

FREEHOLD TOWNSHIP COMMITTEE AGENDA

REGULAR MEETING

SEPTEMBER 26, 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

6. **REPORTS**

The Report of the Tax Collector for the Month of August 2023:

Net Receipt:	General Fund	\$	29,826,630.20
	Water Account	\$	498,625.36
	Sewer Account	\$	543,230.10

PRESENTATION

7. Proclamation - “Red Ribbon Week” – October 23 – 31, 2023

OLD BUSINESS

8. O-23-18 – Ordinance Accepting Scenic Corridor Buffer Easement for Block 72.06, Part of Lot 1
9. O-23-19 – Ordinance Authorizing the Exchange of Property Interests Between the Township of Freehold and CentraState Medical Center, Inc.

NEW BUSINESS

10. R-23-222 - Resolution Approving Consolidated Bills List

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.

11. R-23-223 - Resolution Awarding a Contract for Route 9 South and Coachman Drive Sanitary Sewer Rehabilitation
12. R-23-224 - Resolution Authorizing the Purchase of Natural Gas Supply Services for Public Use on an Online Auction Website
13. R-23-225 - Resolution Authorizing the Township’s Participation in the Omnia Partners Co-Op for Fixed and Vehicle License Plate Recognition Cameras and Equipment, Contract Number 05-68 for the Police Department
14. R-23-226 - Resolution Authorizing the Township’s Participation in the Sourcewell Co-Op for Contract Number 040621-WQI with Wastequip Manufacturing Company for Bulk Solid Waste and Recycling Equipment
15. R-23-227 - Resolution Authorizing Treatment Works Approval Application – Mark Freehold LLC/WAWA – Site Plan No. 917-22
16. R-23-228 - Resolution Authorizing the Execution of a General Development Plan Developer’s Agreement with M&M Main St Freehold, LLC

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

ORDINANCE NO. O-23-18
TOWNSHIP MEETING DATE – August 22, 2023

ORDINANCE ACCEPTING SCENIC CORRIDOR BUFFER EASEMENT FOR BLOCK 72.06,
PART OF LOT 1

BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth and State of New Jersey as follows:

I

WHEREAS, 183 Three Brooks Holdings, LLC received site plan approval from the Planning Board to construct an addition to its existing warehouse building in Block 72.06, Lot 1, located at 183 Three Brooks Road; and

WHEREAS, 183 Three Brooks Holdings, LLC subsequently conveyed Block 72.06, Lot 1 to Commerce Freehold Holdings, LLC which will be developing the project; and

WHEREAS, as part of the subdivision approval, a Scenic Corridor Buffer Easement for Block 72.06, part of Lot 1 is being conveyed to the Township; and

WHEREAS, the form of the Scenic Corridor Buffer Easement is acceptable to the Township Attorney and Township Engineer; and

WHEREAS, the Township Committee desires to accept the conveyance of the Scenic Corridor Buffer Easement upon completion of the improvements and release of the performance guarantees.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold that it hereby accepts the Scenic Corridor Buffer Easement for Block 72.06, part of Lot 1 upon completion of the improvements and release of the performance guarantees.

II

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

Explanatory Statement:

This Ordinance accepts a Scenic Corridor Buffer Easement for Block 72.06, part of Lot 1 upon completion of the improvements and release of the performance guarantees.

ORDINANCE NO. O-23-19
TOWNSHIP MEETING DATE – September 12, 2023

ORDINANCE AUTHORIZING THE EXCHANGE OF PROPERTY INTERESTS BETWEEN
THE TOWNSHIP OF FREEHOLD AND CENTRASTATE MEDICAL CENTER, INC.

BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth and State of New Jersey as follows:

I

WHEREAS, a water tower existed on property owned by the Township of Freehold (hereafter Township) and known as Block 86, Lot 8.02 (hereafter Lot 8.02), located at 951 West Main Street; and

WHEREAS, in order to better serve the residents of Freehold Township, said water tower needed to be decommissioned and a new water tower constructed; and

WHEREAS, CentraState Medical Center, Inc. (hereafter CentraState) agreed to exchange property with the Township to allow for the construction of a new water tower while keeping the old water tower functioning until it could be decommissioned upon completion of the new water tower; and

WHEREAS, as part of the exchange of property, in 2016 CentraState conveyed Block 86, Lot 4.02 (hereafter Lot 4.02) to the Township of Freehold with the understanding that, upon completion of the new water tower and decommissioning of the old water tower, the Township would convey Lot 8.02 to CentraState; and

WHEREAS, the new water tower has been constructed and the old water tower has been decommissioned, therefore in order to complete the exchange of property, it is necessary for the Township to convey Lot 8.02 to CentraState; and

WHEREAS, N.J.S.A. 40A:12-16 allows a municipality to exchange property interests when it is in the public interest to do so and when the value of the land and consideration received is at least of equal value to, and the acquisition is more advantageous to, the municipality for public use than the lands to be conveyed by the municipality; and

WHEREAS, the Township Tax Assessor has evaluated the properties and has concluded that Lot 4.02 which was conveyed to the Township by CentraState contains 30,663 square feet and is assessed in 2023 for \$70,000.00 for the land; and

WHEREAS, Lot 8.02 which the Township will be conveying to CentraState contains 2,500 square feet and is assessed in 2023 as \$5,700.00 for the land and \$63,000.00 for the improvements which have since been demolished, for a total valuation of \$68,700; and

WHEREAS, the property the Township received from CentraState is of greater value than the property the Township will be relinquishing, and is more advantageous to the Township for public use.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold as follows:

1. The Township Committee hereby authorizes the conveyance of Block 86, Lot 8.02 to CentraState.
2. The Mayor and Township Clerk are hereby authorized to execute a Deed conveying Block 86, Lot 8.02 to CentraState.
3. The Township Attorney is hereby authorized to take any and all action reasonable and necessary in order to conclude the exchange of properties as described herein.

II

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

Explanatory Statement:

This Ordinance authorizes the exchange of property between the Township of Freehold and CentraState Medical Center which allowed for the decommissioning of an old water tower on Block 86, Lot 8.02 and the construction of a new water tower to better serve the residents of Freehold Township on Block 86, Lot 4.02.



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-23-222

Date of Adoption: September 26, 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 \$10,894,821.40 dated September 26, 2023 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-23-222

VOTE OF THE TOWNSHIP COMMITTEE							
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-23-223

Date of Adoption: September 26, 2023

**TITLE: RESOLUTION AWARDING A CONTRACT FOR ROUTE 9
SOUTH AND COACHMAN DRIVE SANITARY SEWER
REHABILITATION**

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

WHEREAS, bids were accepted by the Township Purchasing Agent for the Route 9 South and Coachman Drive Sanitary Sewer Rehabilitation on Wednesday, August 23, 2023 at 11:00 a.m.; and,

WHEREAS, the following bids were submitted:

Bidder	Bid Amount
Vortex Services LLC	\$268,968.00
National Water Main Cleaning Company	\$351,245.00

WHEREAS, the Township's Professional Engineer, French & Parrello Associates, by letter dated September 1, 2023, and the Superintendent of Utilities, by memorandum September 5, 2023, recommend that a Contract be awarded to Vortex Services LLC in the amount of \$268,968.00; and,

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

C-08-23-908-001-951 - \$268,968.00

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein awards a Contract for the Route 9 South and Coachman Drive Sanitary Sewer Rehabilitation to Vortex Services LLC in the amount of \$268,968.00;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Superintendent of Utilities, the Township's Professional Engineer - French & Parrello Associates, the Purchasing Agent and all bidders.

