

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

MARCH 7, 2023

At 7:00 p.m., the Township Committee met in room 214 of the municipal building. Mayor Walker read the following statement:

“In accordance with the Open Public Meetings Act, this meeting was announced on January 9, 2023 by: 1.) posting a notice on the bulletin board in the Municipal Building reserved for that purpose, 2.) by mailing such notice to the offices of the official newspapers of the Township and 3.) by filing such notice with the Township Clerk”.

**In Attendance:** Committeeman Ammiano, Committeeman Cook, Committeewoman Fasano, Committeeman Preston, Mayor Walker

**Absent:** None

**Also, in attendance:** Mr. Valesi, Township Administrator; Mr. Ball, Esq., Township Attorney; Mrs. Abouzeina, Municipal Clerk; Ms. Bartolomeo, Deputy Municipal Clerk

Mr. Ball read the following resolution:

WHEREAS, N.J.S.A. 10:4-13 of the Open Public Meetings Act permits the exclusion of the public from meetings of public bodies in certain circumstances which are set forth in N.J.S.A. 10:4-12 (b); and

WHEREAS, the Township Committee of the Township of Freehold is of the opinion that such circumstances currently exist.

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

1. The public shall be excluded from the discussion of any action upon the hereinafter-specified matters.
2. The nature of the subject matter to be discussed is as follows:
  - 1. PERSONNEL**
    - 1A. Staffing Changes
  - 2. ATTORNEY-CLIENT PRIVILEGE**
    - 2A. Affordable Housing Agreement Change
    - 2B. Assignment Change
  - 3.** It is anticipated at this time the above-stated subject matter will be made public approximately thirty (30) days or at such time as any litigation discussed is resolved.

The foregoing resolution was moved by Mr. Cook and seconded by Mr. Ammiano

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

At 7:00 p.m., the Township Committee adjourned to executive session.

Executive Session adjourned at 7:45 pm.

At 8:00 p.m., the Workshop Meeting was called to order.

Mayor Walker re-read the following statement:

“In accordance with the Open Public Meetings Act, this meeting was announced on January 9, 2023 by: 1.) posting a notice on the bulletin board in the Municipal Building reserved for that purpose, 2.) by mailing such notice to the offices of the official newspapers of the Township and 3.) by filing such notice with the Township Clerk”.

Pledge of Allegiance to the Flag

**In Attendance:** Committeeman Ammiano, Committeeman Cook,  
Committeewoman Fasano, Committeeman Preston,  
Mayor Walker

**Absent:** None

**Also, in attendance:** Mr. Valesi, Township Administrator; Mr. Ball, Esq.,  
Township Attorney; Mrs. Abouzeina, Municipal Clerk;  
Ms. Bartolomeo, Deputy Municipal Clerk

### **APPROVAL OF PREVIOUS MINUTES**

Mr. Preston moved to approve the Regular and Executive Meeting Minutes 2/21/2023 seconded by Mr. Cook

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

### **REPORTS**

ABC Social Affair Permit – Freehold Area Running Club - Michael J. Tighe Park  
65 Georgia Road – 3/19/23 – 10:00 a.m. - 2:00 p.m.

Mrs. Abouzeina stated the Social Affair Permit was in order and approved by the Chief of Police

### **NEW BUSINESS**

R-23-54 – Resolution Authorizing Change Order No. 1, Declaring Acceptance and Final Payment of Contract 22-4, Rehabilitation of Well No. 9

Mr. Ammiano read Resolution R-23-54 and moved it for adoption, seconded by Mr. Preston.

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

R-23-55 - Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-23-55, the Consolidated Bills List in the amount of \$11,545,377.22 and moved it for adoption, seconded by Mr. Cook.

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

O-23-3 – Ordinance Amending Chapter 190 (Land Use), Article I (General Provisions), Section 190-3 (Definitions) of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mr. Preston moved ordinance O-23-3 for Public Hearing to the Township Committee meeting of March 28, 2023, seconded by Mr. Cook

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

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

R-23-56 – Resolution Consenting to Transfer of the Project at Block 83, Lot 9 and Assignment of Affordable Housing Agreement and Financial Agreement from Pirhl Developers, LLC to Freehold LIHTC Urban Renewal, LLC

R-23-57 – Resolution Consenting to the Transfer of Ownership of Freehold LIHTC Urban Renewal, LLC to Conifer Realty, LLC for the Development of Block 83, Lot 9

R-23-58 – Resolution Authorizing the Award of Contracts for Motor Vehicle Repair Services

R-23-59 – Resolution Authorizing Person-to-Person Transfer of Plenary Retail Consumption Liquor License No. 1316-33-017-004 (Pocket) from Ruby Tuesday Operations LLC to Freehold One, LLC

Mr. Cook read the Consent Agenda resolutions and moved them for adoption, seconded by Mr. Preston

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

### **BOARD APPOINTMENTS**

Mayor's Appointment - Todd Rowohlt – Commissioner – Board of Parks and Recreation Commissioners - Unexpired term through 12/31/27

Township Committee Appointment - Constance Roeder – Alternate 1 – Board of Parks and Recreation Commissioners - Unexpired term through 12/31/27

Township Committee Appointment - John Meleo – Alternate 2 – Board of Parks and Recreation Commissioners Unexpired term through 12/31/27

Mr. Preston moved to appoint, Constance Roeder as Alternate 1 Member and John Meleo as Alternate 2 Member for the Board of Parks and Recreation Commissioners, seconded by Mr. Cook.

Vote:

**AYES:** Mr. Ammiano, Mr. Cook, Mrs. Fasano, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

There being no further business, Mayor Walker asked for any comments or questions from the public.

There being no comments from the public, Mayor Walker asked for any comments from the dais.

There being no comments from the dais, Mayor Walker adjourned the meeting at 8:04 p.m.

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Sanabel Abouzeina, Township Clerk