

FREEHOLD TOWNSHIP COMMITTEE AGENDA

REGULAR MEETING

APRIL 22, 2025

8:00 P.M.

1. Meeting Called to Order
2. Announcement to Open Public Meetings Act:

“In accordance with the Open Public Meetings Act, this Meeting was announced on January 6, 2025 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.”
3. Pledge of Allegiance
4. Roll Call
5. Approval of Previous Minutes

REPORTS

6. The Report of the Tax Collector for the Month of March, 2025:

Net Receipt:	General Fund	\$	985,441.39
	Water Account	\$	464,532.46
	Sewer Account	\$	871,103.22
7. ABC Social Affair Permits:

Fundraiser Dinner – McCown Charitable Foundation – May 2, 2025 from 6 P.M. to 10 P.M.

Dance Party – Silvermead Community Club – May 17, 2025 from 6 P.M. to 10:30 P.M.

PRESENTATIONS

8. Certificates of Achievement-

Freehold Township High School Girls Cross Country Team
Freehold Township High School Girls Soccer Team

OLD BUSINESS

9. O-25-9- Calendar Year 2025 An Ordinance to Exceed the Municipal Budget Appropriations Limits to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)
10. R-25-87- Resolution to Amend the Introduced 2025 Municipal Budget
11. R-25-88- Resolution to Read Budget by Title Only
12. Presentation & Public Hearing – Introduced 2025 Municipal Budget
13. R-25-74A- Resolution – Adoption of 2025 Municipal Budget
14. O-25-12- Ordinance Transferring Jurisdiction of a Portion of Township Roadway to the County of Monmouth and Accepting Jurisdiction of a Portion of Roadway from the County of Monmouth

NEW BUSINESS

15. R-25-89- Resolution Approving Consolidated Bills List
16. O-25-13- Ordinance Authorizing Release of Performance Guarantees for Freehold Business and Technology Park (Phase II) and Acceptance of Easements and Dedications for Block 49, Lot 46.032, Site Plan No. 657-99
17. O-25-14- Ordinance Authorizing Conveyance of Temporary Easement to the County of Monmouth for Block 69, Lot 37.01
18. O-25-15- An Ordinance Authorizing the Acquisition by Purchase or Condemnation of the Real Property Known as The Lone Pine Landfill Located at 1091 Burke Road, Block 91, Lots 51-54 (“Property”) as Set Forth on the Tax Map of the Township of Freehold, County of Monmouth, New Jersey

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.

19. R-25-90- Resolution Authorizing Execution of a Shared Services Agreement with the Borough of Keyport for Municipal Financial Officer Services
20. R-25-91- Resolution Authorizing a Contract for a Professional Consultant – Licensed Tree Expert
21. R-25-92- Resolution Authorizing the Award of a Contract for Grant Writing Services with Millennium Strategy

22. R-25-93- Resolution Authorizing Release of Developer's Agreement, Performance Guarantees and Cash Fees, and Return Escrow Fees for Subdivision No. 854-04, Block 42, Lot 12
23. R-25-94- Resolution Approving Overnight Play at iPlay America
24. R-25-95- Resolution Approving Wireless Communication Facilities Modification Application for T-Mobile Northeast, LLC, 98 Crow Hill Road, Block 44, Lot 8, Application No. WCFMA 04-25
25. R-25-96- Resolution Awarding a Contract for the East Freehold Road Improvements

AUDIENCE

TOWNSHIP COMMITTEE COMMENTS

ADJOURNMENT

7:30 P.M. – EXECUTIVE SESSION

* Open Public Meetings Act – Resolution R-25-H – Executive Session

1. ATTORNEY CLIENT PRIVILEGE

1A. Affordable Housing

1B. Redevelopment

ORDINANCE NO. O-25-9
TOWNSHIP MEETING DATE – MARCH 24, 2025

CALENDAR YEAR 2025
AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Freehold in the County of Monmouth finds it advisable and necessary to increase its Current Year 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee hereby determines that a 3.5% increase in the budget for the said year, amounting to \$1,281,953.50 excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years;

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Freehold, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring that, in the Current Year 2024 budget year, the final appropriations of the Township of Freehold shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$1,281,953.50, and that the Current Year 2025 municipal budget for the Township of Freehold be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-25-87

