

Agenda No. 2/2023

January 13, 2023

A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD WILL BE HELD TUESDAY, JANUARY 17, 2023

6:30 PM      REGULAR MEETING

1. Open Public Meetings Notice.
2. Salute to the Flag.
3. Roll Call.
4. Approval of Minutes: Council Meeting December 19, 2022.
5. First Reading and Introduction: Ordinance #2023/1 to Amend and Supplement Chapter 3 "Revenue and Finance" of the Code of the Borough of Freehold Pertaining to Transfer and User Taxes on the Sale/Transfer of Cannabis.
6. First Reading and Introduction: Ordinance #2023/2 to Amend and Supplement Title 6 "Animals" of the Code of the Borough of Freehold.
7. First Reading and Introduction: Ordinance #2023/3 to Amend and Supplement Title 5 "Business Licenses and Regulations" of the Code of the Borough of Freehold.
8. First Reading and Introduction: Ordinance #2023/4 Adopting the Redevelopment Plan Entitled, "200 Park Avenue Redevelopment Plan".
9. **CONSENT AGENDA** – Note: Matters listed under the items of "Consent Agenda" are required to conduct the day to day operations of the Borough, and will be enacted by (1) motion in the form listed below. There will be no separate discussion of these items. If discussion is desired of any items, that item will be considered separately.

CR-1 Authorizing Emergency Operations Plan and Continued Participation in County Mutual Aid Agreement.

CR-2 Authorizing the Filing of Assessor's Tax Appeals, Answers, Counterclaims, Appeals and Cross Appeals in Tax Matters on Behalf of the Borough of Freehold.

CR-3 Qualifying Firms for Professional Service Contracts.

CR-4 Authorizing Professional Services Agreement for Special Litigation Counsel/COAH – McManimon, Scotland & Baumann, LLC.

CR-5 Authorizing Professional Services Agreement for Special Redevelopment Counsel – McManimon, Scotland & Baumann, LLC.

- CR-6 Authorizing Professional Services Agreement for Special Labor Counsel – McManimon, Scotland & Baumann, LLC.
- CR-7 Authorizing Professional Services Agreement for Professional Planning Services Beacon Planning and Consulting Services, LLC.
- CR-8 Authorizing Professional Services Agreement for Special Tax Counsel – Arbus, Maybruch & Goode, LLC.
- CR-9 Authorizing Professional Services Agreement to Provide Housing Rehabilitation Program Services – Community Grants, Planning & Housing, LLC.
- CR-10 Authorizing Professional Services Agreement to Provide Affordable Housing Planning Services – Community Grants, Planning & Housing, LLC.
- CR-11 Authorizing Professional Services Agreement for Forestry Consulting Services – Shelterwood Forest Managers, LLC.
- CR-12 Authorizing Professional Services Agreement to Provide Grant Writing Services Millennium Strategies, LLC.
- CR-13 Authorizing Professional Services Agreement for Financial and Management Consulting Services – Government Strategy Group.
- CR-14 Authorizing the Award of a Non-Fair and Open Contract for Asbestos Abatement Monitoring – Vanasse Hangen Brustlin, Inc.
- CR-15 Authorizing Application to NJ DCA Local Recreation Improvement Grant Program.
- CR-16 Authorizing a Shared Service Agreement with Freehold Township for Information Technology Services.
- CR-17 Approving the Neighborhood Preservation Program Implementation Plan.
- CR-18 Referring to the Planning Board for Review and Comment a Redevelopment Plan Entitled “Downtown Freehold: Hometown Redevelopment Phase 1 Block 35 Redevelopment Plan” Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*
- CR-19 Personnel/Committee Actions:
- a. Resignation of Gregory Clark, Class A Member, Historic Preservation Advisory Commission, effective February 1, 2023.
- CR-20 Applications:
- a. Taxi Owner License, Eagle Taxi.

- b. Taxi Owner Licenses (11), Express Taxi.
- c. Taxi Driver, Maxima Phillips, Freehold.
- d. Taxi Driver, Daniel Gonzalez, Freehold.
- e. Taxi Driver, Miguel Pantoja, Jackson.
- f. Taxi Driver, Jahswill Obinna Okorom, Jackson.
- g. Massage Establishment/Therapist License, Sara Hutcherson, Divine Body Beauty, 63 West Main Street.
- h. Massage Establishment/Therapist License, Karen L. Chrystal, Chrystal Therapies, 90 West Main Street, Suite 9.
- i. Raffle License #01-23 Freehold Soccer League, Inc., Merchandise Raffle, 4/01/2023, 70 East Main Street.
- j. Raffle License #02-23, Center Players, Inc., 50/50 Raffle, various dates in February, 35 South Street.
- k. Raffle License #03-23, Center Players, Inc. 50/50 Raffle, various dates in April, 35 South Street.
- l. Raffle License #04-23, Team Monmouth County Sheriff, Draw Raffle, 4/6/2023, 71 Monument Street.

**END OF CONSENT AGENDA**

- 10. Approval of Bills.
- 11. Item for Discussion:
  - a. Sump Pump Discharge.
- 12. Public Comments.
- 13. Council Comments.
- 14. Resolution Authorizing a Meeting Not Open to the Public in Accordance with the Provisions of the NJ Open Public Meetings Act, N.J.S.A. 10:4-12(b)(7), anticipated litigation involving the Borough.
- 15. Adjournment.

  
TRACI L. DI BENEDETTO, RMC

**BOROUGH OF FREEHOLD  
COUNTY OF MONMOUTH**

**ORDINANCE #2023/1**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 3 “REVENUE AND FINANCE” OF THE CODE OF THE BOROUGH OF FREEHOLD PERTAINING TO TRANSFER AND USER TAXES ON THE SALE/TRANSFER OF CANNABIS**

WHEREAS, the Borough of Freehold (the “Borough”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”) legalizes the recreational use of cannabis by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, due to the issuance of certain regulations by the New Jersey Cannabis Regulatory Commission, the Borough seeks to update its ordinance as to the collection of transfer and/or user taxes on the sale/transfer of cannabis or cannabis items by a cannabis establishment that is located in the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AS FOLLOWS:

**Section 1**

Title 3 “Revenue and Finance” of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline; deletions are struck through.

[Chapter 3.20 Cannabis Business Sales Tax – Deleted in toto and replaced as follows:]

**Chapter 3.20 Recreational Cannabis Transfer and User Tax**

**3.20.010 Tax imposed; transfer tax and user tax.**

a. As authorized by N.J.S.A. 40:48I-1, there is hereby a transfer tax imposed on: (1) receipts from the sale of cannabis by a cannabis cultivator to another cannabis cultivator; (2) receipts from the sale of cannabis items from one cannabis establishment to another cannabis establishment; (3) receipts from the retail sale of cannabis items by a cannabis retail to retail consumers who are twenty-one (21) years of age or older; or (4) by any combination thereof.

b. This transfer tax shall be imposed at the following rates:

1. 2% of the receipts from each sale by a cannabis cultivator;
2. 2% of the receipts from each sale by a cannabis manufacturer
3. 1% of the receipts from each sale by a cannabis wholesaler
4. 2% of the receipts from each sale by a cannabis distributor



4. 2% of the receipts from each sale by a cannabis retailer

c. There shall also be imposed a user tax, at the equivalent transfer tax rates, on any concurrent license holder operating more than one cannabis establishment, as permitted by Section 33 of P.L.2021, c.16 (C.24:6I-46). The user tax shall be imposed on the value of each transfer or use of cannabis or cannabis items not otherwise subject to the transfer tax imposed pursuant to paragraphs a and b of this Section, from the license holder's establishment that is located in the Borough of Freehold to any of the other license holder's establishments, whether located in the Borough of Freehold or another municipality.

d. All taxes imposed by this section shall be in addition to any other tax imposed by law. Any transaction for which the transfer tax or user tax is imposed, or could be imposed, pursuant to this section, other than those which generate receipts from the retail sales by cannabis retailers, shall be exempt from the tax imposed under the "Sales and Use Tax Act", P.L. 1966, c. 30 (C.54:32B-1 et seq.).

**3.20.020 Collection of transfer tax and user tax.**

a. The transfer tax or user tax shall be collected or paid, and remitted to the Borough of Freehold by the cannabis establishment from the cannabis establishment purchasing or receiving the cannabis or cannabis items, or from the consumer at the point of sale, on behalf of the Borough of Freehold by the cannabis retailer selling the cannabis item to that consumer.

b. The transfer tax or user tax shall be stated, charged, and shown separately on any sales slip, invoice, receipt or other statement or memorandum of the price paid or payable, or equivalent value of the transfer, for the cannabis or cannabis item.

c. Every cannabis establishment required to collect a transfer or user tax imposed by this section shall be personally liable for the transfer tax or user tax imposed, collected or required to be collected under this section.

d. Any cannabis establishment shall have the same right with respect to collecting the transfer tax or user tax from another cannabis establishment or the cannabis consumer as if the transfer tax or user tax was a part of the sale and payable at the same time, or with respect to non-payment of the transfer or user tax by the cannabis establishment or consumer, as if the transfer tax or user tax was part of the purchase price of the cannabis or cannabis item, or equivalent value of the transfer of the cannabis or cannabis item, and payable at the same time; provided however, that the Business Administrator shall be joined as a party in any action or proceeding brought to collect the transfer tax or user tax.

e. No cannabis establishment required to collect a transfer tax or user tax imposed by this section shall advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the transfer tax or user tax will not be separately charged and stated to another cannabis establishment or the consumer, or that the transfer tax or user tax will be refunded to the cannabis establishment or the consumer.

**3.20.030 Remittance of transfer and user tax.**

a. Each cannabis establishment collecting transfer and/or user taxes pursuant to this chapter shall remit the collected taxes to the Chief Financial Officer of the municipality on a quarterly basis along with a report certified as true and accurate by the cannabis establishment's Chief Financial Officer, Comptroller, or other similarly situated person showing the gross revenues for the cannabis establishment for each month of the quarter. No tax shall be considered remitted unless and until said report is supplied. Cannabis retailers shall also file a copy of their ST-50C form that they filed with the State. No tax shall be considered remitted unless and until the cannabis retailers file a copy of the ST-50C form.

Remittance shall be payable for the prior three month's activities and due at the same time as quarterly dates for the collection of property taxes. The revenues due on February 1 of each year shall include all transfer taxes or user taxes collected for the prior year months of October, November and December. The revenues due on May 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of January, February and March. The revenues due on August 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of April, May and June. The revenues due on November 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of July, August and September.

There shall be a ten (10) day grace period for the payment of said transfer tax and/or user tax which will coincide with the ten (10) day grace period typically permitted for property tax payments. There shall be no extension of the cannabis transfer tax/ user tax grace period without a resolution of the governing body authorizing a specific extension.

b. Each cannabis establishment shall file on an annual basis no later than February 1 of each year a financial report from an independent accountant certifying as to the annual revenue for the preceding year.

c. Each cannabis establishment shall file with the Borough on a monthly basis a copy of its METRC seed to sale inventory management system report.

d. The Chief Financial Officer of the Borough may order an audit of any taxpayer under this chapter for purpose of ascertaining the correctness or completeness of any return of payment. The Chief Financial Officer is hereby authorized to examine the books, papers and records of any taxpayer to verify the accuracy of any declaration or return, or if no declaration or return was filed, to ascertain the tax due. Every taxpayer is hereby directed and required to give to the chief financial officer, or to any agent designated by him/her, the means, facilities and opportunity for such examinations and investigations, as are hereby authorized.

### **3.20.040 – Penalties for nonpayment.**

a. In the event that the transfer tax or user tax imposed by this section is not paid as and when due by a cannabis establishment, the unpaid balance, and any interest accruing thereon, shall be a lien on the parcel of real property comprising the cannabis establishment's premises in the same manner as all other unpaid municipal taxes, fees or other charges. The lien shall be superior and paramount to the interest in the parcel of any owner, lessee, tenant, mortgagee, or

other person, except the lien of municipal taxes, and shall be on a parity with and deemed equal to the municipal lien on the parcel for unpaid property taxes due and owing in the same year.

b. The Borough shall file in the Office of the Tax Collector, a statement showing the amount and due date of the unpaid balance and identifying the lot and block number of the parcel of real property that comprises the delinquent cannabis establishment's premises.

c. The Borough of Freehold shall enforce the payment of delinquent taxes or transfer fees imposed by this section in the same manner as provided for municipal real property taxes.

d. In the event that the transfer tax or user tax imposed by this section is not remitted by the cannabis establishment within 30 days of when it is due, that cannabis establishment's municipal license to operate shall be suspended until that tax is remitted. This suspension shall be in addition to any monetary penalties that are imposed by this section.

e. In the event that the transfer tax or user tax imposed by this section is not remitted by the cannabis establishment within 90 days of when it is due, that cannabis establishment's municipal license to operate shall be revoked and forfeited. This revocation shall be in addition to any monetary penalties that are imposed by this section.

### **3.20.050 Violations**

a. For violation of any provision of this section, the penalty upon conviction shall be the maximum fine permitted under New Jersey State law for the violation of a municipal ordinance in accordance with N.J.S.A. 40:49-5, or imprisonment for a period not exceeding the maximum time permitted under New Jersey State law for the violation of a municipal ordinance, in accordance with N.J.S.A. 40:49-5, or both.

b. Separate violation for each day. Each day that a violation of this section is allowed to exist shall constitute a separate violation or offense and shall be subject to the penalty as prescribed herein.

## **Section 2**

All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

## **Section 3**

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this ordinance shall be deemed to be valid and effective

#### **Section 4**

This ordinance shall take effect immediately after final passage, approval and publication as required by law.

**BOROUGH OF FREEHOLD  
COUNTY OF MONMOUTH**

**ORDINANCE #2023/2**

**AN ORDINANCE TO AMEND AND SUPPLEMENT TITLE 6 "ANIMALS" OF THE  
CODE OF THE BOROUGH OF FREEHOLD**

WHEREAS, the Borough of Freehold (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough Council seeks to update certain sections of the Borough Code regarding the licensing of certain domestic animals.

NOW, THEREFORE, be it ordained by the Mayor and Council for the Borough of Freehold, County of Monmouth as follows:

**Section 1**

Title 6 "Animals" of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline. [Unmodified sections were omitted for the sake of brevity].

**6.04 General Provisions**

6.04.020 Licensing provisions.

\* \* \*

[E. Fees. deleted in toto and replaced as follows]:

E. Expiration of License. Each license and tag shall be renewed annually, provided, however, that a dog owner shall have the option of obtaining a three-year license. A one-year license shall require proof of rabies vaccination with an expiration date of November 1st or later of the current licensing year. A three-year license shall require proof of rabies vaccination extending over the three-year term of the license, with an expiration date of November 1st or later of the third year of the licensing term.

[F. Expiration Date. Deleted in toto and replaced as follows]:

F. Fees. Any person applying for a license is required to pay a fee in accordance with the following schedule:

1. 1-Year License:

<u>Dog License Fee</u>	<u>\$10.00</u>
<u>State Registration Fee</u>	<u>\$1.00</u>
<u>Pilot Clinic Fee</u>	<u>\$0.20</u>

Animal Population Control Fee for Non-Sterilized Dogs	\$3.00
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2. 3-Year License:

Dog License Fee	\$30.00
State Registration Fee	\$3.00
Pilot Clinic Fee	\$0.60
Animal Population Control Fee for Non-Sterilized Dogs	\$9.00

3. Any dog not having a valid, current license after the license renewal date shall, in addition to the license fees set forth herein, pay an additional fee of \$5.00 for the first late month or part of the month and an additional \$1.00 for each month or partial month thereafter.

\* \* \*

6.12 Cats

6.12.020 Licensing provisions

\* \* \*

C. Application for License--When Made. The license year shall run from January to December 31. Applications for licenses for all cats which are required to be licensed by the provisions this section shall be made no later than March 1 of each calendar year. Each license shall be renewed annually, provided, however, that a cat owner shall have the option of obtaining a three-year license. ~~Applications for licenses for cats which are required to be licensed by the provision of subsection A of this section which are filed on or after March 1 shall be subject to a late fee as set forth below. In all other cases, the application for a license shall be made within ten (10) days of the day upon which the cat in question first becomes subject to the provisions of this section.~~

\* \* \*

E. Fees. The person applying for a license shall pay a fee of ten dollars (\$10.00) for each cat for a one-year license and a fee of thirty dollars (\$30.00) for each cat for a 3-year license. The same fee shall be charged for the annual renewal of each license. Each person registering a cat of reproductive age which has not had its reproductive capacity permanently altered through sterilization shall be required to pay an additional fee as established by the state legislature. In the event the state legislature establishes a fee for registration tags for cats, the same shall be charged accordingly.

F. Exceptions. The provisions of this section shall not apply to any cat licensed under any kennel, pet shop, shelter or pound license issued by the borough or to any cats that are part of a community cat colony registered pursuant to Chapter 6.16.

If any part of this Ordinance shall be deemed invalid such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of this Ordinance.

### **Section 3**

Any Ordinance or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed and superseded.

### **Section 4**

This Ordinance shall take effect upon final passage and publication in accordance with Law.