No. R-23-223

VOTE OF THE TOWNSHIP COMMITTEE							
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-23-224

Date of Adoption: September 26, 2023

TITLE: RESOLUTION AUTHORIZING THE PURCHASE OF NATURAL GAS SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE

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

WHEREAS, Township of Freehold has determined to move forward with the EMEX Reverse Auction in order procure natural gas for Township of Freehold; and

WHEREAS, the Local Government Electronic Procurement Act (P.L. 2018, c. 156) (the “Act”) authorizes the purchase of natural gas supply service for public use through the use of an online auction service; and

WHEREAS, Township of Freehold will utilize the online auction services of EMEX, LLC, a division of Mantis Innovation, an approved vendor pursuant to the Act; and

WHEREAS, EMEX, LLC, a division of Mantis Innovation, is compensated for all services rendered through the participating supplier that a contract is awarded to; and

WHEREAS, the auction will be conducted pursuant to the Act; and

WHEREAS, if the auction achieves a price of \$.6730 therm or less for a 12 month term, a price of \$.7120 therm or less for an 18 month term, a price of \$.6890 therm or less for a 24 month term, a price of \$.700 therm or less for a 36 month term; Township of Freehold may award a contract to the winning supplier for the selected term;

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, is hereby authorized to award a contract and execute an agreement with any natural gas contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction if the auction achieves a price of \$.6730 therm or less for a 12 month term, a price of \$.7120 therm or less for an 18 month term, a price of \$.6890 therm or less for a 24 month term, a price of \$.700 therm or less for a 36 month term; Township of Freehold may award a contract to the winning supplier for the selected term.

BE IT FURTHER RESOLVED, that a certified copy of the within Resolution be forwarded to the Director of Finance, the Purchasing Agent and the lowest responsible bidder.

No. R-23-224

VOTE OF THE TOWNSHIP COMMITTEE							
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-23-225

Date of Adoption: September 26, 2023

TITLE: RESOLUTION AUTHORIZING THE TOWNSHIP'S PARTICIPATION IN THE OMNIA PARTNERS CO-OP FOR FIXED AND VEHICLE LICENSE PLATE RECOGNITION CAMERAS AND EQUIPMENT, CONTRACT NUMBER 05-68 FOR THE POLICE DEPARTMENT

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

WHEREAS, N.J.S.A. 52:34-6.2 authorizes a municipality to enter into cooperative purchasing agreements with one or more states or political subdivisions for the purchase of goods and services; and,

WHEREAS, certain economies can be achieved when public entities purchase goods and services together under a cooperative pricing agreement; and,

WHEREAS, Omnia Partners acts as the lead agency under a Cooperative Pricing Agreement approved by the Division of Local Government Services and awarded Contract Number 05-68 to purchase Fixed and Vehicle License Plate Recognition Cameras and Equipment; and,

WHEREAS, the Township of Freehold is in need of additional Fixed and Vehicle License Plate Recognition Cameras and Equipment for the Freehold Township Police Department; and,

WHEREAS the following bidder is able to provide the Fixed and Vehicle License Plate Recognition Cameras and Equipment for a total of \$44,370.00 to the Township of Freehold per said Cooperative Pricing System and Contract:

Omnia Partners Contract No. 05-68, expires April 30, 2025

Selex ES Inc.
4221 Tudor Lane
Greensboro, NC 27410

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Bond Ordinance and Budget Account:

C-04-23-907-004-956 - \$39,320.00

3-01-25-240-240-218 - \$ 5,050.00

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein authorizes a Contract for the purchase of Fixed and Vehicle License Plate Recognition Cameras and Equipment with Selex ES Inc. in the amount of \$44,370.00;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Chief of Police, the Purchasing Agent and Selex ES Inc.