Date of Adoption: April 22, 2025

TITLE: RESOLUTION TO AMEND THE INTRODUCED 2025 MUNICIPAL BUDGET

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

WHEREAS, the local Municipal Budget for the year 2025 was introduced on the March 24, 2025; and,

WHEREAS, the public hearing on said Budget is being held as advertised; and,

WHEREAS, it is desired to amend said introduced Budget;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold, in the County of Monmouth, State of New Jersey, that the following amendments to the introduced budget of 2025 be made:

	FROM	TO
General Appropriations		
Operations - Included in "CAPS"		
Current Fund:		
Police Other Expenses	573,600.00	573,666.00
Streets and Roads Maintenance Other Expenses	306,600.00	326,600.00
Total General Appropriations for Municipal Purposes within "CAPS"	 38,016,661.49	 38,036,727.49
Operations - Excluded from "CAPS"		
Western Monmouth Active Shooter Training	6,584.00	6,518.00
Road Repairs and Maintenance - Fuel	250,000.00	230,000.00
Total Operations - Excluded from "CAPS"	2,592,891.59	2,572,825.59

BE IT FURTHER RESOLVED that two certified copies of this Resolution be filed with with the Director of the Divison of Local Government Services for approval.

No. R-25-87

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-25-88

Date of Adoption: April 22, 2025

TITLE: RESOLUTION TO READ BUDGET BY TITLE ONLY

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

WHEREAS, N.J.S.A.40A:4-8, as amended by Chapter 259, P.L. 1995, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of the public hearing, a complete copy of the budget has been made available for public inspection either on the Township's website or the Township's Municipal Clerk's Office; and

WHEREAS, these two conditions have been met.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Freehold, that the budget shall be read by title only.

No. R-25-88

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						

MUNICIPAL BUDGET NOTICE

Section 1.

Municipal Budget of the TOWNSHIP of FREEHOLD, County of MONMOUTH for the Fiscal Year 2025

Be it Resolved, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2025;

Current Fund - \$51,335,532.24

Utility Fund - \$16,999,309.00

Open Space - \$4,265,936.80

Be it Further Resolved, that said Budget be published in the Asbury Park Press

in the issue of March 28, 2025

The Governing Body of the TOWNSHIP of FREEHOLD does hereby approve the following as the Budget for the year 2025:

RECORDED VOTE

(Insert Last Name)

Ayes

Nays

Abstained

Absent

Notice is hereby given that the Budget and Tax Resolution was approved by the COMMITTEEPERSONS of the TOWNSHIP

of FREEHOLD, County of MONMOUTH, on March 24, 2025.

A Hearing on the Budget and Tax Resolution will be held at Municipal Town Hall, on April 22, 2025 at 8:00 o'clock at which time and place objections to said Budget and Tax Resolution for the year 2025 may be presented by taxpayers or other

interested persons.

ORDINANCE NO. O-25-12
TOWNSHIP MEETING DATE – APRIL 8, 2025

ORDINANCE TRANSFERRING JURISDICTION OF A PORTION OF TOWNSHIP
ROADWAY TO THE COUNTY OF MONMOUTH AND ACCEPTING JURISDICTION OF A
PORTION OF ROADWAY FROM THE COUNTY OF MONMOUTH

BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth and State of New Jersey as follows:

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WHEREAS, roadway improvements were required for County Route 524 (a/k/a Elton-Adelphia Road) and Halls Mill Road in the Township of Freehold (hereafter Project); and

WHEREAS, the County of Monmouth was the lead agency for the Project and the improvements have been completed; and

WHEREAS, pursuant to an Agreement dated December 21, 2017 between the County of Monmouth and the Township of Freehold (hereafter 2017 Agreement), upon completion of the improvements, the County of Monmouth would assume jurisdiction over Halls Mill Road, a total length of approximately 6,000 feet, currently a Township roadway, and the Township would assume jurisdiction over County Route 53 (a/k/a Georgia Road), between Jackson Mills Road and the entrance to Turkey Swamp Park, a total length of approximately 5,520 feet, currently a County roadway; and