**BOROUGH OF FREEHOLD  
COUNTY OF MONMOUTH**

**ORDINANCE #2023/3**

**AN ORDINANCE TO AMEND AND SUPPLEMENT TITLE 5 “BUSINESS LICENSES  
AND REGULATIONS” OF THE CODE OF THE BOROUGH OF FREEHOLD**

WHEREAS, the Borough of Freehold (the “Borough”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, on August 5, 2022, Governor Murphy signed into law Senate Bill 1368, which mandates that business owners, rental unit owners, and certain multi-family homeowners maintain liability insurance for negligent acts and omissions in amounts set forth in N.J.S.A. 40A:10A-1; and

WHEREAS, Senate Bill 1368 additionally requires such business, rental unit and certain multi-family home owners to annually register a Certificate of Insurance with the municipality in which the business, rental unit, or multi-family home is located, in accordance with N.J.S.A. 40A:10A-2a, effective November 3, 2022; and

WHEREAS, N.J.S.A. 40A:10A-2b authorizes municipalities to, by ordinance, establish a reasonable administrative fee for administration of the registration program, and to enforce penalties pursuant to N.J.S.A. 2A:58-10 et seq. for failure to comply with the registration requirements; and

WHEREAS, the Borough has reviewed the legislation and determined that the Borough Code should be amended to establish a registration program and establish fees and penalties associated with same.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Freehold, County of Monmouth, State of New Jersey, as follows:

**Section 1**

Title 5 “Business Licenses and Regulations” of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline.

**5.10 Business Insurance Registration**

**5.10.010 Insurance Coverage Required.**

A. The owner of a business or the owner of a rental unit or units, other than a multifamily home as set forth in 5.10.010(B) below, shall be required to maintain liability insurance for all negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.



B. The owner of a multifamily home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

5.10.020 Annual Registration Requirement.

A. Any owner of a business or rental unit(s) required to maintain insurance as set forth in this Chapter is required to register the certificate of such insurance coverage with the Borough Clerk as follows:

1. Within 30 days of the date this Ordinance takes effect.
2. Within 30 days of the date of establishment of said business or rental unit(s) within the Borough of Freehold.
3. On or before January 15 or each year following enactment of this Ordinance.

B. A new certificate will be required annually for each calendar year. All certificates shall be renewed no later than January 15 of each year. It shall be the responsibility of any owner conducting, operating or engaging in any business covered by this requirement to apply for a certificate at the Office of the Borough Clerk.

5.10.030 Municipal Insurance Registration Form; Required Information; Issuance of Certificate

A. Any business owner, rental unit owner, or owner of a multifamily home that is four or fewer units, one of which is owner occupied, located within the Borough of Freehold shall file a completed municipal insurance registration form and certificate of insurance with the Borough Clerk and shall pay the required fee.

B. The Borough Clerk shall issue a municipal insurance registration certificate to any owner who files a completed municipal insurance registration form with certificate of insurance demonstrating the required coverage and pays the required fee.

C. Upon receipt of the requirements of 5.10.040(C), the municipal insurance registration certificate shall be issued along with a copy of the completed municipal insurance registration form with an acknowledgment by the Borough Clerk that it has been properly filed.

5.10.040 Licensing Two or More Businesses or Locations.

A. In the event that two (2) or more businesses occupy the same location, the owner shall be required to complete a separate municipal insurance registration form and obtain a separate certificate for each such business.

B. In the event that the same owner conducts businesses at two (2) or more locations, a separate business registration form and certificate shall be required for each location.

5.10.050      Changes in Businesses or Locations or Owners.

Every owner having a municipal insurance registration certificate for a business or rental unit or multifamily home of four or few units, one of which is owner occupied, that ceases to operate, changes the principal activity in which it is engaged, changes its location and/or locations in the municipality, moves out of the municipality or changes owners and/or managers, must submit written notice to the Borough Clerk within thirty (30) days of such change. In the event of cessation of business or moving out of the municipality, the person having a certificate for a business must provide the name, address and home telephone number of the person or principal officer of the business to the Borough Clerk within thirty (30) days of such event.

5.10.060      Compliance with Applicable Laws and Ordinances.

Issuance of a municipal insurance registration certificate by the Borough Clerk does not evidence compliance with other applicable rules, regulations, ordinances and statutes of the municipality, county and State of New Jersey, or other regulatory agencies having jurisdiction over the activities of the certificate holder.

5.10.070      Registration Fee.

The annual fee for registration of the certificate of insurance pursuant to this Chapter is \$50.00, which is payable at the time the certificate of insurance is to be registered with the Borough Clerk.

5.10.080      Violations

If the owner of a business or rental unit(s) subject to the registration requirements of this Chapter is found to be in violation of these provisions, a fine of not less than \$500 but no more than \$5,000 may be assessed.

**Section 2**

If any part of this Ordinance shall be deemed invalid such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of this Ordinance.

**Section 3**

Any Ordinance or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed and superseded.

**Section 4**

This Ordinance shall take effect upon final passage and publication in accordance with Law.

**BOROUGH OF FREEHOLD  
COUNTY OF MONMOUTH**

**ORDINANCE #2023/4**

**ORDINANCE OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH,  
NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN ENTITLED "200 PARK  
AVENUE REDEVELOPMENT PLAN"**

**WHEREAS**, the Borough of Freehold, a public body corporate and politic of the State of New Jersey (the "**Borough**"), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "**Redevelopment Law**") to determine whether certain parcels of land within the Borough constitute either an area in need of redevelopment, or an area in need of rehabilitation, as further described in the Redevelopment Law; and

**WHEREAS**, the Mayor and Council of the Borough (the "**Council**") referred a proposed resolution declaring the Entire Borough as an area in need of rehabilitation to the Planning Board of the Borough (the "**Planning Board**") in accordance with the provisions of *N.J.S.A. 40A:12A-14*, and directed the Planning Board to study the Entire Borough, review the proposed resolution, and submit any and all recommendations to the Council; and

**WHEREAS**, the Planning Board reviewed the proposed resolution on December 8, 2021; and

**WHEREAS**, the Planning Board's review of the proposed resolution included submissions from the Borough Engineer supporting a determination that the Entire Borough could be declared an area in need of rehabilitation pursuant to the Redevelopment Law; and

**WHEREAS**, following the Planning Board's review of the proposed resolution, the Planning Board recommended to the Council that the Entire Borough be deemed and declared an area in need of rehabilitation; and

**WHEREAS**, by Resolution No. 216-21 (the "**Resolution**"), adopted on December 20, 2021 and as supported by the Planning Board's recommendation, the Council determined and declared the Entire Borough to be an area in need of rehabilitation, in accordance with the provisions of the Redevelopment Law; and

**WHEREAS**, in accordance with the Resolution and the Redevelopment Law, Pennoni Associates (the "**Planner**") drafted a redevelopment plan entitled "200 Park Avenue Redevelopment Plan" (the "**Redevelopment Plan**") for the property commonly identified as Block 117, Lot 21 (the "**Property**") on the official tax maps of the Borough; and

**WHEREAS**, by Resolution No. 220-22, adopted December 5, 2022, and pursuant to the Redevelopment Law, specifically *N.J.S.A. 40A:12A-7(e)*, the Council referred the proposed Redevelopment Plan to the Planning Board for review and recommendation and instructed the

Planning Board to transmit its recommendations relating to the Redevelopment Plan to the Council prior to final adoption; and

**WHEREAS**, the Planning Board reviewed the proposed Redevelopment Plan on December 14, 2022; and

**WHEREAS**, by resolution of the Planning Board memorialized on January 11, 2023, the Planning Board found that the Redevelopment Plan was substantially consistent with the municipal master plan, and made recommendations to the Redevelopment Plan; and

**WHEREAS**, the Planning Board's recommendations have been incorporated into the Redevelopment Plan; and

**WHEREAS**, upon receipt and review of the Planning Board's recommendations relating to the Redevelopment Plan, and in consultation with the Planner and redevelopment counsel, the Council believes that adoption of the Redevelopment Plan is in the best interests of the Borough; and

**WHEREAS**, the Council has determined to adopt the Redevelopment Plan to ensure the success of redevelopment within the Property in conformity with the Borough's redevelopment objectives.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF FREEHOLD, IN THE COUNTY OF MONMOUTH**, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** Contingent upon the receipt of the Planning Board's recommendations within the time period set forth in the Redevelopment Law, the Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted pursuant to the terms of the Redevelopment Law.

**Section 3.** The Development and Zoning Ordinances of the Borough are hereby amended and supplemented to incorporate the Redevelopment Plan.

**Section 4.** This Ordinance shall be part of the Borough of Freehold Land Use Code as though codified and set forth fully therein.

**Section 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the Office of the Borough Clerk during regular business hours.

**Section 6.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 7.** This Ordinance shall take effect as provided by law.

**EXHIBIT A**

**200 PARK AVENUE REDEVELOPMENT PLAN**

Attached hereto.





# 200 PARK AVENUE REDEVELOPMENT AREA

Freehold Borough, New Jersey

DRAFT FOR ADOPTION BY THE PLANNING & ZONING BOARD



LAST REVISED January 17, 2023



## ACKNOWLEDGMENTS

### Mayor

Kevin A. Kane

### Borough Council

Michael DiBenedetto

Sharon Shutzer

George Schnurr

Annette Jordan

Margaret Rogers

Adam Reich

### Borough Administrator

Stephen J. Gallo, Business Administrator

### Legal Counsel

Matthew R. Goode, Esq.

### Planning Board

William Barricelli, Class IV

Paul Ceppi, Class IV

Michael McCabe, Class IV

Michael Wildermuth, Class IV

Shealyn M.S. Crombie, Class IV

Caridad Argote-Freyre, Class IV

Brianne Van Vorst, Class II

Garry Jackson, Alternate I

James Keelan, Alternate II

### Planning Board Attorney

Ronald D. Cucchiaro, ESQ.

Weiner Law Group

### Planning Board Engineer

Anthony Maltese, PE, PLS, PP, CME

Abbingdon Engineering, LLC

### Land Use Board Planner

Robert Melvin, AICP/PP

Pennoni Associates - Group Melvin Division

PREPARED  
BY:



Robert F. Melvin, PP/AICP  
NJ Planner License No. 04018

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ii FREEHOLD REDEVELOPMENT PLAN



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IV FREEHOLD REDEVELOPMENT PLAN



## 1.0 INTRODUCTION

The entirety of Borough of Freehold in Monmouth County, New Jersey, was declared an Area in Need of Rehabilitation through Resolution No. 216-21 adopted December 20, 2021.

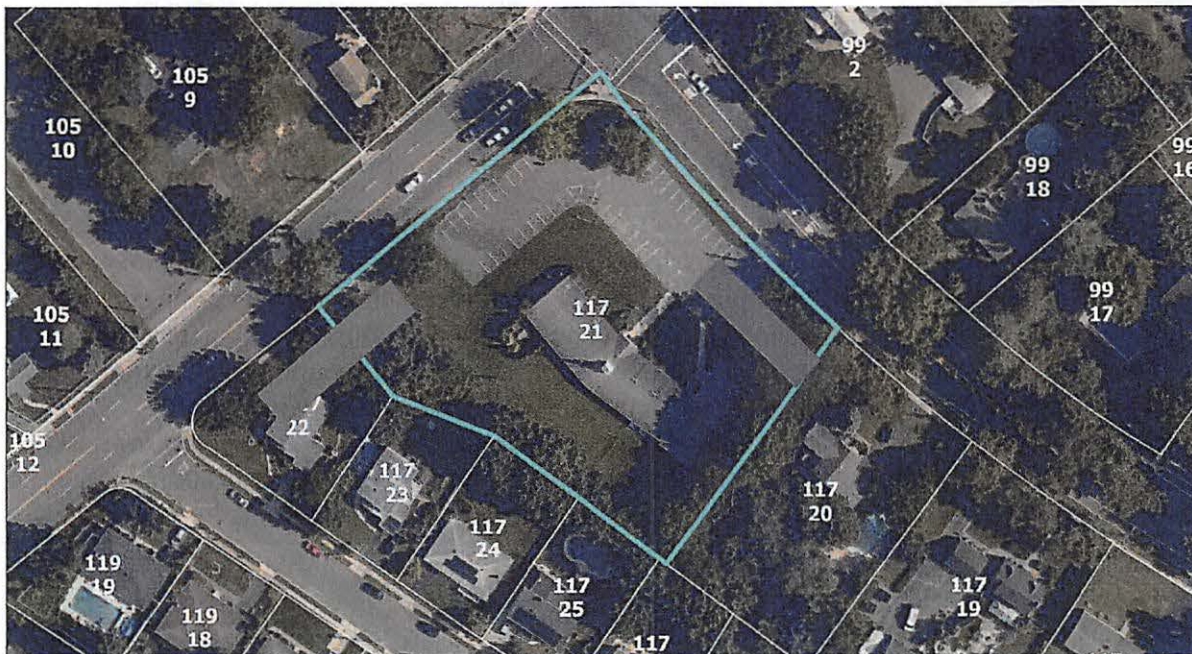
This redevelopment plan ("Plan") has been prepared for Block 117, Lot 21 (the "Plan Area" or "Park and Main Affordable Housing (AH) District"). This Plan is being prepared under the Borough-wide Rehabilitation designation. No specific redevelopment area has been declared for this parcel.

### 1.1 SITE DESCRIPTION

The Plan Area site is at the corner of Park Avenue and West Main Street. There is one one-story building on the property that is presently a church, the Living Springs Fellowship. The building is about 8,000 sq ft. Outside of the building, along the roadways, there is an L-shaped parking lot with approximately 50-60 parking spots. There is one drive-way entrance to the parking lot along Park Avenue. The site is surrounded by single-family homes, landscaping, and mature trees. A buffered sidewalk runs along West Main Street and Park Avenue. There is a bus stop outside of the church along Park Avenue.

Figure 1 below identifies the location and surrounding environs of the investigation parcels, and Figure 2 identifies the addresses and owners of the investigation parcels.

**Figure 1. Location of Plan Area**



**Figure 2. Ownership information**

Block	Lot	Owner Name	Address	City & State
117	21	CT95-CT07 200 PARK LLC, ETAL	200 Park Ave	Freehold Borough, NJ

Source: NJ Division of Taxation - MOD-IV

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## 1.2 OBJECTIVES OF THE PLAN

This Plan is being conducted to effectuate the redevelopment of the Plan Area in a manner that will aid the Borough in fulfilling its affordable housing requirements pursuant to the settlement of a builders' remedy lawsuit. Except where otherwise expressly provided, this Plan serves to supersede all existing zoning and design guidelines for the Property.

The following objectives highlight the purpose of this Plan:

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
2. To further the redevelopment of the area with distinctive multi-family buildings that benefit from the proximity to public transportation, health care providers, municipal services, shopping and driving opportunities.
3. Establish site and building design standards that foster a visually pleasing streetscape and inviting, high-quality construction within the Plan Area.

The purpose of the Park and Main Affordable Housing (AH) District is to provide development that contributes to the Borough of Freehold's municipal affordable housing obligation and to implement and incorporate the court approved Settlement Agreement, captioned CT95-CT07 200 Park LLC and DT95-DT07 200 Park LLC v. Borough of Freehold, et al., Docket No. MON-L-3624-19, which was approved by the Superior Court of New Jersey at a Fairness Hearing on April 8, 2022.

## 2.0

### PLAN VISION

The Plan vision for the Plan Area is to utilize the site for multi-family residential development that fits within the character of the existing residential development of the area. The proposed building should be similar in footprint to the existing structure but will better relate to the streetscape by bringing the building into the forefront of the property and providing parking both under and behind the building. The remainder of the site will be landscaped, particularly around the edges to mitigate the potential impact to adjacent property owners and improve the streetscape, while preserving as many mature trees as possible, particularly street trees. Figure 3 shows general rendering/elevations/examples of the anticipated residential building type.



## 3.0 SITE DEVELOPMENT PLAN

### 3.1 PERMITTED USES/DEVELOPMENT PROGRAM

#### A. Permitted Principal Uses

Property in the Plan Area may be developed for multifamily residential use at a maximum gross density of 37 units per acre, provided that no more than 52 dwelling units are permitted in the Plan Area, including the set-aside of 9 affordable units required by Section C.

#### B. Affordable units

1. 18% of the total number of residential units shall be rental units affordable to low- and moderate-income households and said units shall be deed restricted pursuant to the requirements of N.J.A.C. 5:97-1 et seq. ("COAH regulations") and of N.J.A.C. 5:80-26.1 et seq ("UHAC"). A minimum of 50% of the affordable units shall be low-income units. Of the affordable rental units, 13% shall be affordable to households earning 30% or less of median income. These units shall be provided as part of the low-income housing requirement and not in addition to it.
2. The development shall comply with the requirements of N.J.A.C. 5:97-3.14 regarding accessible and adaptable affordable units.
3. The development shall comply with the affordable housing ordinance.

#### C. Principal building(s)

No more than one principal building containing a ground level parking area and three stories of residential units above parking shall be permitted ("residential building").

#### D. Permitted Accessory Buildings, Structures and Uses

The following accessory buildings, structures and uses are permitted in the Plan Area:

1. Off-street parking in accordance with § 18.73.010 A. 1. Parking shall be constructed at a ratio of one and one-half spaces per dwelling unit.
2. Permitted signage shall include: two building mounted identification signs (one along West Main Street and one along Park Avenue, each having no more than 100 square feet in area; two (2) two-sided ground mounted monument signs at the intersection of Park Avenue and West Main Street with each side have a maximum area of 50 square feet; and one ground mounted directional sign at the site access along Park Avenue with an area of no more than 10 square feet. The monument sign at the intersection of West Main Street and Park Avenue shall have a height of no greater than 8'. The structural base of the monument sign shall not be included in calculating the sign area. All signage may be illuminated from the exterior and will be downward lit.
3. Structures for garbage collection and recycling collection, including, but not limited to, dumpsters.



