

# FREEHOLD TOWNSHIP COMMITTEE AGENDA

## WORKSHOP MEETING

APRIL 4, 2023

8:00 P.M.

1. 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.”

2. Pledge of Allegiance

3. Roll Call

4. Approval of Previous Minutes

5. Reports:

ABC Social Affair Permit – VFW Post 3474 Fundraiser – 50 Waterworks Road - 4/20/23 – From 4:00 p.m. to 11:00 p.m.

ABC Social Affair Permit – Freehold Township Day at Michael J. Tighe Park – 7/8/23; Rain Date 7/16/23 – From 12:00 noon to 11:59 p.m.

### NEW BUSINESS

- \* 6. R-23-75 – Resolution Approving Consolidated Bills List
- \* 7. O-23-7 – An Ordinance Amending Chapter 190 (Land Use), Article XIII (Zone Regulations), Section 190-142.1 (ML-12 – Moderate- and Low-Income Housing Zone – 12,500 Square Feet) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey
- \* 7A. O-23-8 – An Ordinance Authorizing the Purchase of Block 32.05, Lots 6 and 7 Located at 353 and 355 East Freehold Road

\* Attachments

## **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.

- \* 8. R-23-76 – Resolution Disbursing an Overpayment of Taxes
  
- \* 9. R-23-77 - Resolution Authorizing the Township of Freehold, through the Freehold Township Police Department, to Participate in the Defense Logistics Agency, Law Enforcement Support Enforcement Support Office, 1033 Program to Enable the Freehold Township Police Department to Request and Acquire Excess Department of Defense Equipment
  
- \* 10. R-23-78 – Resolution Authorizing Contracts for Sports Camp Director Services as an Extraordinary Unspecifiable Service
  
- \* 11. R-23-79 – Resolution Authorizing Execution of Stand Still Agreement for Foreclosure Rights at Block 49.37, Lot 1

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

**7:00 P.M. – EXECUTIVE SESSION**

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

1. PERSONNEL

1A. Youth Guidance Council Membership Interview

1B. Volunteer Board & Commission Members

1C. Departmental Structure and Promotions

2. PROPERTY ACQUISITIONS

2A. Various Updates



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

No: R-23-75

Date of Adoption: April 4, 2023

**TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST**

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

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 \$5,353,616.19 dated April 4, 2023 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-23-75

<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-23-7**  
**TOWNSHIP MEETING DATE – April 4, 2023**

**AN ORDINANCE AMENDING CHAPTER 190 (LAND USE), ARTICLE XIII (ZONE REGULATIONS), SECTION 190-142.1 (ML-12 – MODERATE-AND LOW-INCOME HOUSING ZONE – 12,500 SQUARE FEET) 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 shown with ~~strikethroughs~~):

**I**

Chapter 190 (Land Use), Article XIII (Zone Regulations) is hereby amended as follows:

Section 190-142.1. ~~ML-12 – Moderate and Low Income Housing Zone – 12,500 Square Feet~~  
ML-10 – Moderate and Low Income Housing Zone – 10,000 Square Feet

A. – C. No change.

D. General tract requirements.

(1) Maximum units: No more than ~~138~~128 market-rate one-family dwellings and at least ~~343~~2 affordable units in two-family dwellings shall be permitted.

(2) - (4). No change.

(5) New building lots shall be setback a minimum of 35 feet from existing roadways.

(6) New building lots shall be no closer than 15 feet from adjoining properties.

E. Area, yard and building requirements.

(1) Single -family dwellings.

(a) Minimum lot size: ~~12,500~~10,000 square feet.

(b) Lot frontage (minimum): ~~100~~84<sup>1</sup> feet.

(c) Lot width at building line (minimum): ~~100~~84 feet.

(d) No change.

(e) Front yard setback (minimum): ~~40~~25 feet.

(f) – (k) No change.

(2) No change.

(3) Dwelling, two-family.

(a) Minimum combined lot size: ~~15,000~~7,800 square feet in total for two units (one duplex structure).

