.

No. R-23-43

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent





# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-44

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH BOROUGH OF MANTOLOKING FOR INFORMATION TECHNOLOGY SERVICES**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township of Freehold and the Borough of Mantoloking are interested in Freehold Township continuing to provide Information Technology Services to the Borough of Mantoloking; and,

WHEREAS, this cooperative Agreement between municipalities would be beneficial to the taxpayers in both municipalities; and,

WHEREAS, an Agreement entitled "Shared Services Agreement between Freehold Township and Mantoloking Borough for Information Technology Services" has been proposed and found acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the Administrator and Township Clerk are hereby authorized to execute the aforementioned Agreement;

BE IT FURTHER RESOLVED that a copy of the Agreement shall be maintained in the Township Clerk's Office upon passage of this Resolution and available for public inspection;

BE IT FURTHER RESOLVED that, pursuant to NJS 40A:65-1, a certified copy of the within Resolution shall be forwarded to New Jersey Department of Community Affairs, Division of Local Government Services;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution and copy of the Agreement be forwarded to the Mantoloking Borough Administrator, the Freehold Township Administrator, the Freehold Township Director of Information Technology and the Freehold Township Director of Finance.

No. R-23-44

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-45

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AWARDING A CONTRACT FOR THE 2023  
MICHAEL J. TIGHE PARK IMPROVEMENTS PROJECT - SPLASH  
PAD, WALKWAYS, PICKLEBALL COURTS**

## **- - - R E S O L U T I O N - - -**

WHEREAS, bids were accepted by the Township Purchasing Agent for the 2023 Michael J. Tighe Park Improvements Project - Splash Pad, Walkways, Pickleball Courts on Thursday, February 9, 2023 at 10:00 a.m.; and,

WHEREAS, the following bids were submitted:

BIDDER	BID AMOUNT
Precise Construction, Inc.	\$ 751,544.00
D'Avellino Construction, Inc.	\$ 761,028.00
T. Fiotakis Construction, LLC	\$ 792,865.00
Seacoast Construction Inc.	\$1,093,185.00
Tri-Season Landscaping Inc.	\$1,122,621.88*

\*Adjusted for mathematical error

WHEREAS, the Assistant Township Engineer, by memorandum dated February 10, 2023, recommends that a Contract be awarded to the low bidder, Precise Construction, Inc. in the amount of \$751,544.00; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Bond Ordinances:

C-04-17-906-011-951 \$ 1,380.47;	C-04-18-907-011-951 \$ 6,955.40;
C-04-19-910-011-951 \$ 77,704.00;	C-04-20-910-011-951 \$252,735.71;
C-04-21-906-011-951 \$363,647.06;	C-04-22-907-011-951 \$ 3,863.50;
C-04-22-908-011-951 \$ 45,257.86;	

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby awards a Contract for the 2023 Michael J. Tighe Park Improvements Project - Splash Pad, Walkways, Pickleball Courts to Precise Construction, Inc. in the amount of \$751,544.00;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the the Diector of Finance, the Township Engineer, the Assistant Township Engineer, the Superintendent of Parks and Recreation, the Purchasing Agent and all bidders.

No. R-23-45

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-46

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT  
FOR THE TOWNSHIP'S OFFSITE RECORDS STORAGE**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township of Freehold has a need for Offsite Records Storage as a non-fair and open contract, pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and,

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed that Township's bid threshold, but will exceed \$17,500.00 in vendor aggregation; and,

WHEREAS, the anticipated term of this contract is one year; and,

WHEREAS, GRM Information Management Services can supply the Township with the required services for a cost not to exceed \$35,000.00; and,

WHEREAS, GRM Information Management Services has completed and submitted a Business Entity Disclosure Certification which certifies that GRM Information Management Services has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit GRM Information Management Services from making any reportable contributions through the term of the contract; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Budget Accounts contingent upon the necessary funds being appropriated by the Governing Body in the 2023 and 2024 Municipal Budgets:

3-01-20-120-120-210 and 4-01-20-120-120-210-Not to Exceed \$35,000.00;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that a Contract for Offsite Records Storage is hereby authorized with GRM Information Management Services in an amount not to exceed \$35,000.00;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Township Clerk, the Purchasing Agent and GRM Information Management Services.