Figure 3. Character Image (General Appearance and Massing)



Figure 4. Character Image (General Appearance and Massing)



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4. Utility structures serving the development, including, but not limited to, a sanitary sewer pump station, cable television and telephone boxes, manholes, fire hydrants, electrical transformers, and other utilities that are customary to a residential development of this type.
5. Brick paver patios, outdoor seating areas, and related outdoor furniture.
6. Any other building, structure, or use, which is customary, incidental and subordinate to the multifamily residential use located on the same lot.

## 32 AREA, BULK AND OFF-STREET PARKING STANDARDS

The following zoning standards shall apply to development in the Park and Main AH District:

1. Minimum tract area: 1.4 acres:
2. Minimum principal building setbacks:
  - a. From Park Avenue right of way: 15 feet.
  - b. From West Main Street right of way: 23 feet. This setback shall be to the right of way and may incorporate a proposed 7' county ROW easement within the setback. In the event that Monmouth County requires a 7' right of way (ROW) dedication in lieu of a 7' ROW easement, then the foregoing setback shall be to what the ROW would have been if an easement had been granted and not a dedication.
  - c. Side yard: 35 feet.
  - d. Rear yard: 85 feet.
3. Minimum setbacks for accessory uses or structures and building appurtenances:
  - a. 10' from any property line for all accessory uses or structures except for patios, decks, driveways, gates, directional signs and outdoor seating areas, retaining walls, sidewalks, trash enclosures, transformer pads, electric vehicle charging equipment, transformer and related electrical equipment serving the electric vehicle charging stations, underground stormwater and sanitary sewer improvements, above-ground stormwater management facilities, which shall have a zero foot (0') set back.
  - b. Placement of accessory structures shall not interfere with sight triangles at site access points.
  - c. Balconies, bay windows, roof overhangs, chimneys and similar appurtenances may extend not more than two feet into a required setback.
4. Maximum building height
  - a. In accordance with § 18.04.040, building height shall mean the vertical distance measured from the mean elevation of the proposed finish grade at

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the front of the building to the highest point of the roof line for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

- b. Architectural and mechanical features such as bulkheads, roof mounted mechanical equipment, stair towers, parapets and screens shall not be included in the roof line measurement of maximum building height for flat roofs. Such rooftop appurtenances shall be limited to a height no greater than 15% of the maximum building height as calculated herein and shall be screened from view below.
- c. As so calculated above, maximum building height shall not exceed the following:
  - i. Residential building: 60 feet/4 stories.
  - ii. Accessory structures: 16 feet.
- 5. Maximum number of dwelling units: 52.
- 6. Maximum lot coverage pursuant to the definition contained in §18.04.040: 75%.
- 7. Minimum lot width: 200 feet.
- 8. Off-street parking: Off-street parking in accordance with § 18.73.010 A.1. of the Borough's zoning provisions.
  - a. Parking shall be constructed at a ratio of one and one-half spaces per dwelling unit.
  - b. Accessible parking spaces shall be provided in accordance with the New Jersey State Uniform Construction Code Barrier Free Subcode (N.J.A.C. 5:23-7.10). The minimum parking setback to a property line or to right-of-way shall be 7 feet. Parking shall be provided on the grade level of the building and within a surface parking area adjacent to the building. All required parking shall be provided on the same lot as the building.
  - c. The minimum width of the primary access drive from Park Avenue shall be 24 feet. Standard parking stalls shall be 9' x 18'. Spaces that are 8'x16' can be added for compact cars if designated by signage.
  - d. Make Ready parking spaces shall be provided pursuant to N.J.S.A. 40:55D-66.20, which spaces may be located within the ground level parking of the building as wall-mounted equipment.
- 9. Minimum apartment size: Market rate and affordable apartments shall have a floor area of at least 650 square feet for a one-bedroom configuration, 825 square feet for a two-bedroom configuration and 950 square feet for a three-bedroom configuration.



10. Apartment configuration: Market rate apartments shall consist of 31 one-bedroom apartments and 12 two-bedroom apartments. Affordable apartments shall consist of one (1) one-bedroom apartment, six (6) two-bedroom apartments and two (2) three-bedroom apartments. A total of 52 apartments may be constructed.
11. Temporary construction trailers: A temporary construction trailer shall be permitted beginning from the time of commencement of site work for the development and ending thirty days after issuance of a certification of occupancy for the residential building. The dimensions of any temporary construction trailer shall not exceed a width of 10 feet, a length of 42 feet and a height of 10 feet. Temporary construction trailers may be placed in areas that are approved for disturbance during construction.
12. Fencing and buffers/landscaping: Fencing shall be installed in a manner consistent with §18.76.030-A, B, C, D and O and §18-76.020-G of the Borough's zoning provisions. Buffers and landscaping shall be installed in a manner consistent with §16-24.030-A.15 and A.17 of the Borough's zoning provisions. Street trees and other mature street trees on site shall be preserved to the greatest extent possible.

### 3.3 DESIGN STANDARDS

The following design standards shall apply to development in the Park and Main AH District:

1. Architectural treatment.
  - a. The facade of the residential building shall have a contextual architectural treatment which shall consist of any combination of brick, finished masonry, stone, HardiePlank®, wood and/or vinyl.
  - b. Any dumpster or other solid waste or recyclable disposal area shall be fully enclosed and screened by masonry or brick materials matching the building façade material and color. The dumpster or other solid waste or recyclable disposal area shall also be fully screened by landscaping.
  - c. Any ground-mounted mechanical equipment and any rooftop mechanical equipment shall be screened.
  - d. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward.

## 4.0 GENERAL ADMINISTRATION

Ensuring proper coordination between the Borough and a developer will require adherence to certain provisions.

### 4.1 APPLICABILITY

The preceding regulations shall apply to the Plan Area and shall supersede regulations within the Zoning Ordinance of the Borough of Freehold, except where the regulations herein

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are silent, in which case the regulations within the Zoning Ordinance shall govern.

## **4.2 ZONING MAP AMENDMENT**

The Zoning Map of the Borough of Freehold should be amended to include the Plan Area (Block 117, Lot 21) as identified, discussed, and outlined in this document.

The regulations within this Plan shall supersede regulations within the Freehold Borough Zoning Ordinance, except where regulations herein are silent.

## **4.3 STRUCTURE AND POWER OF THE BOROUGH AS "REDEVELOPMENT ENTITY"**

The Freehold Borough Council shall act as the "Redevelopment Entity" pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing this Plan and carrying out redevelopment projects, consistent with N.J.S.A. 40A:12A-8.

## **4.4. DEVELOPMENT REVIEW, VARIANCES, WAIVERS, AND PERMISSIONS**

Development and subdivision within the Plan Area shall be controlled by the Borough's laws governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as the State of New Jersey's laws governing development and redevelopment.

Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the Borough's usual procedure.

Developers shall be required to comply with all applicable application submission requirements, design standards, and development regulations established in the Plan for the Plan Area, as well as those established by the Borough, Monmouth County, and the State, except where variances and waivers are properly approved, and except as set forth in Section 4.4 herein.

Renovations that do not physically expand the use, do not expand the intensity of use, or add additional parking shall only require review by the Borough. The Freehold Borough Planning Board (the "Planning Board") shall review and consider all other plans and specifications for development with respect to conformance with this Plan.

It is the intention of this Section that the Planning Board may grant variances, waivers or deviations from the strict application of the regulations contained within this Plan, for "bulk standards" or design criteria, in accordance with the provisions of N.J.S.A.

40:55D-60 and -70c, but that the Planning Board may not grant variances for use and other standards governed by N.J.S.A. 40:55D-70d. Any relief from standards otherwise governed by N.J.S.A. 40:55D-70d shall require that this Plan be amended.

Developers of the site) is required to obtain all necessary permissions, including for access, from NJDOT and Monmouth County as the project is sited on a state highway and a county road.

## **I.5 AMENDING THE PLAN**

The Plan may be amended from time to time upon compliance with the requirements of the LRHL. No amendment of the Plan shall be approved without the review and recommendation of the Planning Board.

## **I.6 OFF-SITE IMPROVEMENTS**

As defined by the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., the developer undertaking the development of a redevelopment area) may be responsible for their pro-rata share of any and all improvements required by the construction of the redevelopment project, as determined pursuant to N.J.S.A. 40:55D-42, such as installation or upgrade of infrastructure necessitated by the construction of the project whether on-site or off-site.

## **I.8 RELOCATION**

No property will be acquired as part of the implementation of this Plan Accordingly, it will not be necessary for the Borough to comply with the New Jersey Relocation Assistance Law, P.L 1967, c.79 \*N.J.S.A. 52:31B-1 et seq.), the Relocation Assistance Act, P.L. 1971, c 362 (N.J.S.A. 20:4-1 et seq), and associated regulations (N.J.A.C. 5:L11-1 et seq.) adopted by the New Jersey Department of Community Affairs (the "DCA").

## **I.9 VALIDITY OF PLAN**

If any section, paragraph, division, subdivision, clause or provision of this Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

## **I.10 ACQUISITION**

The Plan Area has been designated as a rehabilitation area, meaning that the LRHL does not authorize property acquisition by eminent domain. Therefore, no eminent domain is anticipated or enabled by this Plan. To the extent that property acquisition will be required, all property must be acquired by the developer through private negotiations

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with the property owner(s).

## 4.11

### AFFORDABLE HOUSING

All new development within the Plan Area shall adhere to the affordable housing requirements of the State of New Jersey that are in place at the time the development receives municipal site plan approvals, must be consistent with the Borough's Housing Element and Fair Share Plan. and, except as otherwise provided in this Plan or the Settlement Agreement, any municipal ordinances that relate to the provision of affordable housing are applicable within the Rehabilitation Area. In the event of a discrepancy between such ordinances and this Plan and/or the Settlement Agreement, the Settlement Agreement and this Plan shall control.

## 5.0 RELATIONSHIP TO OTHER PLANS

### 5.1 LOCAL GOALS AND OBJECTIVES

This Plan is consistent with the Freehold Master Plan's goals and objectives, including:

1. Preserve the present character of the housing stock.
2. Provide for residential expansion and rehabilitation within the framework of existing land use patterns

### 5.2 RELATIONSHIP TO COUNTY PLANS

As the County seat, the Borough is an important part of the County's land use, transportation, economic development, and open space planning. As such, this Plan is consistent with many of the County's planning goals and objectives. The Plan aligns with the following goals and objectives of the 2016 Monmouth County Master Plan:

1. **Goal #3:** "Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play, and stay." The principles and objectives of this goal lay out the County's vision for vibrant and sustainable communities, housing, economic development, and redevelopment, and transit investments. New development should also be balanced with efforts to preserve the character of the community, especially in historic centers, through preservation, rehabilitation, and adaptive reuse strategies.

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### 5.3 RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Plan is consistent with the policies in the New Jersey State Development and Redevelopment Plan. The Plan Area is within a Metropolitan Planning Area, classified as Planning Area 1 (PA 1) on the State Plan Policy Map.

The Plan is consistent with the following policy goals for Metropolitan Planning Areas:

1. **Land Use:** "Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature." The Plan promotes mixed-use redevelopment in a downtown area with regional transportation access. The proposed density will ensure efficient utilization of the available land, consistent with the compact development patterns that already exist in the downtown.
2. **Redevelopment:** "Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile." The Plan intends to create higher-density, mixed- use development to encourage transit use and walking. Design guidelines and public realm standards reinforce these principles by promoting human-scaled design, wide sidewalks, and pedestrian amenities.

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DRAFTED FOR FREEHOLD BOROUGH BY:



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RESOLUTION

THE PLANNING BOARD OF THE BOROUGH OF FREEHOLD  
(JOINT LAND USE BOARD)  
REVIEW OF REDEVELOPMENT PLAN  
FOR PROPERTY DESIGNATED AS BLOCK 117, LOT 21  
(200 PARK AVENUE)

Recommendation: December 14, 2022

Memorialized: January 11, 2023

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-26, and the Local Redevelopment and Housing Law, N.J.S.A. 40:55D-12A:7e any proposed redevelopment plan must be referred to the Planning Board for a review as to consistency with the municipal Master Plan;

WHEREAS, the municipal Council of the Borough of Freehold adopted Resolution No. 220-22 on December 5, 2022 which directed the Board to review a proposed redevelopment plan, entitled "200 Park Avenue Redevelopment Plan" prepared by Robert F. Melvin, P.P., A.I.C.P. of Pennoni (the "Redevelopment Plan") to determine if it is consistent with the municipal master plan in accordance with the Local Redevelopment and Housing Law and Municipal Land Use Law; and

WHEREAS, a public hearing was conducted on December 14, 2022, after the Board determined that it had jurisdiction.

NOW, THEREFORE, the Borough of Freehold Planning Board (Joint Land Use Board) makes the following findings of fact and conclusions of law with regard to this matter:

1. The proposed Redevelopment Plan was generated by the Borough Council.
2. The proposed Redevelopment Plan is substantially consistent with the municipal master plan.
3. The Board recommends editing Section 5.3-2 of the Redevelopment Plan to remove the phrase "core of Freehold's downtown" because the subject Property is not within the core of Freehold's downtown. The Board does, however, recommend keeping the phrase "encourage transit use" due to the location of a bus stop near the subject Property.

4. The Board recommends the Redevelopment Plan preserve as many mature trees as possible, particularly street trees.
5. The Board has no other comments or recommendations it deems appropriate.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Freehold on this 11th day of January, 2023, that pursuant to N.J.S.A. 40:55D-26 and N.J.S.A. 40A-12A:7e, the Planning Board hereby determines proposed Redevelopment Plan is substantially consistent with the municipal Master Plan.

BE IT FURTHER RESOLVED that the Board is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper at the Board's expense. The Board Secretary is hereby authorized to send a certified copy of this Resolution to the Borough Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

  
William Barricelli, Chairman  
Freehold Planning Board

ROLL CALL

YES: Barricelli, Ceppi, McCabe, Wildermuth, Crombie, Councilwoman Rogers and Mayor Kane

NO:

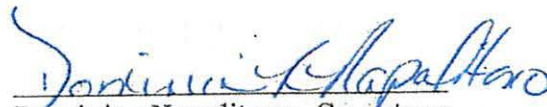
ABSENT: Argote-Freyre and Keelan

ABSTAINED: Van Vorst and Jackson

DISQUALIFIED:

DATED: January 11, 2023

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was approved by the Borough of Freehold Combined Planning Board at its meeting held on January 11, 2023.

  
Dominica Napolitano, Secretary  
Freehold Planning Board



State of New Jersey:

County of Monmouth; ss:

Be it remembered on this 12 day of January 2023, before me, a Notary Public of the State of New Jersey personally appeared before DOMINICA NAPOLITANO, who being duly sworn by me, according to law on this oath stated:

1. She is the secretary of the Planning Board of the Borough of Freehold;
2. The within Resolution represents the action taken by the Freehold Borough Planning Board at its meeting of December 14, 2022.

*Harriet L. Cannon*





OFFERED BY:	SECONDED BY:
AYE NAY ABSENT ABSTAIN	AYE NAY ABSENT ABSTAIN
DI BENEDETTO	ROGERS
JORDAN	SCHNURR
REICH	SHUTZER

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
EMERGENCY OPERATIONS PLAN AND CONTINUED PARTICIPATION IN  
COUNTY MUTUAL AID AGREEMENT**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough previously adopted its Emergency Operations Plan to better prepare and manage jurisdiction-wide emergencies; and

WHEREAS, the Borough is required to submit the Plan every four years for recertification; and

WHEREAS, on June 3, 2019, the Borough adopted Resolution No. 91-19 authorizing the execution of the Monmouth County, Intra-County Mutual Aid and Assistance Agreement between the County, the Borough and Participating Units.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Freehold as follows:

1. That the aforementioned recitals are incorporated herein as though fully set forth at length.
2. That the Borough hereby authorizes continued participation in the Monmouth County Intra-County Mutual Aid and Assistance Agreement as referenced for the term consistent with the Municipal Emergency Operations Plan.
3. That the Clerk is directed to submit the Borough's Emergency Operations Plan to the Monmouth County Office of Emergency Management Coordinator for recertification and a certified copy of this resolution to same.

OFFERED BY:				SECONDED BY:					
	AYE	NAY	ABSENT	ABSTAIN		AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

\_\_\_\_\_  
TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
THE FILING OF ASSESSOR'S TAX APPEALS, ANSWERS, COUNTERCLAIMS,  
APPEALS AND CROSS APPEALS IN TAX MATTERS ON BEHALF OF THE  
BOROUGH OF FREEHOLD**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, statutory tax appeals and other matters and applications affecting the taxation of real property within the Borough of Freehold are routinely filed with the Monmouth County Board of Taxation and the Tax Court of New Jersey; and

WHEREAS, the Borough finds it to be in the best interest of the citizens of the Borough to authorize and direct the Tax Assessor to take any and all action that he/she deems advisable in such tax matters in order to protect, promote and advance the Borough's interest in assuring that each property within the Borough is fairly and equitably assessed in accordance with the law; and

WHEREAS, the Borough Council finds it to be in the best interest of the citizens of the Borough to authorize and direct the Borough Attorney and/or Special Counsel to assist the Tax Assessor in such tax matters referred to herein;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the Tax Assessor of the Borough of Freehold be and is hereby authorized and directed to prepare, file, pursue, litigate, and settle, if necessary, any Assessor's Tax Appeals, Answers to Tax Appeals, Counterclaims, Appeals and Cross-Appeals in statutory tax appeals and other matters and applications affecting the taxation of real property within the Borough of Freehold as may be filed with the Monmouth County Board of Taxation and/or the Tax Court of the State of New Jersey, that the Tax Assessor deems advisable in such tax matters in order to protect, promote and advance the Borough's interest in assuring that each property within the Borough is fairly and equitably assessed in accordance with the law.