No. R-23-225

VOTE OF THE TOWNSHIP COMMITTEE							
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-23-226

Date of Adoption: September 26, 2023

TITLE: RESOLUTION AUTHORIZING THE TOWNSHIP'S PARTICIPATION IN THE SOURCEWELL CO-OP FOR CONTRACT NUMBER 040621-WQI WITH WASTEQUIP MANUFACTURING COMPANY FOR BULK SOLID WASTE AND RECYCLING EQUIPMENT

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

WHEREAS, N.J.S.A. 52:34-6.2 authorizes a municipality to enter into cooperative purchasing agreements with one or more states or political subdivisions for the purchase of goods and services; and,

WHEREAS, certain economies can be achieved when public entities purchase goods and services together under a cooperative pricing agreement; and,

WHEREAS, Sourcewell Cooperative Purchasing acts as the lead agency under a Cooperative Pricing Agreement approved by the Division of Local Government Services and awarded Contract Number 040621-WQI to purchase Bulk Solid Waste and Recycling Equipment; and,

WHEREAS the following bidder is able to provide the following, in an amount not to exceed \$46,956.00 to the Township of Freehold per said Cooperative Pricing System and Contract:

Sourcewell Cooperative Purchasing Contract No 040621-WQI, expires June 2, 2025

Wastequip Manufacturing Company
6525 Carnegie Blvd., Suite 300
Charlotte, NC 28211

- (6) 30 Cubic Yard Roll Off Container
- (2) 20 Cubic Yard Roll Off Rectangle Roll Off Container

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Grant Account G-02-41-718-718-309 in the amount not to exceed \$46,956.00; and,

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein authorizes a Contract for the purchase of Roll Off Containers to Wastequip Manufacturing Company in an amount not to exceed \$46,956.00;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Superintendent of Public Works, the Purchasing Agent and Wastequip Manufacturing Company.

No. R-23-226

VOTE OF THE TOWNSHIP COMMITTEE							
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-23-227

Date of Adoption: September 26, 2023

**TITLE: RESOLUTION AUTHORIZING TREATMENT WORKS APPROVAL
APPLICATION - MARK FREEHOLD LLC/WAWA - SITE PLAN
NO. 917-22**

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

WHEREAS, Laurence W. Keller, P.E. of Whitestone Associates has completed necessary engineering plans and related construction permit applications as required by the New Jersey Department of Environmental Protection for the installation of an on-site disposal system (septic) for sanitary sewer service and,

WHEREAS, in accordance with N.J.A.C. 7:14A-22.6(a)5 and 22.8(a)3 of New Jersey Statutes, the municipality must endorse such applications before reviewed by the New Jersey Department of Environmental Protection;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the within application is endorsed and recommended for approval, and the Township Engineer be and is hereby authorized to sign such documents as may be required on behalf of the Township of Freehold;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded by the Township Clerk to:

1. Matthew J. Bryant, P.E., Township Engineer (3 copies)
2. New Jersey Department of Environmental Protection
Attn: Gautam Patel
P.O. Box 420
Trenton, NJ 08625
3. Laurence W. Keller, P.E.
Whitestone Associates, Inc.
30 Independence Boulevard, Suite 250
Warren, NJ 07059

No. R-23-227

VOTE OF THE TOWNSHIP COMMITTEE							
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-23-228

Date of Adoption: September 26, 2023

TITLE: RESOLUTION AUTHORIZING EXECUTION OF A GENERAL DEVELOPMENT PLAN DEVELOPER'S AGREEMENT WITH M&M AT MAIN ST FREEHOLD, LLC

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

WHEREAS, on August 18, 2022, the Freehold Township Planning Board adopted a Resolution granting General Development Plan approval to M&M at Main St Freehold, LLC, Application No. SP 911-21 for Block 70.05, Lot 17, located on Route 537; and

WHEREAS, the Developer is required to enter into a General Development Plan Developer's Agreement with the Township of Freehold; and

WHEREAS, the General Development Plan Developer's Agreement is subject to review and approval by the Township Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the Mayor is hereby authorized to execute and the Township Clerk to attest the General Development Plan Developer's Agreement between the Township of Freehold and the Developer in a form to be reviewed and approved by the Township Attorney;

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-23-228

VOTE OF THE TOWNSHIP COMMITTEE							
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