(b) Lot frontage (minimum): ~~55~~32.5 feet.

(c) Lot width at building line (minimum): ~~55~~32.5 feet.

(d) No change.

(e) Front yard setback (minimum): ~~40~~25 feet.

(f) – (l) No change.

F. – J. No change.

K. Scenic Corridor. Development within the zone shall be designed in a manner that does not require direct access to a designated scenic corridor, where practicable, and to otherwise mitigate impact on the Scenic Roadway Corridor Overlay Zone.

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<sup>1</sup> Lot frontage on curved roadways shall be a minimum of 70% of the lot width.

**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), Section 190-142.1 (ML-12 – Moderate and Low Income Housing Zone) general tract, area, yard and building requirements.

ORDINANCE NO. O-23-8  
TOWNSHIP MEETING DATE – April 4, 2023

AN ORDINANCE AUTHORIZING THE PURCHASE OF BLOCK 32.05, LOTS 6 AND 7  
LOCATED AT 353 AND 355 EAST FREEHOLD ROAD

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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:

WHEREAS, pursuant to N.J.S.A. 40A:12-5 the Township is authorized to acquire real property; and

WHEREAS, the Township has determined it to be in the public interest to purchase Block 32.05, Lots 6 and 7, located at 353 and 355 East Freehold Road in the Township of Freehold (the “Property”), for open space or other public purposes; and

WHEREAS, the Township has negotiated with the property owner and has agreed to purchase the Property for \$2,100,000.00 contingent upon title review and receipt of funds to purchase the Property by bond, loan or grant.

NOW, THEREFORE, BE IT ORDAINED that the Mayor and Township Clerk of the Township of Freehold are hereby authorized to execute a contract for the purchase of the Property, such purchase price to be in the amount of \$2,100,000.00.

BE IT FURTHER ORDAINED that the Mayor, Township Administrator, Township Clerk, Township Attorney and such other municipal officials as are necessary, are hereby authorized to undertake any and all acts reasonably necessary to effectuate the purchase of the above-described Property.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon passage and publication according to law.

**EXPLANATORY STATEMENT:**

This Ordinance authorizes the purchase of Block 32.05, Lots 6 and 7, located at 353 and 355 East Freehold Road in the Township of Freehold.



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

No: R-23-76

Date of Adoption: April 4, 2023

**TITLE: RESOLUTION DISBURSING AN OVERPAYMENT OF TAXES**

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

WHEREAS, a certain property owner has a credit balance on their account; and,

WHEREAS, the following Taxpayer Schedule includes an Overpayment of Taxes; creating an overpayment, applicable to the block and lot and in the amount set forth; and,

WHEREAS, the Tax Collector of the Township of Freehold has certified to the Township Committee of the Township of Freehold that the item designated with the word "REFUND" on Schedule A be refunded to the name appearing below;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the refund be made to the taxpayer appearing on Schedule A and the check for the aforesaid refund be issued by the Treasurer;

BE IT FURTHER RESOLVED that the Tax Collector is hereby authorized to make corrections and notations upon the Municipal records as may be necessary to effect this Resolution;

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that the Township Clerk is hereby authorized to forward a certified copy of the within Resolution to the Tax Collector and Treasurer/Director of Finance.

SCHEDULE A  
2023 - OVERPAYMENT OF TAXES - REFUND

69.01	17.01	CHASE ATTN: REFUND DEPT PO BOX 9218 COPPELL, TX 75019-9236	\$5,222.82
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	TOTAL	\$5,222.82
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TOTAL REFUNDED \$5,222.82

No. R-23-76

<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-23-77

Date of Adoption: April 4, 2023

**TITLE: RESOLUTION AUTHORIZING THE TOWNSHIP OF FREEHOLD, THROUGH THE FREEHOLD TOWNSHIP POLICE DEPARTMENT, TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE FREEHOLD TOWNSHIP POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT**

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

WHEREAS, the United States Congress authorized the Defense Logistic Agency (DLA) Law Enforcement Support (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEASs); and