BE IT FURTHER RESOLVED that notwithstanding the foregoing, the Tax Assessor shall provide the Borough Governing Body and the Borough Administrator with a quarterly report

detailing all pending tax appeals, and shall be required to obtain the prior approval and consent of the Borough Council for the following:

1. The settlement of all non-residential tax appeals where the assessed value is reduced more than \$500,000;

2. The hiring of expert witnesses.

3. The Borough Attorney and/or Special Counsel for the Borough be and are hereby authorized and directed to take any and all action said Attorney deems advisable to assist the Tax Assessor of the Borough of Freehold a in such tax matters as are referred to herein.

OFFERED BY:				SECONDED BY:			
AYE	NAY	ABSENT	ABSTAIN	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO				ROGERS			
JORDAN				SCHNURR			
REICH				SHUTZER			

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY QUALIFYING  
FIRMS FOR PROFESSIONAL SERVICES CONTRACTS**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough of Freehold requires the services of professionals during the course of the year; and

WHEREAS, in order to develop a list of prequalified entities to provide such services, the Borough prepared and posted on its website a Request for Qualifications ("RFQ") solicitation, in accordance with the 'fair and open' process and procedures established under the regulation and amendments to the N.J.S.A. 19:44A-20.4 et. seq.; and

WHEREAS, the Borough received qualification statement submissions to the RFQ from the following respondents which were deemed as qualified:

5G Cellular Special Counsel

Sobel, Han, Cannon

Consulting Engineers – Special Projects

Abbington Engineers, Freehold

Remington Vernick, Old Bridge

CME – Howell

Matrix New World, Eatontown

ARA, Hammonton

Communications/Public Relations

Direct Development, Lawrenceville

MAD Global Strategies, Summit

Jaffe Communications, Monmouth Beach

Consulting Engineers – Water & Sewer

Mott MacDonald, Freehold

Abbington Engineers, Freehold

CME, Howell

Matrix New world, Eatontown

Planner

Beacon Planning, Colts Neck

Financial / Management Consulting

Government Strategy Group, Red Bank

Land Use Attorney

Weiner Law Group, Red Bank

Forester / Licensed Tree Expert

CME Associates, Howell

Shelterwood Forest Managers, Freehold

Tax Appeal Counsel

Arbus, Maybruch & Goode, Hazlet

McManimon, Scotland & Baumann, Roseland

Insurance Broker (Dental)

Brown & Brown, Roseland

Bond Counsel

Gluck Walrath, Freehold

McManimon, Scotland & Baumann, Roseland

Special Redevelopment Counsel

McManimon, Scotland & Baumann, Roseland

Licensed Site Remediation Professional

CME Associates, Howell

Prestige Environmental, Somerset

Grants Writers

Millennium Strategies, Morristown

Risk Management Advisor

Fairview Insurance Associates, Verona

RCA Administrator / COAH Advisor

CGP&H, Cranbury

Labor Counsel

McManimon, Scotland & Baumann, Roseland

Special Litigation Counsel –

COAH/Affordable Housing/Other

McManimon Scotland & Baumann, Roseland

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that it does hereby accept the qualifications of the professional service providers set forth above and, as the need arises, authorizes the Administrator to enter into agreements with same for various municipal projects subject to the provisions of the Local Public Contracts Law.

BE IT FURTHER RESOLVED that the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and the above professional service providers and shall publish same within ten days of passage according to law.



OFFERED BY:	AYE	NAY	ABSENT	ABSTAIN	SECONDED BY:	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

\_\_\_\_\_  
TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

### **Resolution No.**

### **Agenda No:**

## **RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT FOR SPECIAL LITIGATION COUNSEL/COAH –MCMANIMON, SCOTLAND & BAUMANN, LLC**

WHEREAS the Borough of Freehold requires the services of Special Litigation Counsel/COAH; and

WHEREAS McManimon, Scotland & Baumann, LLC had previously submitted a proposal pursuant to the Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS the Freehold Borough Governing Body is awarding this contract under a “fair and open process” that has included public solicitation of qualifications; and

WHEREAS McManimon, Scotland & Baumann, LLC has submitted a proposal to provide the necessary services for a sum not to exceed \$50,000.00; and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-1-141-310; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS this contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are legal services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. That McManimon, Scotland & Baumann, LLC is hereby appointed as Special Litigation Counsel-COAH for the one-year term from January 1, 2023 to December 31, 2023.

3. That the Mayor is hereby authorized to execute a professional services agreement with McManimon, Scotland & Baumann, LLC for a sum not to exceed \$50,000.00.

4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.

5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and McManimon, Scotland & Baumann, LLC and shall publish same within ten days of passage according to law.

6. This Resolution shall take effect immediately or as otherwise provided by law.

OFFERED BY:	SECONDED BY:
AYE NAY ABSENT ABSTAIN	AYE NAY ABSENT ABSTAIN
DI BENEDETTO	ROGERS
JORDAN	SCHNURR
REICH	SHUTZER

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**  
**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT FOR SPECIAL REDEVELOPMENT  
COUNSEL –MCMANIMON, SCOTLAND & BAUMANN, LLC**

WHEREAS the Borough of Freehold requires the services of Special Redevelopment Counsel; and

WHEREAS McManimon, Scotland & Baumann, LLC had previously submitted a proposal pursuant to the Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS the Freehold Borough Governing Body is awarding this contract under a “fair and open process” that has included public solicitation of qualifications; and

WHEREAS McManimon, Scotland & Baumann, LLC has submitted a proposal to provide the necessary services for a sum not to exceed \$75,000.00; and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-1-141-350; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS this contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are legal services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. That McManimon, Scotland & Baumann, LLC is hereby appointed as Special Redevelopment Counsel for the one-year term from January 1, 2023 to December 31, 2023.

3. That the Mayor is hereby authorized to execute a professional services agreement with McManimon, Scotland & Baumann, LLC for a sum not to exceed \$75,000.00.

4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.

5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and McManimon, Scotland & Baumann, LLC and shall publish same within ten days of passage according to law.

6. This Resolution shall take effect immediately or as otherwise provided by law.



OFFERED BY:	AYE	NAY	ABSENT	ABSTAIN	SECONDED BY:	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT FOR SPECIAL LABOR COUNSEL –  
MCMANIMON, SCOTLAND & BAUMANN, LLC**

WHEREAS, the Borough of Freehold requires the services of Special Labor Counsel; and

WHEREAS, McManimon Scotland & Baumann, LLC had previously submitted a proposal pursuant to the Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS, the Freehold Borough Governing Body is awarding this contract under a "fair and open process" that has included public solicitation of qualifications; and

WHEREAS, McManimon Scotland & Baumann, LLC has submitted a proposal to provide the necessary services for a sum not to exceed \$12,500.00, and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-1-141-355; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS, this contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are legal services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. That McManimon, Scotland & Baumann, LLC is hereby appointed as Special Labor Counsel for the one-year term from January 1, 2023 to December 31, 2023.

3. That the Mayor is hereby authorized to execute a professional services agreement with McManimon, Scotland & Baumann, LLC for a sum not to exceed \$12,500.00.

4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.

5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and McManimon, Scotland & Baumann, LLC and shall publish same within ten days of passage according to law.

6. This Resolution shall take effect immediately or as otherwise provided by law.

OFFERED BY:	AYE	NAY	ABSENT	ABSTAIN	SECONDED BY:	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT TO PROVIDE PROFESSIONAL PLANNING SERVICES BEACON PLANNING AND CONSULTING SERVICES, LLC**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough requires the services of a professional planner; and

WHEREAS, Beacon Planning and Consulting Services, LLC has submitted a proposal pursuant to a Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS, the Freehold Borough Governing Body is awarding this contract under a "fair and open process" that has included public solicitation of qualifications; and

WHEREAS, Beacon Planning and Consulting Services, LLC has submitted a proposal to provide the necessary professional planning services for a sum not to exceed \$20,000.00; and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-1-115-510; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS, this contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. That Beacon Planning and Consulting Services, LLC is hereby appointed as Planner for the one-year term from January 1, 2023 to December 31, 2023

3. The Mayor is hereby authorized to execute a professional services agreement with Beacon Planning and Consulting Services, LLC for a sum not to exceed \$20,000.00.

4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.

5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and Beacon Planning and Consulting Services, LLC. and shall publish same within ten days of passage according to law.

6. This Resolution shall take effect immediately or as otherwise provided by law.



OFFERED BY:	SECONDED BY:
AYE NAY ABSENT ABSTAIN	AYE NAY ABSENT ABSTAIN
DI BENEDETTO	ROGERS
JORDAN	SCHNURR
REICH	SHUTZER

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT FOR SPECIAL TAX COUNSEL – ARBUS,  
MAYBRUCH & GOODE, LLC**

WHEREAS, the Borough of Freehold requires the services of Special Tax Counsel; and

WHEREAS, Arbus, Maybruch & Goode, LLC had previously submitted a proposal pursuant to the Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS, the Freehold Borough Governing Body is awarding this contract under a “fair and open process” that has included public solicitation of qualifications; and

WHEREAS, Arbus, Maybruch & Goode, LLC has submitted a proposal to provide the necessary services at an hourly rate of \$175 per hour for a sum not to exceed \$25,000.00, and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-3-141-345; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS, this contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are legal services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold hereby appoints Arbus, Maybruch & Goode, LLC as Special Tax Counsel and the Mayor and Administrator are authorized to enter into a contract with Arbus, Maybruch & Goode, LLC to act as Special Tax Counsel for a sum not to exceed \$25,000.00; and

BE IT FURTHER RESOLVED that the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and Arbus, Maybruch & Goode, LLC and shall publish same within ten days of passage according to law.

OFFERED BY:	AYE	NAY	ABSENT	ABSTAIN	SECONDED BY:	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT TO PROVIDE HOUSING  
REHABILITATION PROGRAM SERVICES - COMMUNITY GRANTS, PLANNING &  
HOUSING, LLC**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough sought proposals for an Affordable Housing Administrative Agent to administer the Borough's RCA program; and

WHEREAS, Community Grants, Planning & Housing, LLC has submitted a proposal pursuant to a Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS, the Freehold Borough Governing Body is awarding this contract under a "fair and open process" that has included public solicitation of qualifications; and

WHEREAS, Community Grants, Planning & Housing, LLC has submitted a proposal to provide the necessary affordable housing administrative services for a sum not to exceed \$7,200.00; and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): C-04-3-308-101; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS, this contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That Community Grants, Planning & Housing, LLC is hereby appointed as Affordable Housing Administrative Agent for the one-year term from January 1, 2023 to December 31, 2023.
3. The Mayor is hereby authorized to execute a professional services agreement with Community Grants, Planning & Housing, LLC for a sum not to exceed \$7,200.00.
4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.
5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and Community Grants, Planning & Housing, LLC and shall publish same within ten days of passage according to law.
6. This Resolution shall take effect immediately or as otherwise provided by law.



OFFERED BY:	AYE	NAY	ABSENT	ABSTAIN	SECONDED BY:	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT TO PROVIDE AFFORDABLE HOUSING PLANNING SERVICES - COMMUNITY GRANTS, PLANNING & HOUSING, LLC**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough sought proposals for an Affordable Housing Planner to provide such services; and

WHEREAS, Community Grants, Planning & Housing, LLC has submitted a proposal pursuant to a Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS, the Freehold Borough Governing Body is awarding this contract under a "fair and open process" that has included public solicitation of qualifications; and

WHEREAS, Community Grants, Planning & Housing, LLC has submitted a proposal to provide the necessary professional planning services for a sum not to exceed \$16,000.00; and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): C-04-3-308-101; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS, this contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. That Community Grants, Planning & Housing, LLC is hereby appointed as Affordable Housing Planner for the one-year term from January 1, 2023 to December 31, 2023.

3. The Mayor is hereby authorized to execute a professional services agreement with Community Grants, Planning & Housing, LLC for a sum not to exceed \$16,000.00.

4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.

5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and Community Grants, Planning & Housing, LLC and shall publish same within ten days of passage according to law.

6. This Resolution shall take effect immediately or as otherwise provided by law.

OFFERED BY:	AYE	NAY	ABSENT	ABSTAIN	SECONDED BY:	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT FOR FORESTRY CONSULTING  
SERVICES – SHELTERWOOD FOREST MANAGERS, LLC**

WHEREAS, the Borough of Freehold, County of Monmouth (the “Borough”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough sought competitive proposals from qualified Licensed Tree Expert/Licensed Tree Care Operators pursuant to the fair and open process as per N.J.S.A. 19:44A-20.5 for an annual contract for Forestry Consulting Services; and

WHEREAS, Shelterwood Forest Managers, LLC has the necessary experience and expertise as a consultant and is capable of and is willing to provide Forestry Consulting Services at an annual cost of \$6,000.00; and

WHEREAS, the Administrator has recommended Shelterwood Forest Managers, LLC; and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-3-320-510 and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That a one-year contract from January 1, 2023 to December 31, 2023 for forestry consulting services is awarded to Shelterwood Forest Managers, LLC.

3. The Mayor is hereby authorized to execute a contract with Shelterwood Forest Managers, LLC, for a sum not to exceed \$6,000.00.

4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.

5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and Shelterwood Forest Managers, LLC and shall publish same within ten days of passage according to law.

6. This Resolution shall take effect immediately or as otherwise provided by law.

OFFERED BY:				SECONDED BY:			
AYE	NAY	ABSENT	ABSTAIN	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO				ROGERS			
JORDAN				SCHNURR			
REICH				SHUTZER			

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT TO PROVIDE CONSULTING SERVICES  
FOR GRANT WRITING – MILLENNIUM STRATEGIES, LLC**

WHEREAS, the Borough of Freehold, County of Monmouth (the “Borough”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough requires the services of a firm to apply to secure grants and other financial incentives; and

WHEREAS, Millennium Strategies, LLC had previously submitted a proposal pursuant to the Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS, the Freehold Borough Governing Body is awarding this contract under a “fair and open process” that has included public solicitation of qualifications; and

WHEREAS, Millennium Strategies, LLC has submitted a proposal to provide the necessary services for a sum not to exceed \$39,600.00, and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-1-115-510 and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS, this contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:



1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. That Millennium Strategies, LLC is awarded a contract for the one-year term from January 1, 2023 to December 31, 2023 for grant writing.

3. The Mayor is hereby authorized to execute an agreement with Millennium Strategies, LLC for a sum not to exceed \$39,600.00.

4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.

5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and Millennium Strategies, LLC. and shall publish same within ten days of passage according to law.

6. This Resolution shall take effect immediately or as otherwise provided by law.

<u>OFFERED BY:</u>				<u>SECONDED BY:</u>			
<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
<u>DI BENEDETTO</u>				<u>ROGERS</u>			
<u>JORDAN</u>				<u>SCHNURR</u>			
<u>REICH</u>				<u>SHUTZER</u>			

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

\_\_\_\_\_  
TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT FOR FINANCIAL AND MANAGEMENT  
CONSULTING SERVICES – GOVERNMENT STRATEGY GROUP**

WHEREAS, the Borough of Freehold, County of Monmouth (the “Borough”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS the Borough requires the services of a financial and management consultant; and

WHEREAS, Government Strategy Group has submitted a proposal pursuant to a Request for Qualifications advertised by the Borough and is capable of and willing to perform such services; and

WHEREAS, the Freehold Borough Governing Body is awarding this contract under a “fair and open process” that has included public solicitation of qualifications; and

WHEREAS, Government Strategy Group has submitted a proposal to provide the necessary financial and management consulting services for a sum not to exceed \$25,000.00;

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): 3-01-1-115-510; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount; and

WHEREAS, this contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are services requiring considerable training and specialized study.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold as follows:

1. That the aforementioned recitals are incorporated herein as though fully set forth at length.
2. That Government Strategy Group is hereby appointed as financial and management consultant.
3. The Mayor is hereby authorized to execute a professional services agreement with Government Strategy Group for a sum not to exceed \$25,000.00.
4. That an executed copy of the Contract and a copy of this Resolution shall be filed in the office of the Municipal Clerk and shall be available there for public inspection in accordance with law.
5. That the Borough Clerk forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator and Government Strategy Group and shall publish same within ten days of passage according to law.
6. This Resolution shall take effect immediately or as otherwise provided by law.

