

FREEHOLD TOWNSHIP COMMITTEE MINUTES

REGULAR MEETING

April 25, 2023

At 7:15 p.m., the Township Committee met in Mayor's caucus 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, Committeeman Preston, Committeewoman Fasano
Mayor Walker

Absent: None

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

1A. Conditional and Permitted Use Legal Issues

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. Preston

VOTE:

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

NAYS: None

ABSENT: None

ABSTAIN: None

At 7:16 pm, the Township Committee adjourned to Executive Session.

Executive Session adjourned at 7:40 pm.

At 8:00pm, the Regular 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”

Salute to the Flag and Pledge of Allegiance

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

Absent: None

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

Absent: None

APPROVAL OF PREVIOUS MINUTES

Mr. Cook moved to approve the Budget Meeting Minutes 3/25/2023, Regular Meeting Minutes and Executive Minutes from 3/28/2023 and Workshop Meeting Minutes and Executive Minutes from the 4/4/2023.

VOTE:

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

NAYS: None

ABSENT: None

ABSTAIN: *Mr. Preston abstained from Workshop and Executive Minutes for 4/4/2023

REPORTS

Mrs. Abouzeina read the report of the Tax Collector for the Month of March 2023:

Net Receipt:	General Fund	\$	797,489.53
	Water Account	\$	470,838.88
	Sewer Account	\$	819,983.69

Reports – ABC Social Affair Permit – Silvermead Community Club - Dance
Dance Party –May 20, 2023 – From 6:00 p.m. to 10:00 p.m.

ABC Social Affair Permit - The Stephanie Nicole Parze Foundation,
Inc. – Vendor Fair – Freehold Raceway Mall – June 3, 2023 – From
9:00 a.m. to 4:00 p.m.

Mrs. Abouzeina stated that the social affair permits were in order and approved by the chief of police

PRESENTATIONS

Proclamation – “Arbor Day” April 28, 2023

Mayor Walker presented the Proclamation to Thom Ritchie

Proclamation – “In Honor of Veterans’ Annual Sale of VFW Buddy Poppies”
May, 2023

Mayor Walker presented the Proclamation to Steve Mount

Certificates of Achievements – “All Shore Choir” – Freehold Township High
School

Each student received a day in his/her honor, presented by Mayor Walker

Certificates of Achievements – “All Shore Symphonic Band”
“All Region Band”
“All State Band”
“All Shore Jazz Band”

Each student received a day in his/her honor, presented by Mayor Walker

After a brief recess and before bringing the meeting back into session, the Committee invited a member of the public to speak. Doreen Koenigsamen, residing at 32 Shady Lane, expressed a concern regarding her inability to obtain candidate information for the November, 2022 Board of Education Election. It was determined that Ms. Koenigsamen had spoken with someone at the Freehold Township Board of Education. Ms. Koenigsamen relayed that this individual was not helpful to her and suggested she “google” the desired candidate information. Mr. Valesi assured Ms. Koenigsamen that this is not a response she would have received from Freehold Township employees and that going forward she was welcome to reach out to him directly with any questions or concerns.

OLD BUSINESS

R-23-80 – Resolution Acknowledging Receipt and Review of Planning Board Report Re: Ordinance No. O-23-4

Mr. Ammiano read Resolution R-23-80 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-23-4 – An Ordinance Adopting Amendments to Chapter 190, Land Use, Articles I – General Provisions, Article XII – General Zoning Provisions, and Article XIX - Conditional Use Permits, of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mayor Walker opened Ordinance O-23-4 for public hearing and asked for any comments or questions.

There being no comments from the public.

Mr. Cook moved to close the public hearing, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-23-4, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-23-5 – Ordinance Accepting Road Widening Dedication for Block 97, Part of Lot 14

Mayor Walker opened Ordinance O-23-5 for public hearing and asked for any comments or questions.

There being no comments from the public.

Mr. Cook moved to close the public hearing, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-23-5, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

R-23-81 – Resolution Acknowledging Receipt and Review of Planning Board Report Re: Ordinance No. O-23-7

Mrs. Fasano read Resolution R-23-81 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-23-7 – 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

Mayor Walker opened Ordinance O-23-7 for public hearing and asked for any comments or questions.

There being no comments from the public.

Mr. Ammiano moved to close the public hearing, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mr. Ammiano made motion to adopt Ordinance O-23-7, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-23-8 – An Ordinance Authorizing the Purchase of Block 32.06, Lots 6 and 7 Located at 353 and 355 East Freehold Road

Mayor Walker opened Ordinance O-23-8 for public hearing and asked for any comments or questions.

There being no comments from the public.

Mr. Cook moved to close the public hearing, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-23-8, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-23-6 - Calendar Year 2023 An Ordinance to Exceed the Municipal Budget Appropriation Limits and Establish a Cap Bank (N.J.S.A. 40A:4-45.14)

Mayor Walker opened Ordinance O-23-6 for public hearing and asked for any comments or questions.