WHEREAS, following completion of the Project, the County is to be responsible for traffic signal maintenance, signing, traffic striping, roadway pavement and storm sewers on County Route 524 (a/k/a Elton-Adelphia Road), constructed within the County right-of-way, and the Township shall be responsible for the improvements located within or outside of the County right-of-way for curbing, sidewalk, sanitary sewers and water mains.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold as follows:

1. The Township of Freehold hereby transfers jurisdiction over Halls Mill Road, a total length of approximately 6,000 feet, currently a Township roadway, to the County of Monmouth which shall assume liabilities and responsibilities as set forth in the 2017 Agreement.
2. The Township of Freehold hereby agrees to accept jurisdiction from the County of Monmouth over County Route 53 (a/k/a Georgia Road), between Jackson Mills Road and the entrance to Turkey Swamp Park, a total length of approximately 5,520 feet,

currently a County roadway, and the Township agrees to assume liabilities and responsibilities as set forth in the 2017 Agreement.

3. The County of Monmouth will be responsible for traffic signal maintenance, signing, traffic striping, roadway pavement and storm sewers on County Route 524 (a/k/a Elton-Adelphia Road), constructed within the County right-of-way and the Township of Freehold shall be responsible for the improvements located within or outside of the County right-of-way for County Route 524 (a/k/a Elton-Adelphia Road) for curbing, sidewalk, sanitary sewers and water mains.
4. The Township is hereby authorized to enter into a Monmouth County Traffic Signal Maintenance Agreement pertaining to this Project.
5. Notwithstanding the transfers of jurisdiction, the Township of Freehold will continue to retain liability and responsibility for all curbing, sidewalk, sanitary sewers and water mains for Halls Mill Road, County Route 53 (a/k/a Georgia Road) and County Route 524 (a/k/a Elton-Adelphia Road).

II

This Ordinance shall take effect upon adoption and publication according to law.

Explanatory Statement:

This Ordinance transfers jurisdiction from the Township of Freehold to the County of Monmouth for a portion of Halls Mill Road, accepts jurisdiction by Freehold Township from the County of Monmouth for a portion of County Route 53 (a/k/a Georgia Road), and accepts responsibility for curbing, sidewalk, sanitary sewers and water mains as set forth above.

ORDINANCE NO. O-25-13
TOWNSHIP MEETING DATE – APRIL 22, 2025

ORDINANCE AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES FOR
FREEHOLD BUSINESS AND TECHNOLOGY PARK (PHASE II) AND ACCEPTANCE OF
EASEMENTS AND DEDICATIONS FOR BLOCK 49, LOT 46.032, SITE PLAN NO. 657-99

BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth and State of New Jersey as follows:

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WHEREAS, the developer of Freehold Business and Technology Park (Phase II), Site Plan No. 657-99, Block 49, Lot 46.032, located on Willow Brook Road, has requested release of its performance guarantees posted with the Township of Freehold in accordance with its previously received Planning Board approval; and

WHEREAS, the Township Engineer has, in a memorandum dated March 10, 2025, (attached hereto as Exhibit A) recommended that the following performance guarantees be released:

Performance Bond No. S20026 issued by First Indemnity of America Insurance Company in the amount of \$86,344.20

Cash Bond Deposit in the amount of \$9,593.80, together with any accrued interest to be disbursed in accordance with the provisions of NJSA 40:55D-53.1; and

WHEREAS, due to the length of time that has lapsed since the site improvements have been completed and the building occupied, the Township Engineer has recommended that the requirement to post a Maintenance Bond be waived.

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

1. It has reviewed, agrees with and hereby adopts all recommendations by the Township Engineer as set forth in Exhibit A.
2. It hereby authorizes the release of the performance guarantees set forth above.
3. The requirement to post a Maintenance Bond is hereby waived.
4. Pursuant to the recommendation of the Township Engineer, the Township hereby accepts the public improvements, if any, and further accepts any easements and/or dedications of property.

II

This Ordinance shall take effect upon adoption and publication according to law.

Explanatory Statement:

This Ordinance releases performance guarantees posted in connection with Freehold Business and Technology Park (Phase II), waives the requirement for posting a Maintenance Bond, accepts the public improvements, if any, and further accepts any easements and/or dedications of property for Block 49, Lot 46.032.

