

FREEHOLD TOWNSHIP COMMITTEE AGENDA

WORKSHOP MEETING

FEBRUARY 7, 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

NEW BUSINESS

- * 5. R-23-36 – Resolution Approving Consolidated Bills List

* 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.

- * 6. R-23-37 – Resolution Designating 225 Willow Brook Rd, LLC and 235 Willow Brook Rd, LLC as Redevelopers for Property Known as the “3M” Property, Block 49, Lots 46.01 and 46.02, Located at 225 Willow Brook Road and 235 Willow Brook Road

- * 7. R-23-38 – Resolution Authorizing Execution of a Shared Services Agreement with the County of Monmouth for Police Communication Services

- * 8. R-23-39 – Resolution Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the Township of Freehold

- * 9. R-23-40 – Resolution Authorizing the Award of a Contract for HVAC Control System Maintenance and Repairs for Freehold Township Offices and the Utilities Department

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

7:00 P.M. – EXECUTIVE SESSION

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

1. PERSONNEL

- 1A. Human Relations Council Membership Interview
- 1B. Staffing Issues
- 1C. Workplace Safety

2. ATTORNEY-CLIENT PRIVILEGE

- 2A. Affordable Housing; Multi-Family Associations



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-23-36

Date of Adoption: February 7, 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 \$15,576,861.77 dated February 7, 2023 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-23-36

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-23-37

Date of Adoption: February 7, 2023

TITLE: RESOLUTION DESIGNATING 225 WILLOW BROOK RD, LLC AND 235 WILLOW BROOK RD, LLC AS REDEVELOPERS FOR PROPERTY KNOWN AS THE “3M” PROPERTY, BLOCK 49, LOTS 46.01 AND 46.02, LOCATED AT 225 WILLOW BROOK ROAD AND 235 WILLOW BROOK ROAD

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

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on August 16, 2022, the Township Committee of the Township of Freehold, a municipal corporation in the County of Monmouth and the State of New Jersey (the “Township”), in accordance with the Redevelopment Law, duly adopted Resolution No. R-22-200 designating Block 49, Lots 46.01 and 46.02, located along Willow Brook Road just west of Halls Mill Road, as an area in need of redevelopment (the “Redevelopment Area”); and

WHEREAS, a Redevelopment Plan was prepared by Thomas Planning Associates, LLC, dated October 12, 2022, and on November 22, 2022 the Township Committee adopted the Redevelopment Plan by way of Ordinance No. O-22-23; and

WHEREAS, 225 Willow Brook Rd, LLC is the owner of Block 49, Lot 46.01, and 235 Willow Brook Rd, LLC is the owner of Block 49, Lot 46.02, as designated on the tax maps of the Township of Freehold; and

WHEREAS, 225 Willow Brook Rd, LLC and 235 Willow Brook Rd, LLC (hereafter “225 and 235 Willow Brook Rd LLCs”) propose to redevelop the Redevelopment Area to construct warehouse type buildings and associated parking, and other permitted uses pursuant to the M-1 Zone (the “Project”); and

WHEREAS, the Township anticipates that condemnation of the Redevelopment Area will be necessary for its redevelopment, and 225 and 235 Willow Brook Rd LLCs shall indemnify the Township for any liability associated with the condemnation and ultimate transfer of the Redevelopment Area.

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

1. 225 and 235 Willow Brook Rd, LLCs are hereby designated as the redevelopers for the Property, subject to the negotiaton and execution of a redevelopment agreement with the Township.

2. In the event that 225 and 235 Willow Brook Rd, LLCs have not executed a redevelopment agreement with the Township within 180 days of adoption of this Resolution, or as otherwise may be extended by the Township Administrator, the Township's designation of 225 and 235 Willow Brook Rd, LLCs as redevelopers for the Property shall expire and be of no further force and effect and the Township shall have no further obligation to 225 and 235 Willow Brook Rd, LLCs.

3. The Mayor and Township Administrator are hereby authorized to execute a redevelopment agreement with 225 and 235 Willow Brook Rd, LLCs in a form to be reviewed and approved by the Township Attorney.