OFFERED BY:	SECONDED BY:
AYE NAY ABSENT ABSTAIN	AYE NAY ABSENT ABSTAIN
DI BENEDETTO	ROGERS
JORDAN	SCHNURR
REICH	SHUTZER

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR ASBESTOS ABATEMENT MONITORING – VANASSE HANGEN BRUSTLIN, INC.**

WHEREAS, the Borough of Freehold, County of Monmouth (the “Borough”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough is renovating the Borough Public Library; and

WHEREAS, preliminary investigations have revealed asbestos, which must be properly disposed of; and

WHEREAS, the Borough sought quotes to provide the oversight and monitoring of the abatement; and

WHEREAS, Vanasse Hangen Brustlin, Inc. (“VBH”) submitted a proposal, dated December 7, 2022, to provide monitoring during the abatement in the amount of \$13,440 and is willing to perform such services; and

WHEREAS, the services to be provided as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Borough’s purchasing agent has determined and certified in writing that the value of the contract will not exceed \$17,500; and

WHEREAS, the anticipated term of this contract is less than one year and may be extended as approved by this governing body; and

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

WHEREAS, this contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the service to be provided are in the engineering field requiring considerable training and specialized study; and

WHEREAS, the Chief Financial Officer has certified that, contingent upon Council approval and inclusion of said item in the Temporary Budget and the adopted 2023 Budget, that sufficient funds for said contract will be made available in the following account(s): C-04-7-760-101; and

WHEREAS, the CFO will certify the availability of funds beyond that on as as-needed basis in the event the Borough requires additional services exceeding this amount.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Freehold as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough hereby awards the contract to provide engineering services in monitoring asbestos remediation in an amount not to exceed \$13,440.
3. The appropriate Borough officials, including the Mayor and Borough Administrator are hereby authorized to execute all documents to effectuate this authorization.
4. That the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.
4. The Borough Clerk shall forward a certified copy of this resolution to the Borough Finance Officer, the Borough Administrator, and Vanasse Hangen Brustlin, Inc. and shall publish same according to law.

**COUNCIL OF THE BOROUGH OF FREEHOLD**  
**MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION NO.**

**WHEREAS**, the Borough of Freehold desires to apply for and obtain a grant from the New Jersey Department of Community Affairs under the Local Recreation Improvement Grant Program not to exceed \$ 100,000.00 to carry out a project to make various improvements to the Borough's recreational center, the Court Street School.

**NOW, THEREFORE, BE IT RESOLVED,**

- 1) that the Borough of Freehold does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Freehold and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
Stephen Gallo  
\_\_\_\_\_  
Business Administrator  
\_\_\_\_\_

\_\_\_\_\_  
Kevin Kane  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_

---

**CERTIFICATION:**

I, Traci DiBenedetto, the Clerk of the Borough of Freehold, hereby certify that at a meeting of the Governing Body held on January 17, 2023 the above RESOLUTION was duly adopted.

*AFFIX GOV'T,  
CORPORATE OR  
NOTARY SEAL*

\_\_\_\_\_  
Traci DiBenedetto  
Borough Clerk



Offered by:

DiBenedetto  
Jordan  
Reich

Aye Nay Absent Abstain

Seconded by:

Rogers  
Schnurr  
Shutzer

Aye Nay Absent Abstain

I hereby certify the following to be a true and exact copy of a Resolution adopted by the Mayor and Council of the Borough of Freehold at the council meeting held on January 17, 2023.

---

Traci DiBenedetto, R.M.C.

---

Resolution No. \_\_\_\_\_

**RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH  
FREEHOLD TOWNSHIP FOR INFORMATION  
TECHNOLOGY SERVICES**

Whereas, the Township of Freehold and the Borough of Freehold are interested in Freehold Township continuing to provide Information Technology Services to Freehold Borough; and

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

Whereas, an Agreement entitled "Shared Services Agreement Between Freehold Township and Freehold Borough for Information Technology Services" has been proposed and found to be acceptable.

Now, therefore, be it resolved by the Mayor and Council of the Borough of Freehold that the Borough Administrator and Borough Clerk are hereby authorized to execute the aforementioned Agreement.

Be it further resolved that a copy of this Agreement shall be maintained in the Borough Clerk's office upon passage of this Resolution and be available for public inspection.

Be it further resolved that a certified copy of the within Resolution and a copy of the Agreement be forwarded to the Freehold Township Administrator, the Freehold Borough Administrator, the Freehold Township Director of Information Technology, and the Freehold Borough Chief Finance Officer.

**SHARED SERVICES AGREEMENT**  
**BETWEEN**  
**FREEHOLD TOWNSHIP AND FREEHOLD BOROUGH**  
**FOR**  
**INFORMATION TECHNOLOGY SERVICES**

THIS SHARED SERVICES AGREEMENT is effective the first day of January, 2023 between TOWNSHIP OF FREEHOLD, a municipal corporation of the State of New Jersey, 1 Municipal Plaza, Freehold, NJ, hereinafter referred to as "Township" and BOROUGH OF FREEHOLD, a municipal corporation of the State of New Jersey, 30 Mechanic Street, Freehold, NJ, hereinafter referred to as "Borough".

The purpose of this Agreement is for Township to provide information technology services to Borough according to the following terms:

1. This Agreement shall take effect January 1, 2023 and expire December 31, 2023.
2. Township shall provide information technology services to Borough, including its Police Department, according to the terms and conditions set forth below.
3. Township shall charge Borough for information technology services as follows:
  - a) For Level I and Level II support, as described in Appendix A, a flat fee rate of \$2,052.33 per month (\$24,627.96 per annum);
  - b) The current rate schedule for Level III and Level IV support, on an as needed basis when authorized by Borough, is as follows:

Director of Information Technology	- \$140.00/ \$161.00
Asst. Dir. Information Technology	- \$104.00/ \$120.00
Network Technician	- \$ 64.00/ \$ 74.00
Network Technician	- \$ 53.00/ \$ 61.00
Network Technician	- \$ 44.00 / \$ 51.00
  - c) Should the Borough decide to engage the Township to perform website work for site maintenance, the hourly rate for this work in accordance with the attached loaded costs would apply. These costs would be billed on an incurred basis.
  - d) When, at the request of Borough, Township purchases equipment from a distributor or manufacturer for the sole use by and to be installed in Freehold Borough, Township shall add a charge of 15% over the actual cost of such equipment. No such charge will be applied for parts which are supplied by Borough.

4. Township shall provide Borough with itemized monthly billings of all Level III and Level IV costs. Payment shall be due from Borough within thirty (30) days of the date of billing.
5. On an annual basis, the hourly rates in 3b may be adjusted to account for the actual loaded costs per assigned employee and shall be presented for subsequent renewals of this Shared Services Agreement. Costs shall be adjusted for fluctuating costs of benefits, pension, salary, etc. Should after-hours emergency calls be required, a rate of time and one-half will be applied for onsite hours worked.
6. No equipment or system repair in excess of \$1,500.00 shall be made by Township unless specifically authorized by the designated Borough Official.
7. Borough shall designate one (1) person and one (1) backup person to schedule and be responsible for authorization on all Level III and Level IV assistance.
8. Borough agrees not to hire any Township employee, subcontractor or agent who provides information technology services to Borough in accordance with this Agreement during the term of the Agreement and for one year past the expiration date of the Agreement.

IN WITNESS WHEREOF, parties of this Agreement have caused it to be signed by their proper officers and their corporate seals to be affixed as of the day and year set forth above.

ATTEST: (Affix Seal)

TOWNSHIP OF FREEHOLD

\_\_\_\_\_  
SANABEL ABOUZEINA, Township Clerk

\_\_\_\_\_  
PETER R. VALES, Twp. Admin.

ATTEST: (Affix Seal)

BOROUGH OF FREEHOLD

\_\_\_\_\_  
TRACI L. DIBENEDETTO, Boro Clerk

\_\_\_\_\_  
STEPHEN J. GALLO, Boro Admin.

## **Appendix A**

### **Level I Support**

- Setup of new PCs to conform to standards and installation of software applications
- Troubleshoot/repair hardware issues relating to workstations
- Installation of hardware and routine maintenance for desktop workstations
- Troubleshoot and routine repair of printers (i.e. – fusers, rollers, network cards)
- Troubleshoot applications
- Installation of approved, licensed software on workstations
- Help desk support for workstations – including MS Windows, Office, and approved applications
- Antivirus updating and scanning of workstations
- Inventory of new hardware and equipment moves
- Relocation of computers and printers as needed for staff moves
- Inventory of new software

### **Level II Support**

- Network infrastructure changes, support and maintenance
- Maintain/troubleshoot router to current internet provider
- Maintain/troubleshoot current firewall and update policies on current firewall as needed
- Maintain/configure secure VPN connections for remote users
- Daily data backup procedures and configuration changes
- Maintain/troubleshoot connections to remote locations
- Maintain integrity and security of network
  - firewall monitoring
  - antivirus monitoring
  - internet gateway monitoring
  - apply security updates
  - adherence to Computer Use Policy
  - education for users
- Add/Change user login accts and permissions
- Maintain Group Policies
- Maintain and configure Microsoft Exchange e-mail server, e-mail accounts and mailboxes
- Configure network printers
- Diagnose and troubleshoot system problems; Any failures which would require the rebuilding of servers and/or networking equipment would be covered under level IV support.
- Assistance with current voice/internet provider
- Assistance with door access system with support as needed from current vendor
- Assistance with current Police applications with support as needed from current vendors and Monmouth County Sheriff's Office

## Appendix B

### Level III Support

Level III support includes project planning, design and development for system-wide changes to the network infrastructure.

- Planning, design and development for enhancement and/or replacement of network or system infrastructure
- Installation and implementation of new core technology hardware (i.e. servers, routers, switches, firewall, data backup hardware)
- Installation and implementation of new or upgraded core technology software (i.e. operating system, data backup software, anti-virus, anti-spam, Virtual Private Network)
- Documentation of any new infrastructure changes implemented
- Consultation services

### Level IV Support

Level IV support includes services for emergency response and support situations.

- Core technology failures to include but are not limited to:
  - Server operating system
  - Servers (file/print, email, payroll, terminal services server)
- Core network hardware failures to include but are not limited to:
  - internet router
  - firewall
  - network switches
  - network routers
- Support related to a virus outbreak or network security breach
- Any off-hour call in requests and work completed during off hours

OFFERED BY:				SECONDED BY:					
	AYE	NAY	ABSENT	ABSTAIN		AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO					ROGERS				
JORDAN					SCHNURR				
REICH					SHUTZER				

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY APPROVING  
THE NEIGHBORHOOD PRESERVATION PROGRAM IMPLEMENTATION PLAN**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough was awarded a grant in 2021 from the New Jersey Department of Community Affairs, Neighborhood Preservation Program (NPP); and

WHEREAS, the NPP Program has subsequently provided certain guidelines regarding assembling a plan for the use of NPP funding; and

WHEREAS, the Borough conducted a survey in December 2021 - January 2022 seeking public input on a plan centered around the Historic Downtown along both East and West Main Street / Monument Park Area Historic District / Peach Orchard District anchored on Court Street by Historic Court Street School and Haley Street near Overcoming Faith Temple; and

WHEREAS, the Borough has taken objectives as noted in the application and combined them with recommendations from the survey to provide an implementation plan related to the grant.

WHEREAS, the Borough achieved many of the goals outlined for Year 1 of the plan and seeks to continue improving the overall appearance of the NPP Freehold "Downtown Peach Orchard" District in Year 2; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Freehold as follows:

1) that it authorizes an NPP application for grant funding in the amount of \$125,000 and will contribute a municipal match of \$25,000 in 2023; and

2) that it recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of



Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize advance of such funds to the NPP Freehold "Downtown Peach Orchard" District and the expenditure of funds pursuant to the terms of the agreement; and

3) that it authorizes the acceptance of the Borough of Freehold Neighborhood Preservation 2023 Implementation Plan.

OFFERED BY:	SECONDED BY:
AYE NAY ABSENT ABSTAIN	AYE NAY ABSENT ABSTAIN
DI BENEDETTO	ROGERS
JORDAN	SCHNURR
REICH	SHUTZER

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

Resolution No.

Agenda No:

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, NEW JERSEY REFERRING TO THE PLANNING BOARD FOR REVIEW AND COMMENT A REDEVELOPMENT PLAN ENTITLED "DOWNTOWN FREEHOLD: HOMETOWN REDEVELOPMENT PHASE 1 BLOCK 35 REDEVELOPMENT PLAN" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 *et seq.***

**WHEREAS**, the Borough of Freehold, a public body corporate and politic of the State of New Jersey (the "**Borough**") is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "**Redevelopment Law**"), to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment, as further described therein; and

**WHEREAS**, pursuant to the Redevelopment Law, the Mayor and Council of the Borough (the "**Council**") by Resolutions No. 136-21 and No. 162-21, adopted on July 19, 2021 and September 7, 2021, authorized and directed the Planning Board of the Borough (the "**Planning Board**") to investigate certain properties within the Borough and to recommend to the Council whether all or a portion of such properties should be designated as an area in need of redevelopment with the power of eminent domain, in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-6; and

**WHEREAS**, in accordance with the Redevelopment Law, the Planning Board caused CME Associates (the "**Planner**") to conduct a preliminary investigation of several properties (the "**Study Area**"); and

**WHEREAS**, the Planner prepared a map of the Study Area and an investigation report entitled "Preliminary Investigation to Determine if the Following Lots can be Designated as a Condemnation Area in Need of Redevelopment" dated October 8, 2021 (the "**Study**"); and

**WHEREAS**, the Study concluded that the Study Area qualifies as a Condemnation Redevelopment Area pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

**WHEREAS**, pursuant to the Redevelopment Law, on October 27, 2021, November 10, 2021, and December 8, 2021, the Planning Board held duly noticed public hearings concerning the Study (the “**Public Hearings**”) at which the Planner testified to the Planning Board that to prepare the Study, the Planner performed an analysis of the Study Area’s existing land uses, site layout, and physical characteristics; and

**WHEREAS**, the Public Hearings also afforded members of the general public to present their own evidence and/or to cross-examine the Planner, and to address questions to the Planning Board and its representatives, concerning the potential designation of the Study Area as an area in need of redevelopment; and

**WHEREAS**, on January 12, 2022, the Planning Board approved a resolution in the form introduced to it at the Public Hearings, accepting and adopting the recommendations contained in the Study, with the exception of certain properties included in the Study Area; and

**WHEREAS**, based on the recommendation of the Planning Board and in accordance with the criteria set forth in the Redevelopment Law, by Resolution No. 31-22 adopted on February 7, 2022, the Council designated Block 34, Lots 31 and 37, and Block 35, Lots 15, 16, 17, 18, 19, 23, 24, 26, 26.01, 26.02, 27, 28, 29, 30, 31, and 32, as a Condemnation Area in need of Redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, pursuant to the Redevelopment Law, by Resolution No. 42-22 adopted on February 7, 2022, the Council caused to be prepared redevelopment plan(s) for the Redevelopment Area; and

**WHEREAS**, in furtherance of Resolution No. 42-22, a redevelopment plan was drafted for the following properties within the Redevelopment Area: Block 35, Lots 15, 16, 17, 18, 19, 26.02, 28, 29, 30, 31, and 32 (the “**Redevelopment Plan Property**”) which was entitled the “Downtown Freehold: Hometown Redevelopment Phase 1 Block 35 Redevelopment Plan” (the “**Redevelopment Plan**”); and

**WHEREAS**, the Council desires that the Planning Board review and comment upon the Redevelopment Plan, as described on **Exhibit A** attached hereto, for its review and comment, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD**, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** Pursuant to N.J.S.A. 40A:12A-7(e), the Council hereby refers the Redevelopment Plan, as described on **Exhibit A** attached hereto, to the Planning Board for review

and recommendation. The Planning Board shall prepare a report regarding its recommendations as to the Redevelopment Plan and shall submit same to the Council within forty-five (45) days after referral, as required by the Redevelopment Law.

**Section 3.** The Borough Clerk shall forward a copy of this Resolution, and the Redevelopment Plan, attached hereto as **Exhibit A**, to the Planning Board for review.

**Section 4.** This Resolution shall take effect immediately.

# BEACON

BEACON PLANNING AND CONSULTING SERVICES, LLC  
315 STATE HIGHWAY 34, SUITE 129  
COLTS NECK, NEW JERSEY 07722  
TEL: 732.845.8103/FAX: 732.845.8104


## **DOWNTOWN FREEHOLD: HOMETOWN REDEVELOPMENT PHASE 1 BLOCK 35 REDEVELOPMENT PLAN FREEHOLD BOROUGH, NEW JERSEY**

Beacon File: A22087  
January 2023



The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.