No. R-23-46

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent





# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-47

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A PROPRIETARY CONTRACT TO RECDESK LLC FOR ANNUAL SUPPORT AND SOFTWARE MANAGEMENT FOR THE PARKS AND RECREATION MANAGEMENT RECDESK SOFTWARE**

## **- - - RESOLUTION - - -**

WHEREAS, the Township of Freehold has a need for continued annual support and software management for the Parks and Recreation Management RecDesk Software; and,

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed that Township's bid threshold, but will exceed \$17,500.00 in vendor aggregation; and,

WHEREAS, the anticipated term of this contract is one year; and,

WHEREAS, RecDesk LLC can supply the Township with the required support and software management for the Parks and Recreation Management RecDesk Software in an amount not to exceed \$25,000.00; and,

WHEREAS, this contract may be awarded by the Governing Body without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(dd) of the Local Public Contracts Law for the provision or performance of goods or services for the support or maintenance of proprietary computer hardware and software; and,

WHEREAS, RecDesk LLC has completed and submitted a Business Entity Disclosure Certification which certifies that RecDesk, LLC has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit RecDesk, LLC from making any reportable contributions through the term of the contract; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Parks and Recreation Trust Account:

T-49-56-500-825-299 - Not to Exceed \$25,000.00

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein authorizes a contract with RecDesk, LLC in an amount not to exceed \$25,000.00 for the annual support and software management for the Parks and Recreation Management RecDesk Software;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Superintendent of Parks and Recreation, the Purchasing Agent and RecDesk LLC.

No. R-23-47

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-48

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR COPIER EQUIPMENT SERVICE, MAINTENANCE AND SUPPLIES FOR VARIOUS TOWNSHIP DEPARTMENTS**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township of Freehold has a need for the support for copier equipment service, maintenance and supplies for various departments within the Township; and,

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed that Township's bid threshold, but will exceed \$17,500.00 in vendor aggregation; and,

WHEREAS, the anticipated term of this contract is one year; and,

WHEREAS, Xerographic Document Solutions, Inc. can supply the Township with the required support for copier equipment service, maintenance and supplies in an amount not to exceed \$30,000.00; and,

WHEREAS, Xerographic Document Solutions, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Xerographic Document Solutions, Inc. has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit Xerographic Document Solutions, Inc. from making any reportable contributions through the term of the contract; and,

WHEREAS, the Director of Finance has certified with the Township Clerk that funds are available in the following 2023 budget accounts, contingent upon the Governing Body approval of the 2023 Municipal Budget:

3-01-26-310-310-206; 3-01-43-490-490-211; 3-01-26-290-290-218;  
3-01-28-371-371-218; 3-01-28-370-370-218; 3-01-25-240-240-218;  
3-01-20-102-103-216 - in an amount not to exceed \$30,000.00

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein authorizes a contract with Xerographic Document Solutions, Inc. in an amount not to exceed \$30,000.00 for the support for copier equipment service, maintenance and supplies for various Township departments;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Superintendent of Parks and Recreation, the Purchasing Agent and Xerographic Document Solutions, Inc.

No. R-23-48

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-49

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION EXTENDING CONTRACTS 21-1 FOR THE FURNISHING AND DELIVERY OF AUTOMOTIVE AND LIGHT DUTY TRUCK PARTS**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township Committee awarded a Two Year Contract for the Furnishing and Delivery of Automotive and Light Duty Truck Parts to Auto King Parts & Supplies, Brice's Auto Supply, Inc., Eastern Warehouse Distributors, LLC and Freehold Ford on February 23, 2021 by Resolution R-21-56; and,

WHEREAS, the Superintendent of Public Works has recommended, by memorandum dated January 4, 2023, that the above Contracts be extended for one (1) additional year, due to high quality of supplies and reasonable pricing; and,