4. This Resolution shall take effect at the time and in the manner prescribed by law.

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

225 Willow Brook Rd, LLC, c/o Bob Smith and Associates, 216 Stelton Road, Piscataway, New Jersey 08854

235 Willow Brook Rd, LLC, c/o Bob Smith and Associates, 216 Stelton Road, Piscataway, New Jersey 08854

No. R-23-37

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-23-38

Date of Adoption: February 7, 2023

TITLE: RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE COUNTY OF MONMOUTH FOR POLICE COMMUNICATION SERVICES

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

WHEREAS, the Township of Freehold and the County of Monmouth are interested in economizing and assuring the most efficient use of tax dollars and sharing the provision of services, pursuant to the Interlocal Services Act, NJSA 40:8A-1 et seq.; and,

WHEREAS, the Township Committee of the Township of Freehold is of the opinion that renewing the Agreement through which the County of Monmouth provides police communication services would be beneficial to the taxpayers; and,

WHEREAS, such Agreement has been proposed and found acceptable to both parties; and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the Township 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 NJSA 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 three certified copies of the within Resolution and three executed copies of the Agreement shall be forwarded to Elizabeth Perez, Shared Services Coordinator, One East Main Street, Hall of Records Annex, Freehold, NJ 07728, for full execution by Monmouth County, with one fully executed Agreement returned to the Freehold Township Clerk;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution and copy of the Agreement shall be forwarded to the Township Administrator, the Township Police Chief, the Township Director of Finance and the County Sheriff.

No. R-23-38

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-23-39

Date of Adoption: February 7, 2023

TITLE: RESOLUTION AUTHORIZING THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN THE TOWNSHIP OF FREEHOLD

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

WHEREAS, the Monmouth County Board of Chosen Freeholders, pursuant to NJSA 26:9-27 et seq. has elected, through its Mosquito Control Division, to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the County; and,

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the County of Monmouth; and,

WHEREAS, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and,

WHEREAS, the Township of Freehold is designated as a "congested area" by the Federal Aviation Administration, and the County has requested that this Governing Body consent to its proposed aerial dispensing operations;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the Municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both, with the understanding that:

- a. the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NJDEP) agencies, and
- b. such operations will be performed in compliance with applicable Federal and State regulations, and
- c. the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

BE IT FURTHER RESOLVED that a certified copy of the within Resolution shall be forwarded to Victoria Thompson, Superintendent, Monmouth County Mosquito Control Division, 1901 Wayside Road, Tinton Falls, NJ 07724; the Freehold Township Police Chief; the Freehold Township Health Officer; the Freehold Township Public Works Superintendent and the Freehold Township Superintendent of Parks and Recreation.

No. R-23-39

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-23-40

Date of Adoption: February 7, 2023

TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR HVAC CONTROL SYSTEM MAINTENANCE AND REPAIRS FOR FREEHOLD TOWNSHIP OFFICES AND THE UTILITIES DEPARTMENT

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

WHEREAS, the Township of Freehold has a need for HVAC Control System Maintenance and Repairs for Freehold Township Offices and the Utilities Department 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 exceed \$17,500.00; and,

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

WHEREAS, Siemens Industry, Inc. can supply the Township with HVAC Control System Maintenance and Repairs for Freehold Township Offices and the Utilities Department in an amount not to exceed \$25,000.00; and,

WHEREAS, Siemens Industry, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Siemens Industry, 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 Siemens Industry, Inc. 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 Account, contingent upon the necessary funds being appropriated by the Governing Body in the 2023 Municipal Budget:

3-01-26-310-310-210 - Not to Exceed \$25,000.00

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein authorizes a contract for HVAC Control System Maintenance and Repairs for Freehold Township Offices and the Utilities Department with Siemens Industry, Inc. in an amount not to exceed \$25,000.00;

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 Director of I.T. and Facilities, the Purchasing Agent and Siemens Industry, Inc.

No. R-23-40

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

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