  
Andrew W. Janiw, P.P., AICP  
Professional Planner #5775

  
Barbara Ehlen, PP, AICP  
Professional Planner # 6294

Beacon Planning and Consulting Services, LLC  
Colts Towne Plaza, Suite 129, 315 State Highway 34, Colts Neck, New Jersey 07722  
Tel: (732) 845-8103/Fax: (732) 845-8104

**FREEHOLD BOROUGH COUNCIL**

Kevin A. Kane, Mayor  
Margaret Rogers, Council President  
Sharon Shutzer  
George Schnurr  
Annette Jordan  
Michael DiBenedetto  
Adam Reich

**FREEHOLD PLANNING BOARD**

William Barricelli, Class IV  
Paul Ceppi, Class IV  
Michael McCabe, IV  
Brianne Van Vorst, Class II  
Michael Wildermuth, Class IV  
Shealyn M. S. Crombie, Class IV  
Caridad Argote-Freyre, Class IV  
Garry Jackson, Alternate Number I  
James Keelan, Alternate Number II  
Kevin Kane, Mayor, Class I  
Margaret Rogers, Council Member, Class III

**PLANNING BOARD ADMINISTRATOR**

Dominica Napolitano

**PLANNING BOARD ATTORNEY**

Ronald D. Cucchiaro, Esq., Weiner Law Group

**BOROUGH ENGINEER**

Anthony Maltese, PE, PLS, PP, CME, Abbington Engineering

**CONSULTANT PLANNER**

Beacon Planning and Consulting Services, LLC



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## FIGURES

Figure 1: Location Map

Figure 2: Block 35 Redevelopment Area Map

Figure 3: Existing Zoning

Figure 4: Proposed Zoning

Figure 5: Tax Map

APPENDIX	TITLE
1	Borough of Freehold Resolution No. 31-22, adopted 02/07/2022
2	Borough of Freehold Resolution No. R 42-22, adopted 02/07/2022

## **1.0 INTRODUCTION**

### **1.1 Background**

The Block 35 Redevelopment Area (as defined herein) subject to this Freehold Downtown: Block 35 Redevelopment Plan (this "Redevelopment Plan" or this "Plan") is located in the center portion of the Borough with frontages along Broad Street to the northwest and W. Main Street to the southeast, and is a portion of a larger area referred to as "Borough Hall and Surrounding Commercial Area" determined to be an "area in need of redevelopment" with condemnation by the Borough Council via Resolution 31-22 adopted February 07, 2022, pursuant to the requirements of New Jersey's Local Redevelopment and Housing Law (LRHL). Resolution 42-22 adopted February 07, 2022 authorized the preparation of redevelopment plan(s) for the designated properties, including Block 35, Lots 15, 16, 17, 18, 19, 26.02, 28, 29, 30, 31, and 32.

The resulting plan, which is this document, identifies the land uses that are suitable for the property designated as Block 35, Lots 15, 16, 17, 18, 19, 26.02, 28, 29, 30, 31, and 32 on the official tax map of the Borough of Freehold (the "Block 35 Redevelopment Area"). It also sets forth area and bulk requirements to guide the redevelopment of these properties in a manner which promotes the health, safety, and welfare of the Freehold community. The Redevelopment Plan will encourage the redevelopment of this property located within this portion of the community. The Plan establishes a comprehensive, integrated approach to development that will result in an attractive and complementary use of the property within the Block 35 Redevelopment Area. The Plan is designed to complement and implement the specific goals, objectives and policy statements set forth in the Borough Master Plan.

### **1.2 Statutory Basis for the Redevelopment Plan**

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such

replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
- B. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
  - C. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
  - D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by

affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

- E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.
- F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

### **1.3 Area Description**

The Freehold Downtown: Block 35 District (the "District") is located within the central portion of the borough and part of an area designated as an "area in need of redevelopment" with condemnation. Figures located in the back of this Plan depict the geometry of the parcel. Figure 1 shows the location of the District within the Borough with the subject parcels outlined while Figure 2

outlines the Block 35 Redevelopment Area addressed by this Redevelopment Plan which is located within the District. As described above, the Block 35 Redevelopment Area subject to this Redevelopment Plan consists of a property identified by the Borough Tax Assessor as Block 35, Lots 15, 16, 17, 18, 19, 26.02, 28, 29, 30, 31, and 32, which is located between and maintain frontages along Broad Street and West Main Street.

Downtown Freehold: Block 35						
Block	Lot	~Area (Sq.Ft.)	~Acreage *	Zone	Ownership	Property Address
35	15	43,164	0.9909	B-1	15 Hardy Street Corp.	32 Broad St.
35	16	17,402	0.3995	B-2	Hamilton Kuser Associates, LLC	30 Broad St.
35	17	9,479	0.2176	B-2	Bank of America Corp. Real Estate AS	28 Broad St.
35	18	10,846	0.249	B-2	Boro of Freehold	Broad St.
35	19	22,246	0.5107	B-2	Boro of Freehold	Broad St.
35	26.02	9,400	0.2158	A	Boro of Freehold	Broad St.
35	28	21,301	0.489	B-2	Boro of Freehold	51 W. Main St.
35	29	22,499	0.5165	B-2	Bank of America Corp. Real Estate AS	53 W. Main St.
35	30	22,499	0.5165	B-2	American Realty Enterprises, LLC	55 W. Main St.
35	31	24,002	0.551	B-2	Mainstream 57, LLC	57 W. Main St.
35	32	35,702	0.8196	B-2	Blitz 61 West Main Street, LLC	61 W. Main St.
Total:		238,539	5.48			
*Approximate acreage obtained from Freehold Borough tax records and tax maps. Lots have not been surveyed and lot areas are subject to change as additional information is obtained.						

The District is comprised of ~5.26 acres or ~229,139 sq.ft. The underlying B-1 district permits professional offices, as well as banks, funeral homes, photography studios, music/dance/art studios and public institutions of higher education while the B-2 underlying zone permits retail sales and service establishments, automobile parking areas, shopping centers, hotels, and public institutions of higher learning. The District is made of an intermingling of uses, including a one-story office building, an auto repair facility, the former Borough Hall, a Bank of America drive through, professional offices, and a mixed-use building. However, the predominate feature of the area are the large areas of surface parking that break up the continuity of this portion of the downtown.

The Block 35 Redevelopment Area is located proximate and is a part of the Borough's downtown neighborhood. To the northwest of the property is a shopping center and residential apartments and to the northwest is a rail right-of-way followed by restaurants and a car detailing center. To the southeast and southwest are professional offices within former residential homes, as well as a mixed-use building and houses of worship.

As a result of a number of factors, including the existing condition and configuration of improvements as well as the large areas of surface parking, a stagnant and declining condition has emerged in this area of the Borough. The Borough is pursuing a revitalization of this area, which is underutilized commercial in character including additional blocks and lots within the



downtown area. The redevelopment of the Block 35 Redevelopment Area is one of the first efforts within this area to address cited conditions.

#### **1.4 Utility and Infrastructure**

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the parcels within the District.

- **Water:** Freehold Borough provides water services to the subject property.
- **Sanitary Sewerage:** Freehold Borough provides sanitary sewer services to the subject property.
- **Electricity:** Electrical power is provided to the District by Jersey Central Power & Light (JCPL).
- **Natural Gas.** Gas lines that service the District are provided by New Jersey Natural Gas.
- **Voice and Data Transmission:** Telecommunication services are reportedly available to the District.

#### **1.5 Environmental Conditions**

Any and all redevelopment/rehabilitation efforts must consider the status of environmentally sensitive areas within the District. Potential environmental liabilities present within the District must be identified and all planning and redevelopment/rehabilitation pursued pursuant to all applicable laws, statutes, and pertinent rules.

#### **1.6 Urban Enterprise Zone Status**

The Block 35 Redevelopment Area is not located within an Urban Enterprise Zone (UEZ).

## **2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT**

The findings of the Planning Board's preliminary investigation are summarized in a report entitled "Borough Hall and Surrounding Commercial Area In Need of Redevelopment Study, Borough of Freehold," dated October 7, 2021 and prepared by Peter Van Den Kooy, PP, AICP (CME Associates). The properties within the Block 35 Redevelopment Area qualified under Criteria A, B, and D, as well as per stipulations within the state statutes permitting the inclusion of lands which are necessary to effectuate a redevelopment area. The following statutory criteria were cited together with a description of the condition evident as justification for inclusion of the subject property or properties for redevelopment:

**Criterion A:** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

**Criterion B:** The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

**Criterion D:** Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

The preliminary investigation and subsequent Planning Board recommendation represented the first step of an extensive planning process. In turn, the governing body elected to proceed with the recommendation of the Planning Board, pursuant to Borough Resolution No. 31-22 adopted February 7, 2022 wherein the properties were designated an area in need of redevelopment with condemnation. The Council directed the preparation of redevelopment plan(s) via Resolution No. 42-22 adopted February 7, 2022. The statute governing this process allows a redevelopment plan to encompass the redevelopment and/or rehabilitation of some or all of the properties within the designated area. The CME Assessment and subsequent designation highlighted the fact that the properties within the study area are not utilized in a manner that allows the achievement of their full development potential, and thus does not enable them to contribute to the public health, safety, and general welfare of the community.

### **3.0 BLOCK 35 REDEVELOPMENT AREA REGULATIONS**

#### **3.1 Approach**

The planning approach outlined in this Redevelopment Plan is to create an enhanced opportunity for reutilization of existing improvements as well as the development of new improvements to promote the vitality of the Borough's downtown area by broadening both the type of retail/service establishments permitted as well as the variety of housing within the Borough, and to provide an opportunity for affordable housing in a manner that advances the Master Plan's goals and objectives.

Of note, the redevelopment district is situated adjacent to the proposed My Hometown: The Bruce Springsteen Story center. The proposal consists of a multimedia center with rotating exhibits about the life and times of Bruce Springsteen and his early days in Freehold Borough, and how his story relates to the American Story.

#### **3.2 Plan Interpretation**

A replacement zoning district to accommodate the intended permitted land uses will be established and be known as the "Freehold Downtown: Block 35 District." Since this is a replacement zone, the Freehold Downtown: Block 35 District may be used in accordance with the current, underlying zoning designation for the Block 35 Redevelopment Area (see Figure 3) until such time as it is to be redeveloped. Final adoption of this Redevelopment Plan by the Borough Council shall be considered an amendment to the Borough of Freehold Zoning Code and Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the Borough's Zoning Code.

The continued use of the Downtown Freehold: Block 35 District is permitted until the lots are to be developed, redeveloped, or substantially rehabilitated, at which time the provisions of this Redevelopment Plan shall be applied. In the case where a particular land use or site standard is not specifically addressed in this Redevelopment Plan, compliance with the Borough of Freehold's Zoning Code and/or other applicable Borough codes or ordinances shall be required.

The flexibility of land uses within the Block 35 Redevelopment Area is essential to allow for the best design possible in order to:

- 1) Broaden opportunities to reutilize existing, historic improvements;
- 2) Provide for a variety of residential housing within the community;
- 3) Create an opportunity to address the Borough's affordable housing obligation;

- 4) Expand commercial/retail opportunities in a way that complements the existing downtown;
- 5) Create market-driven opportunities to ensure the success of the efforts.

The local land development regulatory process will be administered by the Freehold Borough Planning Board in order to ensure that the goals and objectives of the Redevelopment Plan are met.

### **3.3 Purpose and Intent**

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the Borough of Freehold as noted within the July 2018 Downtown Freehold Vision Plan:

- A. The downtown will have high-quality modern urban housing that provides immediate access to the area amenities and the bus station;
- B. The downtown will have at least one major high-quality public space that serves the everyday need of users while being able to accommodate larger special events;
- C. Downtown will be an age-, income-, and culturally-inclusive environment that provides affordable business and living opportunities for the borough's large and growing Hispanic population as well as its aging residents. Residents and stakeholders will actively engage in the exchange of ideas and cultures that invite and encourage participation in community processes;
- D. Development project will meet the economic, environmental and social needs of current residents without compromising the ability of future generations to meet their own needs.

The Freehold Vision Plan also notes the importance of new residents/workers as customers for downtown retailers, which will 'inject vitality' into the area.

### **3.4 Permitted Uses**

The Redevelopment Plan seeks to create a mixed-use development that will accommodate a variety of commercial uses that complement the existing downtown area while also providing for a density of housing that both supports local businesses as well as promotes use of the available public transportation. Additionally, the development shall provide affordable housing within the Borough.

Table 1 below lists the permitted uses for this area. Any use not specifically permitted shall be prohibited.

**Table 1**  
**Permitted Principal Uses**

---

1. The sale of retail goods such as but not necessarily limited to the following types: meat and poultry stores, drug stores, variety stores, drygood stores, baked good stores, packaged liquor stores and taverns, flower stores, confectionery stores, household supply stores, stationery supplies stores, haberdashery, and apparel stores;
  2. The provision of service establishments such as but not limited to the following types: barber or beauty shops, clothes cleaning and laundry pick-up establishments, shoe repair shops, the office of a member of a recognized profession such as physicians, attorneys, dentists, ministers, chiropractors, architects, engineers, accountants, insurance agents, real estate brokers, stock brokers and other generally recognized professional service personnel and organizations, banks, photography studios, music, dance and art studios;
  3. Restaurants, luncheonettes, and eateries, including fast casual dine-in facilities, but prohibiting drive-thru and take-out only establishments. Walk-up windows shall only be permitted in restaurants situated along a public courtyard and must face the public courtyard. Seasonal outdoor dining shall be permitted in the courtyard.
  4. Grocery stores, not to exceed 10,000 sq.ft.;
  5. Multifamily dwellings;
  6. Mixed-use structures consisting of permitted uses
- 

A. Required accessory uses. Required accessory uses include public open space, configured as either a public central courtyard located at the ground level in the core of the structure along Main Street or along Main Street between the new structure and the existing fire house. The public courtyard shall be attractively designed and landscaped, should include architectural components of the new structure and consider surrounding structures, and shall contain a minimum area of 7,500 feet.

- a. Center Courtyard Public Open Space
- b. Main Street Public Courtyard

Below please find photos of exemplary courtyards:





- B. Permitted accessory uses. Permitted accessory uses may include fences and walls, signage, dog washing stations, fitness centers, virtual fitness centers, gazebos, sports courts, a swimming pool, and uses that are commonly ancillary to principal permitted uses. Sheds and similar accessory structures are not permitted.

The following accessory uses shall be permitted within a multi-family dwelling structure for the use of its residents: package storage including refrigerated

foot storage for tenant delivers, mail room, computer rooms, music rooms, libraries, golf simulators, bowling lanes, game rooms, community rooms, theaters, hobby rooms, recreation rooms, personal storage lockers, and other similar accessory uses which are for the common benefit of all residents of the multi-family dwelling; and a leasing office, building manager or superintendent's office, including space for the storage of maintenance equipment may be provided within a principal multi-family building for the purpose of serving such building; one apartment may be designated for a resident superintendent.

**1. Specific Use Standards**

- a. A 15% set aside for affordable housing shall be provided and unit mix be as set forth in the Redevelopment Agreement (defined below).
- b. A secure package receiving and storage system shall be provided for the residential units.
- c. Bicycle storage shall be provided. The number of bicycle storage spaces shall be set forth in the Redevelopment Agreement. Storage shall be provided within a secure room with racking conducive to securing bicycles with owner provided locks. The bicycle storage room shall also provide a work bench for bicycle repairs. The bicycle storage space shall anticipate the storage of e-mobility vehicles and potential risks associated with same, such as batteries overheating and causing fires/damages when re-charging. In order to prevent this risk from occurring within residential units, the bicycle storage area shall provide UL tested and approved charging stations and the area itself shall be constructed so as to minimize the potential impacts affecting the remainder of the structure, i.e. the space shall be sprinklered, of fire-resistant construction and shall include smoke detectors. Lease documentation and/or condominium documentation shall explicitly prohibit charging batteries anywhere in the structure other than locations specifically designed for this purpose.
- d. Trash and recycling shall be collected and stored within a designated area of the building.
- e. Each apartment shall provide laundry facilities for the resident within the apartment. There shall be no common laundry facility.
- f. Controlled and secure access for the residential use shall be provided.
- g. Dwelling units shall contain a complete kitchen, toilet, and bathing facilities. Market rate units shall contain no more than two bedrooms.



Market rate units are only permitted in one- and two- bedroom configurations.

- h. The fifth and sixth floors of the building, if proposed, must setback a minimum of 20 ft. from the perimeter of the fourth floor.
- i. Retail uses shall be oriented toward Main Street and Main Street oriented courtyards.
- j. Off-street parking for multifamily dwelling units shall be provided in accordance with the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21, as amended). Off-street parking for the commercial uses shall be provided in accordance with §18.73.010 of the Borough's Zoning Ordinance. In the case of a development proposal in which there are efficiencies derived by shared parking for uses which have complementary peak demands, the applicant shall submit parking generation data, based upon standard methodology (such as that published by the Urban Land Institute) sufficient for the redevelopment entity to determine the appropriate reduction. The final parking configuration shall be set forth in the Redevelopment Agreement.
- k. Off-street parking facilities, to the greatest extent possible, shall be designed so as to provide parking sufficient for use by both residents and the general public visiting the area.
- l. A designated area for pick-up and drop-off by such ride share services as Uber or Lyft, shall be provided in an enclosed waiting area along Broad Street. The parking/drop-off point must be clearly visible from the enclosed waiting area. This area must be provided along Broad Street and may consist of curb-site parking stalls. Parking shall not be permitted in this area.
- m. The building shall include on each floor, all separate from individual dwelling units and access hallways and as specifically reviewed and approved by the Planning Board, one or more trash chutes in enclosed areas and/or one or more other enclosed areas for temporary storage of waste and recyclable materials prior to being conveyed to the outside garbage and recycling storage and pick-up structure(s) by property janitorial and/or maintenance workers. Minimum unit sizes for all units shall be set forth in the Redevelopment Agreement.
- n. Public Open Space along Main Street. Retail spaces along Main Street may vary in setback by up to 10 feet from the property line in order to create interest and outdoor space complimenting the commercial uses.