ORDINANCE NO. O-25-14
TOWNSHIP MEETING DATE – APRIL 22, 2025

ORDINANCE AUTHORIZING CONVEYANCE OF TEMPORARY EASEMENT TO THE
COUNTY OF MONMOUTH FOR BLOCK 69, LOT 37.01

BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth and State of New Jersey as follows:

WHEREAS, the Township of Freehold (hereafter Township) is the owner of Block 69, Lot 37.01 (hereafter Property), as shown on the Tax Map of the Township of Freehold; and

WHEREAS, it is necessary for the Township to convey temporary easements for the Property to the County of Monmouth to permit the County to utilize the easement areas for the purposes of construction and installation as part of the ongoing reconstruction project located on Wemrock Road; and

WHEREAS, the Township may authorize the conveyance of real property interests to the County of Monmouth at private sale pursuant to N.J.S.A. 40A:12-13(b)(1); and

WHEREAS, the easements to be conveyed to the County of Monmouth are depicted and described on the parcel map attached hereto as Schedule A.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Freehold, that the Mayor and Township Clerk are hereby authorized to execute a Deed conveying the easement described in Schedule A attached hereto to the County of Monmouth for nominal consideration of \$1.00.

BE IT FURTHER ORDAINED that the Deed of easement shall require the County of Monmouth to arrange for protective measures to be taken to protect the historic building during construction, including protecting the windows from cracking due to vibration.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final adoption and publication according to law.

EXPLANATORY STATEMENT:

This Ordinance authorizes the Township of Freehold to convey easements to the County of Monmouth as described on Schedule A.

ORDINANCE NO. 0-25-15
TOWNSHIP MEETING DATE – APRIL 22, 2025

AN ORDINANCE AUTHORIZING THE ACQUISITION BY PURCHASE OR CONDEMNATION OF THE REAL PROPERTY KNOWN AS THE LONE PINE LANDFILL LOCATED AT 1091 BURKE ROAD, BLOCK 91, LOTS 51-54 (“PROPERTY”) AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Property which the Township of Freehold (“Township”) desires to acquire is a parcel of land containing an area of 113.46 acres or 4,942,318 square feet, located at 1091 Burke Road, and shown on the tax maps of the Township of Freehold, New Jersey as Block 91, Lots 51-54 (“Property” or “Project Site”); and

WHEREAS, the Property was formerly owned and operated as a landfill from approximately 1959 to 1979 by Lone Pine Corporation (the “Lone Pine Landfill” or the “Landfill”); the Landfill is now closed and is subject to ongoing site remediation and monitoring by the Potentially Responsible Party Group (“PRP Group”) pursuant to Administrative Consent Orders between the PRP Group and the United States Environmental Protection Agency (“USEPA”); and

WHEREAS, the Property owner, Lone Pine Corporation, is a defunct entity and a responsible owner of the Property cannot be located, the Property has lain fallow since the early 1980s, and the Property is encumbered by a substantial property tax lien in the sum of \$758,685.52 (as of May 5, 2024), which amount increases each year; and

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

WHEREAS, the LRHL, N.J.S.A. 40A:12A-6(c) authorizes a municipality to utilize the power of eminent domain, pursuant to the New Jersey Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq., within areas designated as “an area in need of redevelopment with condemnation” also known as a “condemnation redevelopment area”, and where a redevelopment plan has been adopted for that area in accordance with the provisions of the LRHL; and

WHEREAS, on January 25, 2022, after conducting a public hearing related to the area in need of redevelopment study entitled “Area in Need of Redevelopment Report—Lone Pine Landfill- Burke Rd. (Block 91, Lots 51-54; Block 92, Lots 25 & 41),” prepared by Thomas Planning Associates, L.L.C., dated September 27, 2021, and in consideration of the Township Planning Board’s observations and conclusions related to the Report, the Township Committee adopted Resolution R-22-36 designating Block 91, Lots 51-54; Block 92, Lots 25 & 41 (“Redevelopment Area”) as a Condemnation Redevelopment area pursuant to N.J.S.A.