WHEREAS, rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and county LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance, fueling and upkeep of the property and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30-2 requires the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of property through the 1033 program.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, that the Freehold Township Police Department is hereby authorized to enroll in the 1033 program for the period of January 1, 2023 to December 31, 2023; and

BE IT FURTHER RESOLVED that the Freehold Township Police Department is hereby authorized to acquire items on non-controlled property designated "DEMIL A", which may include: office supplies, office furniture, computers, electronic equipment, generators, field packs, nonmilitary, off-road vehicles, clothing, transit and transit signal systems, exercise equipment, farming and moving equipment, excavation equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, respirators , binoculars, and any other supplies and equipment of a nonmilitary nature identified by the LEA, if it shall become available in the period of time for which this Resolution authorizes, based on the needs of the Freehold Township Police Department, without restriction; and

BE IT FURTHER RESOLVED, that the Freehold Township Police Department is hereby authorized to acquire "DEMIL B through Q" property, listed in the unredacted portion of DEMIL inventory sheet if it shall become available in the period of time for which this Resolution authorizes;

BE IT FURTHER RESOLVED that the Chief of Police for Freehold Township Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

BE IT FURTHER RESOLVED that the Freehold Township Police Department shall provide a quarterly accounting of all property obtained through the 1033 program which shall be available to the public upon request; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately and shall be valid to authorized requests to acquire "DEMIL A" property and "DEMIL B through Q" property that may be made available through the 1033 program during the period of time for which this Resolution authorizes; and

BE IT FURTHER RESOLVED that this authorizing Resolution will expire on December 31, 2023, and continued participation in this program will require annual authorization by the governing body.

I, Sanibel Abouzeina, Township Clerk hereby certify that the above Resolution is a true and correct copy of a Resolution adopted by the Township Committee of the Township of Freehold at a regular and duly convened meeting held on Tuesday, April 4, 2023. In witness whereof, I have set by and affixed seal of the Township of Freehold.

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Sanabel Abouzeina, Township Clerk



No. R-23-77

<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-23-78

Date of Adoption: April 4, 2023

**TITLE: RESOLUTION AUTHORIZING CONTRACTS FOR SPORTS CAMP DIRECTORS SERVICES AS AN EXTRAORDINARY UNSPECIFIABLE SERVICE**

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

WHEREAS, as part of the extensive Recreation Program existing within the Township of Freehold, it is the desire of the Township Committee that youth ranging in ages from 4 through 14 be given specific sport training and recreation opportunities, including instruction, supervision and available facilities for the wide ranging abilities existing within this age group; and,

WHEREAS, the following list of proposed Sports Camp Directors have extensive experience and a proven reputation in providing instruction and educational services with extensive experience and training in dealing with youth and summer camp groups in the:

Patriot Pride BB	John Sciarappa	\$ 6,000	T-49-56-150-454-299
Patriot Shooters BB	Brian Golub	\$10,000	T-49-56-150-455-299
Sharp Shooters BB	Brian Golub	\$10,000	T-49-56-150-536-299
Spring Track & Field	Todd Briggs	\$18,000	T-49-56-150-408-299
Summer Track & Field	Todd Briggs	\$14,000	T-49-56-150-408-299
Fall Track & Field	Todd Briggs	\$14,000	T-49-56-150-408-299
Cross Country Camp	Todd Briggs	\$ 6,000	T-49-56-150-413-299
Field Hockey Camp	Erica Latz	\$ 6,000	T-49-56-150-534-299
Patriot Baseball Camp	Adam Brusotti	\$ 6,000	T-49-56-150-532-299
Softball Camp	Mike Benjamino	\$ 6,000	T-49-56-150-533-299
Blue Jays Basketball Camp	Kevin Summonte	\$ 6,000	T-49-56-150-535-299

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et. seq.) requires that notice of a resolution authorizing the award of a contract as an "extraordinary unspecifiable service" without competitive bids be publicly advertised; and,

