

# FREEHOLD TOWNSHIP COMMITTEE MINUTES

## WORKSHOP MEETING

July 11, 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, Committeeman Preston, Mayor Walker

**Absent:** Committeewoman Fasano,

**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. Employment Agreement
- 2A. Staffing Changes

**2. ATTORNEY-CLIENT PRIVILEGE**

- 2A. Pending Litigation
- 2B. Affordable Housing
- 2C. Code Violations Issues
- 2D. Liquor License Renewals

**3. PROPERTY ACQUISITION**

- 3A. Update -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. Ammiano

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

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

Executive Session adjourned at 8:00 pm.

At 8:04 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, Committeeman Preston, Mayor Walker

**Absent:** Committeewoman Fasano

**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**

None

### **OLD BUSINESS**

O-23-11 – Bond Ordinance Authorizing Various Capital Improvements in and for the Township of Freehold, in the County of Monmouth, New Jersey, Appropriating \$13,230,000 Therefor and Authorizing the Issuance of \$12,568,500 Bonds or Notes to Finance Part of the Cost Thereof

Mayor Walker opened Ordinance O-23-11 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, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

Mr. Ammiano made motion to adopt Ordinance O-23-11, seconded by Mr. Cook

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

O-23-12 – Bond Ordinance Authorizing Various Water/Sewer Capital Improvements in and For the Township of Freehold, in the County of Monmouth, New Jersey, Appropriating \$4,940,000 Therefor and Authorizing the Issuance of \$4,940,000 Bonds or Notes to Finance Part of the Cost Thereof

Mayor Walker opened Ordinance O-23-12 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, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

Mr. Cook made motion to adopt Ordinance O-23-12, seconded by Mr. Ammiano

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

O-23-13 – Bond Ordinance Reappropriating \$820,736.18 Proceeds of Obligations Not Needed for Their Original Purposes and to be used for Various Improvements by the Township of Freehold

Mayor Walker opened Ordinance O-23-13 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, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

Mr. Preston made motion to adopt Ordinance O-23-13, seconded by Mr. Cook

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

O-23-14 – An Ordinance Authorizing the Sale and Conveyance of Certain Lots to the County of Monmouth

Mayor Walker opened Ordinance O-23-14 for public hearing and asked for any comments or questions.

There being no comments from the public.

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

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

Mr. Preston made motion to adopt Ordinance O-23-14, seconded by Mr. Ammiano

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

O-23-15 – An Ordinance Vacating Lisa Anne Way, Eric Court and a Portion of Maher Road that were to be Constructed as Part of a Subdivision to be Known as Beacon Ridge

Mayor Walker opened Ordinance O-23-15 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, Mr. Preston, Mayor Walker

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

Mr. Ammiano made motion to adopt Ordinance O-23-14, seconded by Mr. Preston

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

## **NEW BUSINESS**

R-23-169 - Resolution Approving Consolidated Bills List

Mr. Preston read Resolution R-23-169, the Consolidated Bills List in the amount of \$3,910,604.03 and moved it for adoption, seconded by Mr. Ammiano.

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

O-23-16 – An Ordinance Adopting the ‘South Freehold Shopping Center’ Redevelopment Plan and Amending Chapter 190, Land use, Article XI Zones and Schedule of Requirements, and Article XIII, Zoning Regulations, of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey

Mr. Preston moved Ordinance O-23-16 for public hearing to the Township Committee meeting of July 25, 2023, seconded by Mr. Cook

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

O-23-17 – Ordinance Authorizing the Purchase of Block 101, Lot 51.01 Located at 122 Hendrickson Road

Mr. Preston moved Ordinance O-23-17 for public hearing to the Township Committee meeting of July 25, 2023, seconded by Mr. Ammiano

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**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-23-170 – Resolution Cancelling Taxes and Disbursing Overpayment of Taxes 100% Disabled Veteran

R-23-171 – Resolution Granting an Additional Six (6) Month Unpaid Leave of Absence to Brian Caruso

R-23-172 – Resolution Authorizing an Agreement with CentraState Healthcare System for Health Promotion and Diabetes Control

R-23-173 – Resolution Extending Contract 22-11 for One (1) Additional Year for Golf Course and Banquet Rental

R-23-174 - Resolution Amending 2023 Budget (Chapter 159) to Insert Modification to the Special Item of Revenue and Appropriations for the National Opioid Settlement