40A:12A-6(a); and

WHEREAS, on February 23, 2022, the New Jersey Department of Community Affairs, after reviewing Resolution R-22-36, sent a letter to the Township approving the Township's designation of the Redevelopment Area as a Condemnation Redevelopment Area, and requested that any subsequent redevelopment plan adopted give due consideration that Lone Pine Landfill is located within an Environmentally Sensitive Planning Area; and

WHEREAS, on June 28, 2022, the Township Committee adopted, by Ordinance No. O-22-10, the "Lone Pine Redevelopment Plan" ("Redevelopment Plan") pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body;" and

WHEREAS, on May 15, 2024 the Township Committee adopted Resolution R-24-109, designating Lone Pine RE Urban Renewal, LLC ("Redeveloper") as the exclusive redeveloper of the properties identified on the tax map of the Township of Freehold as Block 91, Lots 51-54; and

WHEREAS, the Redeveloper submitted a proposal to the Township to redevelop the Property via the construction and operation of a solar photovoltaic energy generating facility of approximately 5 megawatts DC, together with related site improvements, all in conjunction and cooperation with the PRP Group; and

WHEREAS, on May 22, 2024, the Township and Redeveloper executed a Redevelopment Agreement, which set forth conditions and obligations of both Parties in order to redevelop the Property, including obligations and conditions which must be met prior to the commencement of any condemnation action in which to acquire the Property pursuant to New Jersey Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq.; and

WHEREAS, Integra Realty Resources—Northern New Jersey prepared an appraisal of the Project Site, whereby it determined the fair market value of the Property to be \$170,000.00, as more fully set forth in the Appraisal Report entitled "Appraisal of Real Property—Lone Pine Landfill" dated November 19, 2024, a copy of which is on file in the Office of the Clerk of the Township and incorporated herein by reference as a part of this Ordinance; and

WHEREAS, on March 24, 2025 the Township received a "Comfort/ Status Letter Concerning the Lone Pine Landfill Superfund Site," also addressed to the Redeveloper, from Region 2 of the USEPA stating that USEPA "has not identified any obvious incompatibility between the proposed use of the Property by the Redeveloper and the environmental remedies implemented for the site", and further advising the Township of the Bona Fide Prospective Purchaser ("BFPP") liability protection it has, so long as it complies with the requirements necessary to achieve and maintain BFPP status pursuant to CERCLA §§ 101(40) and 107(r)(1); and

WHEREAS, the Township Committee desires to authorize the Mayor and/or her designee to negotiate for the acquisition of the Property in an amount not to exceed the appraised value for the Property, except as such amount may be modified from time to time

via resolution subsequently adopted by the Township Committee, and if a negotiated purchase cannot be effectuated, to initiate eminent domain proceedings to acquire title to the Property under the New Jersey Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq., so long as all legal prerequisites for eminent domain are satisfied, and to thereafter prosecute such eminent domain actions to completion and to arrange for the Township to satisfy any judgments entered in such eminent domain proceedings.

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

Section 1. The Appraisal of the Property prepared by Integra Realty Resources--Northern New Jersey, dated November 19, 2024, in conformance with the New Jersey Eminent Domain Law of 1971, N.J.S.A. 20:3-1 et seq., is hereby accepted and approved in its entirety, including but not limited to the appraised value of \$170,000.00.

Section 2. The Mayor and/or her designee are hereby authorized to negotiate for the acquisition of the Property by voluntary purchase and, if voluntary purchase cannot be effectuated, to carry out the condemnation of 1091 Burke Road, and shown on the tax maps of the Township of Freehold, New Jersey as Block 91, Lots 51-54, in the amount not to exceed the appraised value of the Property, except as such amount may be modified from time to time by a resolution subsequently adopted by the Township Committee, subject to the terms and conditions set forth in the Redevelopment Agreement.

Section 3. The Mayor and/or her designee are hereby authorized to execute any and all agreements and other legal documents necessary to accomplish the acquisition of the Property, including but not limited to a written offer for the purchase of the aforementioned Property, land sale contracts and deeds for the sale of the Property and, if necessary, Verified Complaints, Declarations of Taking, and any other necessary documents for eminent domain proceedings for the Property in accordance with the Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq., subject to the terms and conditions set forth in the Redevelopment Agreement.

