

FREEHOLD TOWNSHIP COMMITTEE MINUTES

WORKSHOP MEETING

May 9, 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; Mrs. Mladinov, Executive Secretary; Mr. Ball, Esq., Township Attorney; Mrs. Abouzeina, Municipal Clerk; Mrs. 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. Contracts and updates
 - 2. ATTORNEY-CLIENT PRIVILEGE**
 - 2A. Distressed properties and code violations
 - 2B. Conditional Uses
 - 3. PROPERTY ACQUISITION**
 - 3A. Various parcels
4. 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, 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; Mrs. Mladinov,
Executive Secretary, Mr. Ball, Esq., Township Attorney;
Mrs. Abouzeina, Municipal Clerk; Mrs. Bartolomeo,
Deputy Municipal Clerk

APPROVAL OF PREVIOUS MINUTES

Mr. Preston moved to approve the Regular and Executive Meeting Minutes 4/25/2023 seconded by Mr. Cook

Vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

PRESENTATIONS

Presentations for Dr. Sangita Nagpal

Dr. Nagpal a Freehold resident received a proclamation from Senator Vin Gopal, Assemblywomen (District 11) Marilyn Piperno & Kim Eulner, Monmouth County Commissioner Tom Arnone, Mayor Walker, and Freehold Township Committee members in congratulating on her retirement.

OLD BUSINESS

O-23-10 – An Ordinance Authorizing the Sale and Conveyance of Certain Easements to the County of Monmouth

Mayor Walker opened Ordinance O-23-10 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-23-10, 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-23-97 - Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-23-97, the Consolidated Bills List in the amount of \$15,034,021.60 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

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-23-98 – Resolution Cancelling Taxes and Disbursing Overpayment of Taxes – Disabled Veteran

R-23-99 - Resolution Authorizing Added Tax Lien

R-23-100 - Resolution Authorizing Execution of Discharge of Mortgage in Connection with a Mortgage for 3 Evergreen Court with Freehold Township's Mount Laurel Indigenous Housing Rehabilitation Program

R-23-101 – Resolution Authorizing Execution of Discharge of Mortgage in Connection with a Mortgage for 43 Silvers Road with Freehold Township's Mount Laurel Indigenous Housing Rehabilitation Program

R-23-102 - Resolution Authorizing the Award of a Contract for Strategic Advice and Planning with Growth Mindset Alliance for the Board of Health

R-23-103 - Resolution Authorizing the Award of a Contract for Third Party Payroll Disbursement

R-23-104 – Resolution Authorizing the Award of a Contract for Concrete and Asphalt Repairs to Various Locations for Water Main Breaks

R-23-105 – Resolution Amending 2023 Budget (Chapter 159) to Insert a Modification to the Special Items of Revenue and Appropriations for the Recycling Tonnage Grant

R-23-106 – Resolution to Cancel Various Grant Receivable and Grant Appropriation Reserve Balances

R-23-107 – Resolution to Cancel Various Interfund and Trust Appropriation Reserve Balances

Add-on

R-23-108- Resolution Authorizing Execution of Release of Developers Agreement for Bacon Ridge, Subdivision No.847-03, block 42, Lots 19.01 Through 19.03 and Lots 19.05 Through 19.12 (Formerly Lots 14, 14.01, 19 and 20)

Mr. Cook read the Consent Agenda resolutions 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

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

Marilyn Piperino, LD 11, Colts Neck, said that she joined “Lunch Break Red Bank” which is a new affordable housing board. The organization is attempting to assist young families like teachers, fire fighters and first responders with affordable housing units they can afford. There are a couple options: Lunch Break can buy existing homes and create a partnership with the buyers or Lunch break can work directly with a developer to dedicate a number of units to affordable housing. Ms. Piperino stated that she is responsible to seek Township Council’s approval through LD 11 to meet their obligation for affordable house numbers, maintain open space, and build generation wealth.

Mrs. Fasano asked how this provides open space.

Ms. Piperino said the developers would build housing in a community with less units.

Mr. Valesi asked if this program markets- to- affordable program

Mrs. Piperino said they want to create a private mortgage scenario, for example if there are houses for sale the organization will buy it at market rate and split the cost with the potential family depending on their qualifications. The family will live in the house for 6 to 10 years and be able to leave with the equity. This will allow them to be able purchase their next home and the house can then go to another qualified family.

Mrs. Fasano asked if these families are “leasing” the house instead of purchasing the house.

Ms. Piperino said yes, the person has to maintain the home, go through financial literacy, and understand their responsibilities of home ownership.

Mrs. Fasano asked do you have a program to choose qualified people.

Mrs. Piperino said the Lunch Break’s program screening and focuses on working middle class people.

Mrs. Fasano asked if someone would continue to check on the proper maintenance of the house.

Ms. Piperino said yes, the plans is to check on the properties to ensure they are complying with the agreement and maintenance of the homes.

Mr. Preston asked are these houses qualified for affordable housing

Ms. Piperino said yes, they are qualified for affordable housing.

Mr. Valesi asked who is funding this program

Mrs. Piperino answered the Lunch Break will go out and raise money through donations.

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

Mr. Preston reminded everyone that the Golf outing for the Municipal alliance is May 22, 2023

Mayor Walker adjourned the meeting at 8:30 p.m.

Sanabel Abouzeina, Township Clerk