R-23-175 – Resolution Amending 2023 Budget (Chapter 159) to Insert Modification to the Special Item of Revenue and Appropriations for the Alcohol Education, Rehabilitation and Enforcement Fund Grant

R-23-176 – Resolution Authorizing Reduction of Performance Guarantees for The Brooks at Freehold, Subdivision No. 677-1-21, Block 72, Lot 88

R-23-177 – Resolution Approving Wireless Communication Facilities Modification Application for Crown Castle on Behalf of New Jersey State Police, 61 Stone Hill Road, (Southwest Corner of Jackson Mills Road and Stone Hill Road Adjacent to the Freehold Township Water Tower), Block 97.01, Lot17, Application No. WCFMA-01-23

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

Vote:

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

**NAYS:** None

**ABSENT:** Mrs. Fasano

**ABSTAIN:** None

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

Jim Franklin, 119 Lancaster Rd, asked about Ordinance O-23-14, what is the purpose of the sale of certain lots to the Monmouth County

Mr. Valesi said the Beacon Ridge Development was on the border of Freehold Township and Howell Township, the developer decided not to develop it and sold all the property to Monmouth County. The property contained a detention basin lot, right of ways and various easements dedicated to Freehold Township and these were conveyed to Monmouth County, otherwise Freehold Township would have small pieces of lands in the middle of the Monmouth County's open space.

Mr. Franklin asked how much did the county pay.

Mr. Valesi said one dollar to the Township.

Mr. Franklin asked where is the location of the commuter parking in the South Freehold Shopping Center.

Mr. Valesi replied, the commuter parking has nothing to do with the Shop Rite redevelopment, the commuter parking will be located in front of the Burlington Co Factory.

Mr. Franklin asked if the Township would invoke eminent domain.

Mr. Valesi stated there are no eminent domains for both the Burlington Co Factory or South Freehold Shopping center. The Township Committee decided not to exercise their eminent domain authority, which implies that property owners usually undergo redevelopment unless they chose to sell the property.

Mr. Franklin asked who is the developer.

Mr. Valesi said the owner is Saker Enterprise.

Mr. Franklin said did the Township Lease the Commuter Lot on Burlington Co. Factory site

Mr. Valesi said the Township won an eminent domain case and we have permanent parking easement in the Burlington Coat Factory lot since around 2018, 2019.

Mr. Franklin asked what is the status of share fair housing in the South Freehold Shopping Center and the fair housing act.

Mr. Valesi clarified that there is a stipulation in place, if affordable housing is not incorporated into the site, which is not part of the current redevelopment plan, a non-residential development fee will be charged for the commercial property, subtracting the property's value.

Mr. Franklin asked for further explanation

Mr. Valesi clarified that whenever a commercial building is constructed in a municipality with a mandatory set-aside ordinance, there is a requirement to contribute 2.5% of the assessed value of the commercial development to the affordable housing trust. This contribution will align with the Township's fair share housing spending plans.

Mr. Franklin wanted to confirm if there would be any affordable housing in the South Freehold Shopping Center.

The Township Committee members and Mr. Valesi confirmed there will be no affordable housing in the new redevelopment plan.

Mr. Valesi mentioned that the Township has already fulfilled their round three obligation with the Fair Share Housing Center through various projects in other parts of the Township.

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

Mr. Preston congratulated Mr. Ammiano on a job well done at the Freehold Township Day. He expressed that the day was fantastic, with residents showing immense enthusiasm. The turnout was remarkable, and he commended the successful effort in raising funds to assist veterans in need.

Mr. Cook echoed Mr. Preston comments and wanted to also compliment DPW for a job well done in removing the tree limbs that fell across the creek in Juniper last week.

Mayor Walker commended Mr. Ammiano for an excellent job at the Freehold Township Day.

Mr. Ammiano highlighted the dedicated efforts of the Veterans Community Alliance members. They managed to raise \$15,500 to support a veteran who was three months behind on her mortgage. Additionally, they are covering the next three months of payments as well.

Mayor Walker expressed to Mrs. Mladinov that her upcoming retirement next year would be a sad occasion. He conveyed his gratitude for the privilege of working alongside her and thanked her for her contributions. He also wished her well for the remaining 11 months of her time in her current role.

Mayor Walker adjourned the meeting  
at 8:18 p.m.

---

Sanabel Abouzeina, Township Clerk