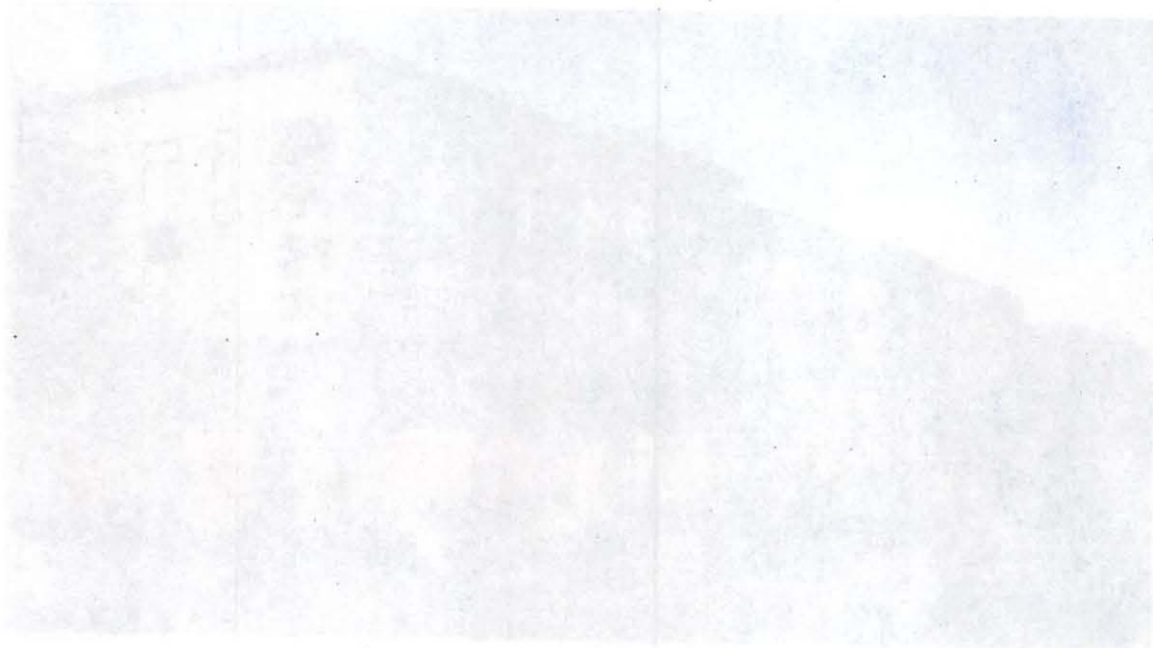




- ii. Step backs at upper floors reduce visual impacts of the building's height.







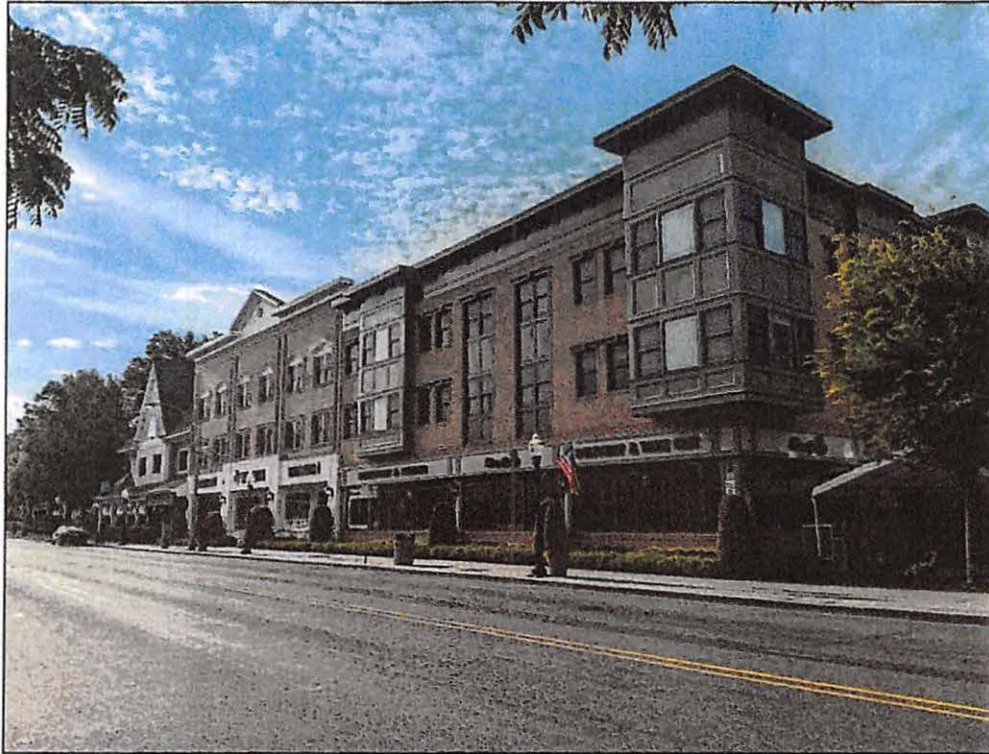


- iii. Façade treatments break up the continuity of the structure and create the illusion of multiple buildings.





iv. Decorative rooflines add character to structures.







b. Stylistic Examples

i. Samples of Italianate



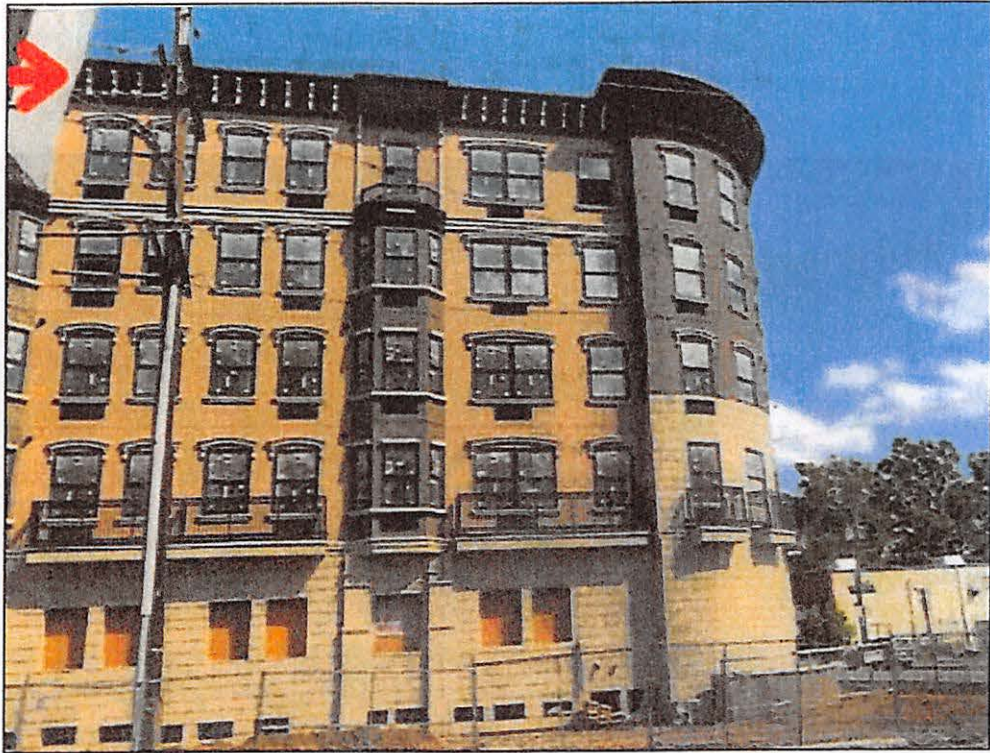


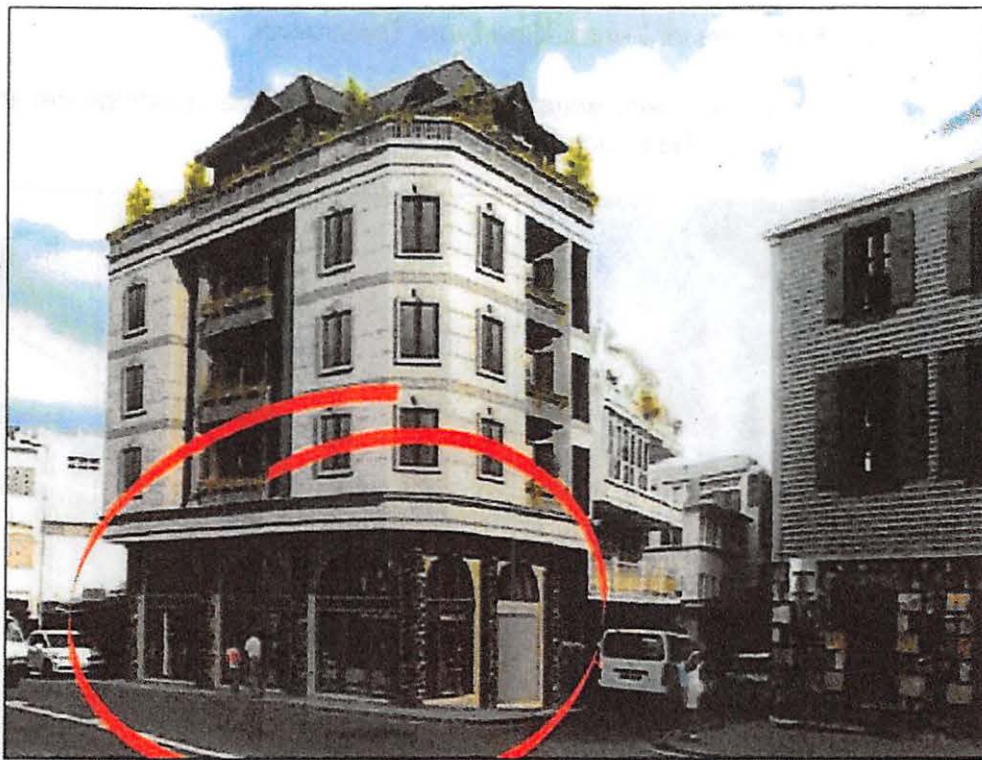


ii. Samples of Romantic Architectural Styles











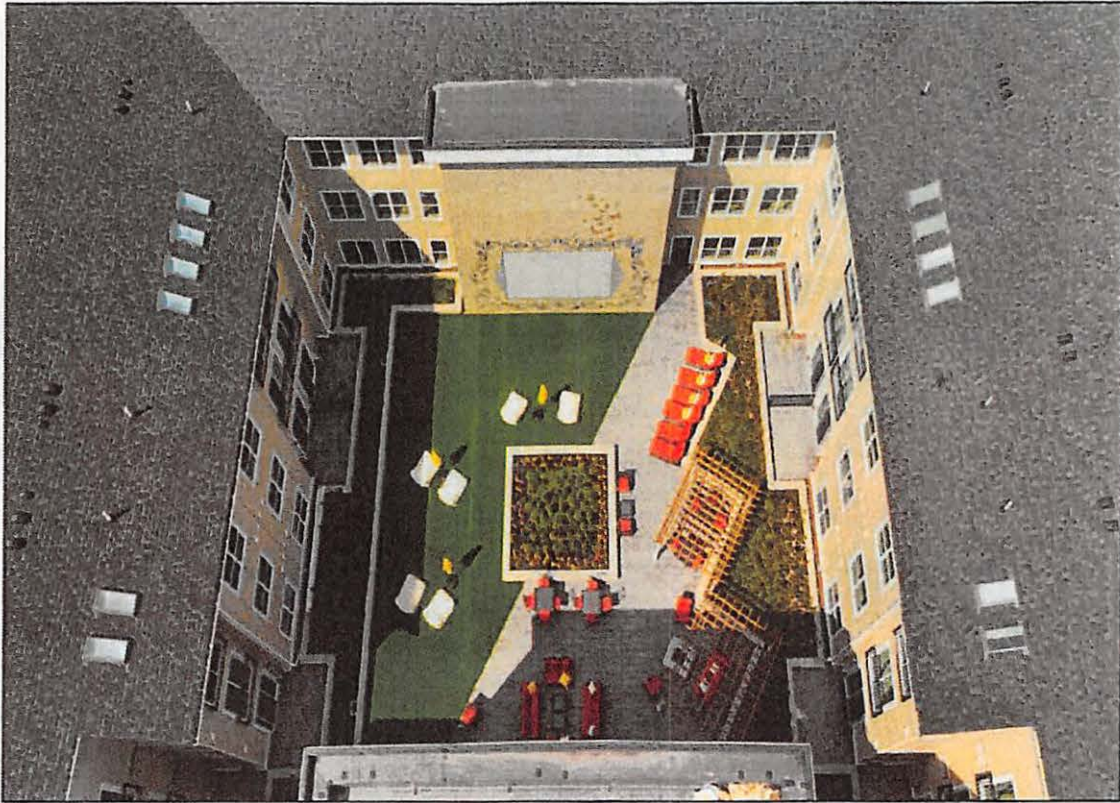
c. Examples of Tenant Courtyard Treatments

- i. Note walkways and landscaping utilized to soften the appearance of the structure.





- ii. Seating areas provided to encourage outdoor meetups.





### 3. Bulk Standards

**Table 2**

**Downtown Freehold: Block 35 Bulk Regulations**

<b>Zoning Standard</b>	<b>Redevelopment District Requirement</b>
Minimum Lot Area (Acres.)	5
Minimum Front Yard Setback to Building (Feet)	
Main Street	10
Broad Street	10
Minimum Side Yard Setback to Building (Feet)	5
Minimum Combined Side Yard Setback to Building (Feet)	10
Minimum Rear Yard Setback to Building (Feet)*	N/A
Minimum Side Yard Setback to Driveways and Circulation Aisles (Feet)	20
Maximum Impervious Coverage (%)	90
Maximum Building Height (Stories)(Feet)**	6-Stories/ 70' to top of parapet or midpoint of sloped roof
Minimum Width of Two-Way Circulation Aisles (Feet)	24

\*The Block 35 Redevelopment Area represents a through lot; therefore, for purposes of this plan, it will be defined as having two frontages (Main Street and Broad Street) and two side yards.

\*\*Refer to §18.04.040 of the Lane Use Ordinance of the Borough for 'Building, Height of'.

### 3.5 Supplemental Regulations

#### A. General Regulations

1. In the event of any conflicts between the regulations set forth herein and any other Borough of Freehold development ordinances, the District regulations shall apply.

**B. Distribution of Uses**

1. Delineation on plan required. The applicant shall identify the square footage devoted to principal and accessory uses within the District. The amount of open space and landscaped open space shall be calculated.
2. In all instances, adequate screening and buffering shall be provided between conflicting land uses.

**C. Landscaped Open Space Requirements**

1. A minimum of twenty percent of a site's land area shall be devoted to landscaped/naturally vegetative open space. Up to 50% of this obligation may be met with 'green' treatments on elevated courtyards.
2. Open space shall be suitably landscaped and planted so as to provide an attractive year-round visual amenity.
3. The site shall be suitably landscaped. Plans and specifications for planting, top soiling, lawn making and other landscape work shall be prepared by a competent landscape architect and be a part of the plans submitted for approval. All planting shall be in place and in a satisfactory condition at the time of issuance of a certificate of occupancy or an adequate bond shall be posted therefor.
4. Street trees shall be planted at intervals depending on the type: large trees, 50-70 feet; medium trees, 40-50 feet; small and ornamental trees, 30-40 feet.

**D. Signs**

All signs shall be architecturally compatible with the styles, materials, colors and details of the building and other signs used on the subject property. Signs shall be consistent with the provisions of Chapter 15.16 Signs, specifically general regulations and regulations associated with the B-2 District.

One building mounted community identification sign shall be permitted. The sign shall be architecturally compatible with the style of the structure, shall not exceed 100 square feet in area and 5 feet in height. The sign shall not be internally illuminated, and the message shall be limited to the name of the community.



Additional signage for wayfinding and identification of loading areas shall also be permitted pursuant to Planning Board approval and not to exceed 6 sq.ft. each.

Signage shall be provided in accordance with the aforementioned Borough Code sections except for façade identification sign, which shall be governed by section 3.5D of this plan.

**E. Stormwater Management**

Stormwater management facilities located in and serving development pursuant to the District shall satisfy all applicable requirements established by local and regional jurisdictions and the New Jersey Department of Environmental Protection.

**F. Street, Curbs and Sidewalks**

Proposed right-of-way improvements shall meet the requirements set forth in the Borough's Land Code at Title 10 (Vehicles and Traffic) and Title 12 (Streets, sidewalks and Public Places); and Title 15 (buildings and Construction) and shall be consistent with the streetscape design and standards being implemented elsewhere in the Borough.

**G. Deviation Requests**

The Planning Board may grant deviations from the bulk standards provided in this redevelopment plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical conditions uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design standard or regulation adopted pursuant to the redevelopment plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the development of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this redevelopment plan would be advanced by a deviation from the strict application of the bulk standards of this Plan, and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted that would result in permitting a use that is not permitted in the District. An application requesting a deviation from the requirements of this redevelopment plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a, b.

Deviations from the uses permitted in the District shall be permitted only by means of an amendment to this redevelopment plan by the Borough Council.

### **3.6 Design Standards**

Fundamental to the redevelopment of the District is the creation of a mixed-use district that is cognizant of and responds to the needs of the local community and aids in addressing the Borough's affordable housing needs. Visual and functional transition elements are essential. Off-street parking, clearly defined access from Broad Street and/or Main Street, an architectural style that is compatible with neighboring structures, quality building materials, and an enticing streetscape are all key requirements of the Redevelopment Plan.

To the extent practical, these standards should be considered for any building that will be rehabilitated; however, architectural design standards shall not be mandatory for any building seeking rehabilitation.