WHEREAS, the provisions of N.J.S.A. 40A-11-15 of the Local Public Contracts Law allow municipalities to extend a contract for an additional year upon a finding by the Governing Body that the services were performed in an effective and efficient manner; and,

WHEREAS, the Director of Finance has certified with the Township Clerk that funds are available in the following budget accounts, contingent upon the necessary funds being appropriated by the Governing Body in the 2023 and 2024 Municipal Budgets:

3-01-26-315-315-244 & 4-01-26-315-315-244

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the above Contract extensions for the Furnishing and Delivery of Automotive and Light Duty Truck Parts in accordance with the bid specifications;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Superintendent of Public Works, the Purchasing Agent, Auto King Parts & Supplies, Brice's Auto Supply, Inc., Eastern Warehouse Distributors, LLC and Freehold Ford.

No. R-23-49

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent





# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-50

Date of Adoption: February 23, 2023

**TITLE: RESOLUTION EXTENDING CONTRACT 21-8 FOR ICES/ICE CREAM VENDING SERVICES**

## **- - - R E S O L U T I O N - - -**

WHEREAS, the Township Committee awarded a One-Year Contract for Ices/Ice Cream Vending Services to Weaser's Ices Inc. by Resolution R-21-129 and a One-Year Contract Extension by Resolution R-22-99; and,

WHEREAS, the Superintendent of Parks and Recreation has recommended that the above named Contract be extended for an additional one year according to the bid specifications; and,

WHEREAS, the provisions of NJSA 40A:11-15 of the Local Public Contracts Law allow municipalities to extend a contract for an additional year upon a finding by the governing body that the services were performed in an effective and efficient manner;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the above named contract extension for the sale of Ices/Ice Cream Vending Services to Weaser's Ices Inc, allowing for the sale of ices and ice cream at a revenue to be paid to the Township in the total amount of \$3,001.00;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Purchasing Agent, the Superintendent of Parks and Recreation and Weaser's Ices Inc.

No. R-23-50

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-51

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AUTHORIZING EXECUTION OF DEVELOPER'S AGREEMENT FOR TFS FREEHOLD, LLC, SITE PLAN NO. 413-1-20, BLOCK 49.37, LOT 37, LOCATED AT 179 SOUTH STREET**

## **- - - R E S O L U T I O N - - -**

WHEREAS, on March 3, 2022, the Freehold Township Planning Board granted preliminary and final site plan approval to TFS Freehold, LLC for Site Plan No. 413-1-20, Block 49.37, Lot 37, located at 179 South Street; and

WHEREAS, in accordance with the Planning Board approval, the Developer is required to enter into a Developer's Agreement with the Township of Freehold; and

WHEREAS, the Township Attorney has prepared a Developer's Agreement for this site plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Freehold that the Mayor is hereby authorized to execute and the Township Clerk to attest the Developer's Agreement between the Township of Freehold and the Developer in accordance with the approval granted by the Freehold Township Planning Board.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Township Clerk to be a true copy be forwarded to: Township Engineer, Township Attorney, Township Planning Board, Township Construction Official and the Developer.

No. R-23-51

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-52

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AUTHORIZING CONDITIONAL RELEASE OF PERFORMANCE GUARANTEES FOR WSP FREEHOLD, LLC, (WASATCH SELF-STORAGE), SITE PLAN NO. 907-1-20, BLOCK 69, LOT 36.04 (FORMERLY LOTS 36.04-36.07), LOCATED AT 80 GIBSON PLACE**

## **- - - R E S O L U T I O N - - -**

WHEREAS, on December 3, 2020, the Planning Board granted site plan approval for the construction of a self-storage facility consisting of six (6) buildings and related improvements in Block 69, Lot 36.04 (formerly Lots 36.04-36.07), located at 80 Gibson Place and known as Site Plan No. 907-1-20; and

WHEREAS, WSP Freehold, LLC posted the required performance guarantees and entered into a Developer's Agreement for this site plan; and