Section 4. In conjunction with said acquisition, the Township hereby reserves and shall reserve any and all rights it had or may have to recover in any subsequent or pending action or by any administrative means, all costs of remediation and/or clean-up of contamination and/or removal of solid waste, if any, that have been incurred or may be incurred by the Township in the future by reason of conditions which were in existence as of or prior to the date of vesting of title and possession of the Property in the name of the Township.

Section 5. In conjunction with said acquisition, the Township hereby reserves and shall reserve the right to seek in its sole discretion, any and all available legal, administrative and equitable remedies to compel the record owners and/or responsible parties to continue remediation and/or monitoring of the Property in accordance with applicable state and federal statutory and regulatory provisions or to remove solid waste, if necessary. The Township is not and shall not be liable for the clean-up and removal costs of any discharge which occurred or began prior to the Township's ownership.

Section 6. The Mayor, Township Committee, and such other officials, consultants, agents, employees and professionals of the Township as may be necessary and appropriate are hereby authorized and directed to take any and all actions necessary to effectuate the purposes of this Ordinance.

Section 7. A copy of the Ordinance and any agreements authorized herein shall be placed on file with the Office of the Clerk of the Township of Freehold.

Section 8. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

Section 9. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage and publication.



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-25-90

Date of Adoption: April 22, 2025

TITLE: RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH BOROUGH OF KEYPORT FOR MUNICIPAL FINANCIAL OFFICER SERVICES

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

WHEREAS, the Township of Freehold and the Borough of Keyport are interested in Freehold Township providing Municipal Financial Services to the Borough of Keyport; and,

WHEREAS, this cooperative Agreement between municipalities would be beneficial to the taxpayers in both municipalities; and,

WHEREAS, an Agreement entitled "Shared Services Agreement between the Township of Freehold and the Borough of Keyport for Municipal Financial Officer Services" has been proposed and found acceptable;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the Mayor 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 et seq., 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 a certified copy of the within Resolution be forwarded to the Keyport Borough Administrator, the Freehold Township Administrator, and the Freehold Township Director of Finance.

No. R-25-90

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-25-91

Date of Adoption: April 22, 2025

**TITLE: RESOLUTION AUTHORIZING A CONTRACT FOR A
PROFESSIONAL CONSULTANT - LICENSED TREE EXPERT**

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

WHEREAS, the Township of Freehold has a need to acquire Professional Consulting Services for a Licensed Tree Expert as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44-4-20.4 or 20.5 appropriate; and,

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the services will likely exceed \$17,500.00; and,

WHEREAS the anticipated term of this contract will expire December 31, 2025; and,

WHEREAS, Ever-Green Landscapes, Inc. has submitted a proposal, dated January 1, 2025, indicating they will provide the services in accordance with the fee structure set forth in the proposal; and,

WHEREAS, Ever-Green Landscapes, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Ever-Green Landscapes, Inc. has not made any reportable contributions to a political or candidate committee in the Township of Freehold in the previous one year, and that the contract will prohibit Ever-Green Landscapes, Inc. from making any reportable contributions through the term of the contract; and,

WHEREAS, the Director of Finance will certify the availability of funds on an as-needed basis at the time when the Township needs such services; total fees paid out will be dependent upon assignments and projects which presents themselves and are assigned during the upcoming year. No amounts are expended without submission and review of detailed, itemized vouchers for all time expended. Concerning escrow amounts, the Contract authorized hereby provides for the appointed professional to charge what are known as "escrow" accounts, i.e. funds deposited with the Township, by those (generally developers) who agree to or are required to pay for the professional's time and expense for certain tasks. These funds do not come from taxpayers. The below "escrow" related amounts are based on recent years "escrow" billings

Trust \$5,000 - Escrow \$30,000

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Freehold authorizes a contract for Professional Consulting Services for a Licensed Tree Expert for General Services and Planning Board as described herein, in an amount not to exceed \$35,000.00;

BE IT FURTHER RESOLVED that notice of this appointment will be published as a required by law pursuant to N.J.S.A. 40A:11-5(1)(a)(i) and a copy of the agreement placed on file with the Township Clerk;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this Resolution;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Township Administrator, the Director of Finance, the Township Engineer, the Purchasing Agent and Ever-Green Plantscape.