WHEREAS, the Township's Director of Finance has filed a Certificate of Availability of Funds with the Township Clerk, certifying such funds are available in the following Parks and Recreation Trust Accounts:

\$ 6,000	T-49-56-150-454-299
\$10,000	T-49-56-150-455-299
\$10,000	T-49-56-150-536-299
\$46,000	T-49-56-150-408-299
\$ 6,000	T-49-56-150-413-299
\$ 6,000	T-49-56-150-534-299
\$ 6,000	T-49-56-150-532-299
\$ 6,000	T-49-56-150-533-299
\$ 6,000	T-49-56-150-535-299

WHEREAS, the Local Public Contracts Law requires the resolution authorizing the award of a contract for "extraordinary unspecifiable service" without competitive bids, together with the contract, be made available for public inspection; and,

WHEREAS, the Superintendent of Parks and Recreation has certified that this circumstance meets the requirement of the law, specifically, N.J.A.C. 5:34-2.1, because the service rendered cannot be reasonably described by written specifications, and due to the expertise of the staff in providing a safe and enjoyable sport specific environment to large camp groups as described in the attached certification;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein authorizes the following Contracts:

Patriot Pride BB	John Sciarappa	Not to Exceed \$ 6,000
Patriot Shooters BB	Brian Golub	Not to Exceed \$10,000
Sharp Shooters BB	Brian Golub	Not to Exceed \$10,000
Spring Track & Field	Todd Briggs	Not to Exceed \$18,000
Summer Track & Field	Todd Briggs	Not to Exceed \$14,000
Fall Track & Field	Todd Briggs	Not to Exceed \$14,000
Cross Country Camp	Todd Briggs	Not to Exceed \$ 6,000
Field Hockey Camp	Erica Latz	Not to Exceed \$ 6,000
Patriot Baseball Camp	Adam Brusotti	Not to Exceed \$ 6,000
Softball Camp	Mike Benjamino	Not to Exceed \$ 6,000
Blue Jays Basketball Camp	Kevin Summonte	Not to Exceed \$ 6,000

1. The Township Administrator is hereby authorized to execute Contracts with Camp Directors in the amounts specified herein;
2. These Contracts are awarded without competitive bidding as an "extraordinary unspecifiable service" in accordance with N.J.S.A. 40A:11-1, et. seq. of the Local Public Contracts Law for the reasons set for above;
3. The award of these Contracts is conditioned upon review and approval of the form of the Contract by the Township Attorney;

BE IT FURTHER RESOLVED that the Township Clerk is directed to do the following:

A. Cause notice of the passage of this Resolution to be published in an official newspaper of the municipality within 10 days of its passage;

B. Retain a copy of this Resolution, as well as a copy of the written Contracts and the Recreation Superintendent's certification referred to herein, in the office of the Township Clerk;

C. Forward a copy of this Resolution, certified to be a true copy, to:

1. Camp Directors noted above
2. New Jersey Dept. of Community Affairs, Division of Local Government Services
3. Township Chief Financial Officer
4. Township Superintendent of Parks and Recreation
5. Township Administrator
6. Township Purchasing Agent

No. R-23-78

<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-23-79

Date of Adoption: April 4, 2023

**TITLE: RESOLUTION AUTHORIZING EXECUTION OF STAND STILL AGREEMENT FOR FORECLOSURE RIGHTS AT BLOCK 49.37, LOT 1**

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

WHEREAS, a Stand Still Agreement among the Township of Freehold, 100 Lambert LLC, Capital One, National Association and CGP&H, LLC has been reviewed and approved by the Freehold Township Attorney.

NOW, THEREFORE, BE IT RESOLVED that the Township Administrator is herein authorized to execute said Agreement.

BE IT FURTHER RESOLVED that a certified copy of the within Resolution shall be forwarded to 100 Lambert LLC, Capital One, National Association, CGP&H, LLC, the Township Attorney, the Township Mount Laurel Attorney, the Township Administrator and the Township Director of Finance.

No. R-23-79

<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