WHEREAS, all improvements with the exception of two (2) proposed buildings have been installed in accordance with the approved plans; and

WHEREAS, on December 15, 2022, WSP Freehold, LLC received amended site plan approval to permit construction of the self-storage facility in two (2) phases with Phase 1 consisting of Buildings A, C, D and E, and Phase 2 consisting of Buildings B and F, no other changes to the previously granted site plan approval are proposed; and

WHEREAS, Life Storage HHF Wasatch Holdings LLC is the contract purchaser of Block 69, Lot 36.04 and will enter into an Amended Developer's Agreement with the Township of Freehold for the construction of the remaining buildings and improvements; and

WHEREAS, the bondable Phase 1 improvements have been completed, therefore a Maintenance Bond is required for the completed bondable improvements; and

WHEREAS, by Memorandum dated February 2, 2023, attached hereto as Exhibit A, the Township Engineer has recommended the release of the performance guarantees posted by WSP Freehold, LLC subject to the execution of an Amended Developer's Agreement and the posting of a Maintenance Bond for the site work that has been completed to date, for a duration of two (2) years, in the amount of \$4,313.00.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold as follows:

1. It hereby authorizes the release of the following performance guarantees posted by WSP Freehold, LLC subject to the execution of an Amended Developer's Agreement and the posting of a Maintenance Bond for the site work that has been completed to date, for a duration of two (2) years, in the amount of \$4,313.00:

Performance Bond No. BX21016482105168, dated July 28, 2021, issued by Bondex Insurance Company in the amount of \$25,875.00.

Cash Bond deposit in the amount of \$2,875.00.

The Township shall not take any action towards releasing the above referenced bonds until the Amended Developer's Agreement is executed and the Maintenance Bond is posted and approved by the Township Attorney's Office.

2. The balance of the engineering inspection fee account can be returned to WSP Freehold, LLC upon Life Storage HHF Wasatch Holdings LLC posting the required \$2,500.00 engineering inspection fee set forth in the Amended Developer's Agreement.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to each of the following:

- (a) Township Engineer
- (b) Township Chief Financial Officer
- (c) Superintendent of Public Works
- (d) Township Construction Official
- (e) Township Attorney
- (f) WSP Freehold, LLC

No. R-23-52

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent



# Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-23-53

Date of Adoption: February 21, 2023

**TITLE: RESOLUTION AUTHORIZING RELEASE OF SOIL REMOVAL PERFORMANCE GUARANTEE FOR WSP FREEHOLD, LLC (WASATCH SELF-STORAGE), SITE PLAN NO. 907-1-20, (SOIL REMOVAL PERMIT NO. SR-01-21)**

## **- - - R E S O L U T I O N - - -**

WHEREAS, WSP Freehold, LLC as developer of Wasatch Self-Storage, located at 80 Gibson Place and known as Block 69, Lot 36.04 (formerly Lots 36.04-36.07), has requested release of its soil removal performance guarantee previously posted with the Township of Freehold for Site Plan No. 907-1-20 (Soil Removal Permit No. SR-01-21) in accordance with its previously received Planning Board approval; and

WHEREAS, the Township Engineer has, in a memorandum dated February 9, 2023, (attached hereto as Exhibit A) recommended that the following performance guarantees be released;

Performance Bond No. BX21016472105168, dated July 28, 2021, issued by Bondex Insurance Company in the amount of \$52,497.00.

Cash Bond in the amount of \$5,833.00.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold as follows:

1. It has reviewed, agrees with and hereby adopts all recommendations by the Township Engineer as set forth in Exhibit A.

2. It hereby authorizes the release of the performance guarantees for soil removal as set forth in the Township Engineer's Memorandum attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to each of the following: Township Engineer, Township Chief Financial Officer, Developer, Superintendent of Public Works and Township Attorney.



No. R-23-53

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mr. Cook							
Mrs. Fasano							
Mr. Preston							
Mayor Walker							

I-Introduced By   S-Seconded By   X- Indicates Vote   NV- Not Voting   AB- Absent