No. R-25-91

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-25-92

Date of Adoption: April 22, 2025

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT
FOR GRANT WRITING SERVICES WITH MILLENNIUM
STRATEGIES LLC**

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

WHEREAS, the Township of Freehold has a need to acquire grant writing services with Millennium Strategies. as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44-4-20.4 or 20.5 appropriate; and,

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the services will likely exceed \$17,500.00; and,

WHEREAS the term of this contract shall be through December 31, 2025; and,

WHEREAS, Millennium Strategies LLC has submitted a proposal, dated April 8, 2025, indicating they will provide the services in accordance with the fee structure set forth in the proposal; and,

WHEREAS, Millennium Strategies LLC. has completed and submitted a Business Entity Disclosure Certification which certifies that Millennium Strategies LLC. has not made any reportable contributions to a political or candidate committee in the Township of Freehold in the previous one year, and that the contract will prohibit Millennium Strategies LLC from making any reportable contributions through the term of the contract; and,

WHEREAS, the Director of Finance will certify the availability of funds on an as-needed basis at the time when the Township needs such services;

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Freehold authorizes a contract for an grant writing services with Millennium Strategies LLC as described herein, in an amount not to exceed \$44,000.00;

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this Resolution;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Township Administrator, the Director of Finance, the Purchasing Agent and Millennium Strategies LLC.

No. R-25-92

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-25-93

Date of Adoption: April 22, 2025

TITLE: RESOLUTION AUTHORIZING RELEASE OF DEVELOPER'S AGREEMENT, PERFORMANCE GUARANTEES AND CASH FEES, AND RETURN OF ESCROW FEES FOR SUBDIVISION NO. 854-04, BLOCK 42, LOT 12

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

WHEREAS, in connection with Subdivision No. 854-04, located on Burlington Road and known as Block 42, Lot 12 (hereafter the Property), BG Investments-Stonehill, LLC and Diversified Capital-Stonehill, LLC (hereafter collectively the Developers) entered into a Developer's Agreement with the Township of Freehold which was recorded in the Monmouth County Clerk's Office on March 10, 2008 in Book OR 8707, Page 2156; and

WHEREAS, Performance Bond No. 586990S in the amount of \$105,667.20 was posted by the Developers for this subdivision; and

WHEREAS, no improvements have been made to the Property and the subdivision has not been perfected; and

WHEREAS, the Developers have advised the Township that they wish to abandon the subdivision approval and have requested that the Developer's Agreement, the Performance Bond and the cash performance guarantee be released, and the balance of the engineering inspection fee be returned.

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

1. Performance Bond No. 586990S, dated July 5, 2007 and issued by Developers Surety and Indemnity Company in the amount of \$105,667.20 is hereby released and may be returned to the Developers.

2. The Cash Bond which was deposited by BG Investments in the amount of \$11,740.80, plus accrued interest in accordance with N.J.S.A. 40:55D-53.1, is hereby released and may be returned to BG Investments.

3. The remaining balance of the engineering inspection account which was deposited by BG Investments may be returned to BG Investments after all disbursements have been made from the account for the Township's expenses in connection with the release of the Developer's Agreement, Performance Bond and fees.

4. The Developer's Agreement is hereby released and the Mayor and Township Clerk are authorized to execute the attached Release of Developer's Agreement.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to the Township Engineer's Office, the Township Chief Financial Officer, the Township Planning Board, Township Construction Official, and to the Developers BG Investments-Stonehill, LLC, C/O Benjamin Garfunkel, 122 Forest Avenue, Lakewood, NJ 08701 and Diversified Capital-Stonehill, LLC, C/O Joseph Rosenbaum, 1125 Ocean Avenue, Lakewood, NJ 08701.