Mr. Valesi noted that the Township is not exceeding the Municipal Appropriations Cap, but is passing the Ordinance to establish a Cap Bank for future years.

There being no comments from the public.

Mr. Cook moved to close the public hearing, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mr. Preston made motion to adopt Ordinance O-23-6, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

R-23-82 – Resolution to Read Budget by Title Only

Mr. Preston read Resolution R-23-82 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

Presentation & Public Hearing – Introduced 2023 Municipal Budget

Mayor Walker opened the Hearing for the 2023 Municipal Budget to the public.

Mr. Preston moved to close the public hearing, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

R-23-65A – Resolution – Adoption of 2023 Municipal Budget

Mr. Preston read Resolution R-23-65A 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

R-23-83 – Resolution – Certification of Local Budget Examination

Mr. Ammiano read Resolution R-23-83 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

NEW BUSINESS

R-23-84 – Resolution Authorizing Change Order No. 1, Declaring Acceptance and Final Payment of Contract 22-6 for the 2022 Michael J. Tighe Park (Jackson Mills Road) Concessions and Restroom Building and Site Improvements

Mr. Cook read Resolution R-23-84 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-23-85 -Resolution Approving Consolidated Bills List

Mrs. Fasano read Resolution R-23-85 and moved it for adoption, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-23-9 – Ordinance Accepting Right-of-Way Dedication for Block 87.01, Part of Lots 9QFarm, 9.01 and 9.01QFarm

Mr. Preston moved Ordinance O-23-9 for public hearing to the Township Committee meeting of May 23, 2023, seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

O-23-10 – Ordinance Authorizing the Sale and Conveyance of Certain Easements to the County of Monmouth (add on to Agenda)

Mr. Cook moved O-23-10 for public hearing to the Township Committee meeting of May 9, 2023, seconded by Mr. Ammiano

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

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.

R-23-86 – Resolution Authorizing Application for the Governor’s Council on Alcoholism and Drug Abuse DEDR Grant through the County of Monmouth for the 2024 Grant Year

R-23-87 – Resolution Authorizing Application for the Governor’s Council on Alcoholism and Drug Abuse Youth Leadership Grant through the County of Monmouth – Grant Period 9-1-23 – 9-30-25

R-23-88 – Resolution Adopting Corrective Action Plan in accordance with State Comptroller Recommendation

R-23-89 – Resolution Awarding a Contract for the Jackson Mills Road Water Treatment Plant North Side Chlorine Contact Pipe

R-23-90 – Resolution Authorizing the Award of a Contract for Golf Course and Banquet Rental for the 2023 Municipal Alliance Golf Outing

R-23-91 – Resolution Authorizing the Award of a Contract for the Purchase of

Distribution System Supplies for the Utilities Department

R-23-92 - Resolution Awarding a Contract for As-Needed Electrical Service Work within the Township

R-23-93 – Resolution Authorizing the Use of Competitive Contracting for Soliciting Proposals for Community Health Assessment Services

R-23-94 - Resolution Extending Contract 20-5 for Sports Officials Services for Parks and Recreation Softball

R-23-95 – Resolution Approving Overnight Play at IPlay America

R-23-96 - Resolution Authorizing Execution of First Amendment to Developer's Agreement For Three Brooks Freehold, LLC, Subdivision No. 677-1-21, Block 72, Lot 88, Located at 161 Three Brooks Road

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

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.

Doreen Koenigsamen, 32 Shady Lane, followed up on her previous concerns with some suggestions on how to better get candidate information to the public, including putting information on Channel 77. Mr. Valesi explained that although a good suggestion, political information of any kind is not permitted to be put on public access stations. The Committee Members suggested that Ms. Koenigsamen attend both Township Committee and Board of Education meetings in the future as a means to obtaining important information regarding Freehold Township.

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

Ms. Bartolomeo, Mrs. Abouzeina, Mrs. Fasano and Mr. Ball congratulated Committeeman Ammiano on his induction into the Elected Officials Hall of Fame.

Mr. Cook congratulated Mr. Ammiano and the talented students of Freehold Township who were honored earlier in the meeting.

Mr. Preston also congratulated the students recognized earlier and further praised them as examples of why the Freehold Township School System is so great. He also congratulated Mr. Ammiano for his years of service to Freehold Township and Monmouth County.

Mr. Valesi congratulated Mr. Ammiano. He also noted that O-23-10 would be added to the agenda by the Township Clerk.

Mayor Walker praised Mr. Ammiano as a pillar of Freehold Township and power player in Monmouth County. He said it was an honor to be able to present the Hall of Fame Certificate to Mr. Ammiano.

Mayor Walker Adjourned the Meeting at 9:05pm

Sanabel Abouzeina, Township Clerk