No. R-25-93

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-25-94

Date of Adoption: April 22, 2025

TITLE: RESOLUTION APPROVING OVERNIGHT PLAY AT IPLAY AMERICA

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

WHEREAS, IPlay America submitted a request on April 10, 2025 for seven (7) various dates for overnight play, as allowed by Township Ordinance O-11-24; and,

WHEREAS, the request included all the information that is required by Ordinance before it will be considered; and,

WHEREAS, the Chief of Police has reviewed these requests and has recommended that the Township Committee grant these requests:

Belvidere HS-	June 13, 2025 - 11:00 pm - 5:00 am
Rancocas Valley High School-	June 13, 2025 - 11:00 pm- 3:00 am
Mountain Lakes HS-	June 17, 2025- 11:00 pm- 3:30 am
James Caldwell HS-	June 19, 2025 - 10:00 pm- 4:00 am
Passaic Valley HS-	June 20, 2025- 11:00 pm- 5:00 am
Linden HS	June 24, 2025- 10:30 pm-4:30 am
Wayne Hills HS	June 24, 2025- 10:30 pm- 4:30 am
Montclair HS	June 26, 2025- 11:00 pm- 5:00 am
North Bergen High School -	June 27, 2025- 10:30 pm- 4:30 am

NOW, THEREFORE BE IT RESOLVED, that the Township Committee does hereby grant these one time overnight play events for the above listed organizations at IPlay America;

BE IT FURTHER RESOLVED, that the Township Clerk will send a certified copy of this Resolution to:

- a. IPlay America
- b. George Baumann, Chief of Police
- c. Peter R. Valesi, Township Administrator

No. R-25-94

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-25-95

Date of Adoption: April 22, 2025

TITLE: RESOLUTION APPROVING WIRELESS COMMUNICATION FACILITIES MODIFICATION APPLICATION FOR T-MOBILE NORTHEAST, LLC, 98 CROW HILL ROAD, BLOCK 44, LOT 8, APPLICATION NO. WCFMA 04-25

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

WHEREAS, T-Mobile Northeast, LLC (the “Applicant”) has filed a Wireless Communication Facilities Modification Application together with plans prepared by ATC Tower Services, dated December 30, 2024 (collectively, the “Application”), assigned Application No. WCFMA 04-25, to modify the existing 185.75 foot tall lattice tower at 98 Crow Hill Road (within rear yard of Branning Collision Centers) in the Township of Freehold; and

WHEREAS, by memorandum dated April 16, 2025 from the Township Engineer, a copy of which is attached hereto as Exhibit A, the Township Engineer set forth the scope of work to be performed and advised of no objection to the approval of the Application.

WHEREAS, the Application has been reviewed by the Township Attorney and found to be in compliance with Township Ordinance Section 190-172.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Freehold that Application No. WCFMA 04-25 is hereby approved, subject to such conditions as are imposed in the Township Engineer’s memorandum referenced above.

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

1. T-Mobile Northeast, LLC, c/o Frank Ferraro, Esq., 22 Paris Avenue, Suite 105, Rockleigh, NJ 07647.
2. Township Engineer.
3. Township Zoning Officer.
4. Township Engineering Secretary.

No. R-25-95

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-25-96

Date of Adoption: April 22, 2025

TITLE: RESOLUTION AWARDING A CONTRACT FOR THE EAST FREEHOLD ROAD IMPROVEMENTS

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

WHEREAS, bids were accepted by the Township Purchasing Agent for the East Freehold Road Improvements on Tuesday, April 8 at 10:00 a.m.; and,

WHEREAS, the following bids were submitted:

Bidder	Bid Amount
Fernandes Construction	\$1,612,193.36
Earle Asphalt Company	\$1,631,913.13
P&A Construction	\$1,635,980.00
Meco, Inc.	\$1,745,873.50
Lucas Brothers, Inc.	\$1,754,000.00
S&G Paving, Inc.	\$1,788,923.76
Black Rock Enterprises, LLC.	\$1,795,000.00
PM Construction	\$1,896,321.50
Fiore Paving Company, Inc.	\$1,913,108.90
S. Brothers Inc.	\$2,013,562.05

WHEREAS, the Township's Professional Engineer, T & M Associates, by letter dated April 9, 2025 and Township Engineer, by memorandum dated April 10, 2025, recommend that a Contract be awarded to the low bidder, Fernandes Construction in the amount of \$1,612,193.36; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Bond Ordinance:

C-04-24-905-000-200

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein awards a Contract for the East Freehold Road Improvements to Fernandes Construction in the amount of \$1,612,193.36;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Township Engineer, the Township's Professional Engineer - T & M Associates, the Purchasing Agent and all bidders.

No. R-25-96

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano						
Mr. Cook						
Mr. Preston						
Mr. Walker						
Mayor Fasano						