#### **Purpose**

- To set forth guidelines and standards that promote the creation of functional and attractive development that shall promote and give due consideration to the health, safety, general welfare, morals, order, efficiency, economy, maintenance of property values and character of the Borough of Freehold.
- To ensure that any development shall comply with the stated goals and objectives of this redevelopment plan.
- To provide guidelines and standards that shall be used by an applicant in preparing a redevelopment proposal, and the designated redevelopment entity in reviewing same.
- To minimize adverse impacts of flooding, drainage, erosion, vehicular traffic, pedestrian movement, parking, vibration, lighting and glare, noise, odor, solid waste disposal, litter, ventilation, vibration, crime and vandalism, and inappropriate design and development.
- To ensure that any new development gives due consideration to the physical, visual and spatial characteristics of the existing and proposed streetscape, neighborhood and district in which it is located and the Borough generally, while providing sufficient opportunity for creativity in design.

#### **Site Standards**

- *Vehicular access.* It is the intent of this Plan to provide sufficient driveways and curb cuts onto the existing public rights-of-way to provide adequate



circulation while limiting potential impacts to neighboring uses. Vehicle access from Main Street shall not be permitted. A maximum of 2 curb cuts along Broad Street may be permitted. Parking within the District shall be provided completely on site. Off-street parking shall be prohibited within 10 feet of any public right-of-way or street. Emergency circulation shall be provided to the satisfaction of the Fire Official. Loading areas shall be located to the side and rear of buildings when possible. If the configuration of the property prohibits the placement of loading areas to the rear or side, proper screening shall be provided in order to minimize the impact on the traveling public.

- *Educational and residential activity.* Land uses permitted by this redevelopment plan may draw both pedestrian and motor vehicle activity, and this redevelopment plan is dependent on both to varying degrees according to the type of proposed uses. Sufficient parking for the District is important to the long-term success of the Plan. Emphasis should also be placed on providing parking in sufficient quantity and in reasonable proximity to building access points.
- *Building location.* Buildings shall be located to front towards and relate to public streets, both functionally and visually. All buildings shall be located to allow for adequate fire and emergency access. Refuse collection facilities located outside of the structure are prohibited.
- *Pedestrian Circulation.* Barrier-free, uninterrupted walkway systems shall be provided in each District in order to allow pedestrian access to the buildings from the onsite parking facilities and site amenities to the building's main entrances. Walkways shall be separated from motor vehicle circulation to the greatest extent possible.
- *Site Lighting.* The style, size, color and type of light source of lampposts shall be in accordance with generally accepted Borough standards or its functional and aesthetic equivalent. Lighting levels from such fixtures shall be in accordance with Borough standards.
- *Sidewalk type and streetscape details.* Sidewalks and all other streetscape improvements along adjacent public streets, if deemed necessary, shall be completed in accordance with the Borough's design standards.

#### Architectural Design Standards

- *Massing.* Building wall features, including architectural features, color and texture changes, projections and recesses, shall be provided along any building wall measuring greater than 75 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall. More detailed architectural and

landscaping requirements shall be incorporated within the Redevelopment Agreement of the Block 35 Redevelopment Area's surroundings.

- ***Continuity of treatment.*** All sides of a building shall be architecturally designed so as to be compatible with regard to style, materials, colors and details.
- ***Roof.*** The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building.
- ***Windows.*** Fenestration shall be architecturally compatible with the style, materials, colors and details of a building.
- ***Entrances.*** All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, canopies, porticoes, porches, overhangs, railings, balustrades and other such elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building.
- ***Physical plant.*** All air-conditioning units, HVAC systems, exhaust pipes or stacks, and elevator housing shall be shielded from view for a minimum distance of 500 feet from the site. Such shielding shall be accomplished by utilizing the walls or roof of the building or a penthouse-type screening device that shall be designed to be architecturally compatible with the style, materials, colors and details of such building. Any HVAC or device penetrations (such as PTAC sleeves and grills) or vents located along any street-oriented façade shall be shielded from view with decorative metal grills. The design of the grills shall be presented to the Planning Board for approval at the time the redevelopment application is presented for review.
- ***Materials, colors, and details.*** All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall have such incorporated into the design of such building.

Materials and systems should be selected with best efforts towards energy efficiency and the promotion of sustainability. Roof materials that reduce 'heat island' effects should be considered. The utilization of high SEER and energy efficient heating components should be incorporated. Insulated glass should be utilized and formaldehyde free insulation should be considered. Where practical, materials derived from recycled raw goods are encouraged. Low energy LED lighting and the utilization of sensors to control lighting are desirable. Utilization of low VOC paints is encouraged.

Where practical, the introduction of renewable energy components, i.e. solar or wind, should be incorporated.

- **Lighting.** Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used within the Districts. Consideration shall also be given to the type of light source utilized and the light quality such sources produce. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible. The use of low-pressure sodium or mercury vapor lighting either attached to buildings or to light the exterior of buildings is prohibited. Energy efficient LED lighting shall be used to the greatest extent possible.
- **Awnings and canopies.** The ground level of a building in the Redevelopment District may have awnings or canopies at entry doors (other than overhead doors intended to accommodate tailgate loading, where appropriate) to complement the architectural style of a building. The design of awnings shall be architecturally compatible with the style, materials, colors and details of such a building.
- **Materials.** Exterior building materials shall consist of the following:
  - Walls shall consist of textured masonry, pre-cast concrete, brick, insulated metal panels, finished cementitious materials, or glass.
  - The Redeveloper shall present samples and all proposed materials and finishes (inclusive of colors) to the Planning Board at the time of initial application.
- **Prohibited materials.** The use of bare aluminum or other bare metal materials or panels, brick face, thin-brick, EIFS or exposed non-decorative concrete block as exterior building materials is prohibited. The use of unusual shapes, colors, and other characteristics that create a jarring disharmony shall be avoided.

#### Landscaping Design Guidelines

- **Landscaping.** The entire development shall be landscaped in accordance with a landscape plan conceived as a complete pattern and style throughout the total site.
  - Preservation and enhancement, to the greatest extent possible, of existing natural features on the site, including vegetation and land forms;

- Assistance in adapting a site to its proposed development;
  - Mitigation and control of environmental and community impacts from a development;
  - Creation of an attractive appearance for the development, as viewed from both within the District itself and the surrounding area;
  - Definition of yard areas and other open space;
  - Energy conservation and micro-climatic control.
- *Other site design elements.* The site plan shall incorporate landscaping with other functional and ornamental site design elements, where appropriate, such as the following:
    - Ground paving materials;
    - Paths and walkways;
    - Fences, walls and other screens;
    - Street and site furniture.
  - *General standards.* The following general standards shall be used to prepare and review landscaping for any development plan.
    - All deciduous trees planted shall have a caliper of not less than 2.5 inches measured at a height of 4.5 feet above ground level. All evergreen trees planted shall have a height of 6.0 to 8.0 feet.
    - Any tree or other planting installed in accordance with the plans which dies shall be replaced, within the current or next planting season, in kind and at the same size as it had reached at the time of death; except that if it died more than three years after planting its replacement need not be larger than the size it had reached three years after planting. The same replacement requirements shall apply to any tree or other planting installed in accordance with the plans if subsequently removed because of damage or disease.
    - During site preparation or construction, no fuel storage, and no refueling, maintenance, repair or washdown of construction vehicles or equipment, shall occur within 50 feet of any tree to be preserved.

- No mulch shall be placed, or allowed to accumulate, within six inches of the trunk of any tree or shrub planted within the Districts in compliance with this resolution. Mulch shall not be applied, or allowed to accumulate, elsewhere within the drip line of the tree or shrub to a depth in excess of four inches.
- *Specific standards.* The following standards shall be used to prepare and review landscaping within the District:
  - The interior area of all parcels shall be landscaped to enhance the site's aesthetic appearance, provide visual relief from the monotonous appearance of extensive building and parking areas, and to provide shading. In parking lots, such landscaped areas shall be provided in protected planting islands or peninsulas located within the perimeter of the parking lot and shall be placed so as not to obstruct the vision of motorists.
  - The redeveloper shall provide to the redevelopment entity an acceptable landscaping plan in accordance with this Redevelopment Plan.
  - Benches, trash receptacles, kiosks, and other street or site furniture shall be located on-tract, and shall be positioned and sized in accordance with the functional need of such. Selection of such furniture shall take into consideration issues of durability, maintenance and vandalism. Benches shall be configured with seat dividers or in a non-linear configuration in order to dissuade an individual from lying across the bench. All such furniture shall be architecturally compatible with the style, materials, colors and details of buildings on the site.

#### Exceptions

The design standards contained herein shall be used as the Borough's presumptive minimum requirements for development in the District. However, these guidelines and standards are not intended to restrict creativity, and a potential redeveloper may request that the guidelines and standards be modified or waived. The Planning Board may grant a redeveloper reasonable waivers or modifications from these design guidelines provided the redeveloper demonstrates the following:

- The proposed design waiver or modification will not substantially impair the intent of this redevelopment plan;
- The proposed design waiver or modification is consistent with the Borough's normally acceptable engineering, planning and/or architectural practices;



- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed;
- The proposed design waiver or modification generally enhances the overall development plan for the tract;
- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape and neighborhood in the District;
- The proposed design waiver or modification generally enhances the streetscape of the District and the surrounding neighborhood;
- The proposed design waiver or modification will not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development;
- The proposed design waiver or modification will not materially detract from the real property value of the development or adjacent or nearby properties; and
- The proposed design waiver or modification will not present a substantial detriment to the health, safety and welfare of the neighborhood, community or citizens of the Borough of Freehold.

Deviations from the uses permitted in the District shall be permitted only by means of an amendment to this redevelopment plan by the Borough Council.

## **4.0 ACQUISITION AND RELOCATION**

### **4.1 Properties to be Acquired**

Properties may need to be acquired in order to implement the purposes of this redevelopment plan. Some, but not all, properties within the Downtown Freehold: Block 35 Redevelopment District that are not owned by the Borough of Freehold may be acquired to enable this redevelopment plan. Properties may be acquired for the following purposes:

- Redevelopment or rehabilitation of existing lots;
- Assembly of development parcels; and
- Alteration of lot lines.

This Redevelopment Plan authorizes the Borough to exercise its power of eminent domain within the Downtown Freehold: Block 35 Redevelopment District to acquire any and all property within the Block 35 Redevelopment Area or to eliminate any restrictive covenants, easements or similar property interests that may obstruct or undermine the implementation of the Plan.

Only the properties identified in Table 2 below may be acquired to enable this redevelopment plan:

**Table 3**

<b>Downtown Freehold: Block 35</b>			
<b>Block</b>	<b>Lot</b>	<b>Ownership</b>	<b>Property Address</b>
35	15	15 Hardy Street Corp.	32 Broad St.
35	16	Hamilton Kuser Associates, LLC	30 Broad St.
35	17	Bank of America Corp. Real Estate AS	28 Broad St.
35	29	Bank of America Corp. Real Estate AS	53 W. Main St.
35	30	American Realty Enterprises, LLC	55 W. Main St.
35	31	Mainstream 57, LLC	57 W. Main St.
35	32	Blitz 61 West Main Street, LLC	61 W. Main St.

### **4.2 Relocation**

Relocation, temporary or permanent, of businesses/residents displaced as a result of the implementation of this Redevelopment Plan shall be carried out by the Borough, or such entity designated by the Borough (Relocation Entity) in accordance with the provisions of the State of New Jersey Relocation Assistance Law of 1967 (N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Act of 1971 (N.J.S.A. 20:4-1 et seq.), the rules promulgated there under, and a State-approved Workable Relocation Assistance Plan (WRAP) for

the Block 35 Redevelopment Area. Said WRAP shall be available for public inspection at the offices of the Relocation Entity.

A WRAP, as defined by the NJ Department of Community Affairs (DCA), demonstrates that the municipality knows the number of people, businesses, or farm operations impacted by the relocation plan and that there is are enough comparable replacement housing units or business sites in the area for the people to find new homes, apartments, or business locations. NJ Department of Community Affairs approval of the WRAP is required before relocation activities may commence.

It is estimated that adequate opportunities for the relocation of businesses and public facilities currently located within the Downtown Freehold: Block 35 District are available in the immediate region during the relocation period. Implementation of the Redevelopment Plan will not result in the relocation of any residences within the Block 35 Redevelopment Area. The Relocation Entity will seek to identify potential new locations for businesses that may be displaced as a result on the implementation of this Redevelopment Plan.

## **5.0 RELATIONSHIP TO OTHER PLANS**

The LRHL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed redevelopment plan is generally consistent with these various documents. The District is located within the center of the Borough and, therefore, not located adjacent to any adjoining municipality, but the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

### **5.1 Freehold Master Plan**

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the Borough of Freehold as noted within the July 2018 Downtown Freehold Vision Plan:

- E. The downtown will have high-quality modern urban housing that provides immediate access to the area amenities and the bus station;
- F. The downtown will have at least one major high-quality public space that serves the everyday need of users while being able to accommodate larger special events;
- G. Downtown will be an age-, income-, and culturally-inclusive environment that provides affordable business and living opportunities for the borough's large and growing Hispanic population as well as its aging residents. Residents and stakeholders will actively engage in the exchange of ideas and cultures that invite and encourage participation in community processes;
- H. Development project will meet the economic, environmental and social needs of current residents without compromising the ability of future generations to meet their own needs.

The Vision Plan also notes the importance of new residents/workers as customers for downtown retailers, which will 'inject vitality' into the area.

Redevelopment of the study area advances the goals and objectives of both the Borough Master Plan and the State Development and Redevelopment Plan.

### **5.2 Sewer and Water Service**

The District is located within public water and sewer service areas.

### **5.3 Transportation and Public Transportation**

The District is served by a NJ Transit bus hub. Access to the regional highway network is readily available as Routes 9 and 33 provides access to the larger roadways/highways, such as the Garden State parkway and Interstate 195.

### **5.4 Relation to Master Plans of Adjacent Municipalities**

The Borough of Freehold is encircled by the Township of Freehold on all sides. The Redevelopment District is located toward the center of the Borough and will; therefore, not impact Freehold Township.

### **5.5 Relation to Monmouth County Plan**

The Monmouth County 2016 Master Plan Reexamination. Goal #3 of the plan states: "Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play and stay." Objectives provided in support of the goal include: Encourage a range of housing options including types, sizes, styles and accommodations to meet the needs associated with various lifestyles, life-stages, abilities, and occupations of residents while supporting economic sustainability with the region; and Promote vibrancy, attractiveness, and a diverse array of uses, occupations, services, and amenities for downtowns and business districts. The Downtown Freehold: Block 35 Redevelopment District furthers the goals and objectives of the Monmouth County Plan by providing an expanded range of housing and commercial opportunities available to the community.

### **5.6 Relation to State Development and Redevelopment Plan**

This Redevelopment Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. Specifically, the State Development and Redevelopment Plan encourages development in older cities and in suburbs that have the necessary infrastructure to accommodate it, as well as in locations along existing transportation corridors. The Downtown Freehold: Block 35 District is located in a "Metropolitan Planning Area." That classification has the following characteristics: predominantly developed with little vacant land; aging infrastructure; recognize that redevelopment will be the predominant form of growth; and understands that certain municipal services and systems need to be regionalized. This Redevelopment Plan affirmatively addresses the State Plan's goal of promoting public and private investment/reinvestment in the Metropolitan Planning Areas.

## **6.0 AFFORDABLE HOUSING**

### **6.1 Inventory and Replacement of Affordable Housing**

Multi-family developments proposed within the District must provide a 15% set aside for affordable housing. The redeveloper is responsible for complying with the Borough's Affordable Housing regulations and applicable provisions of the Borough's Fair Share Housing Agreement.



## **7.0 ELECTRIC VEHICLE RECHARGE STATIONS**

Each District within the proposed redevelopment shall provide electric vehicle recharge stations as mandated by State regulations.

## **8.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN**

This section summarizes the implementation process for a successful redevelopment plan.

### **8.1 Redevelopment Entity**

The Borough Council shall serve as the Redevelopment Entity hereunder.

### **8.2 Phasing**

The District shall be developed in a single phase.

### **8.3 Appointment of a Redeveloper**

The designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate redevelopment agreement ("Redevelopment Agreement") and financial agreement, if applicable. By designating the Block 35 Redevelopment Area as an area in need of redevelopment, a redevelopment project within the Block 35 Redevelopment Area may be eligible for a tax exemption pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., subject to approval by Borough Council and execution of a financial agreement between the redeveloper and the Borough. Estimates of total development cost and time schedule for project start and completion shall be finalized by the designated redeveloper(s) at the time of execution of such Redevelopment Agreement. Development plans shall also be submitted for approval to the Borough Planning Board, as required by the Borough's Land Development Ordinance. If a different redeveloper is designated for each District within the Block 35 Redevelopment Area, then the term "Redeveloper" as used herein shall apply to the Redeveloper designated to its respective District, and the requirements herein imposed on such Redeveloper shall relate to the respective District for which the Redeveloper was so designated.

### **8.4 Development Review**

No application for development or redevelopment of a District may be approved by the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and the Borough's Land Use Ordinance, will be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A 40:55D-1 et seq.

The Planning Board may require the redeveloper to provide a bond or bonds of sufficient size and duration to guarantee the completion of the various project phases in each District in compliance with the requirements of the Municipal Land Use Law and planning approvals.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Redevelopment District and take precedent over the Land Development Ordinance of the Borough of Freehold. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

#### **8.5 Amending the Redevelopment Plan**

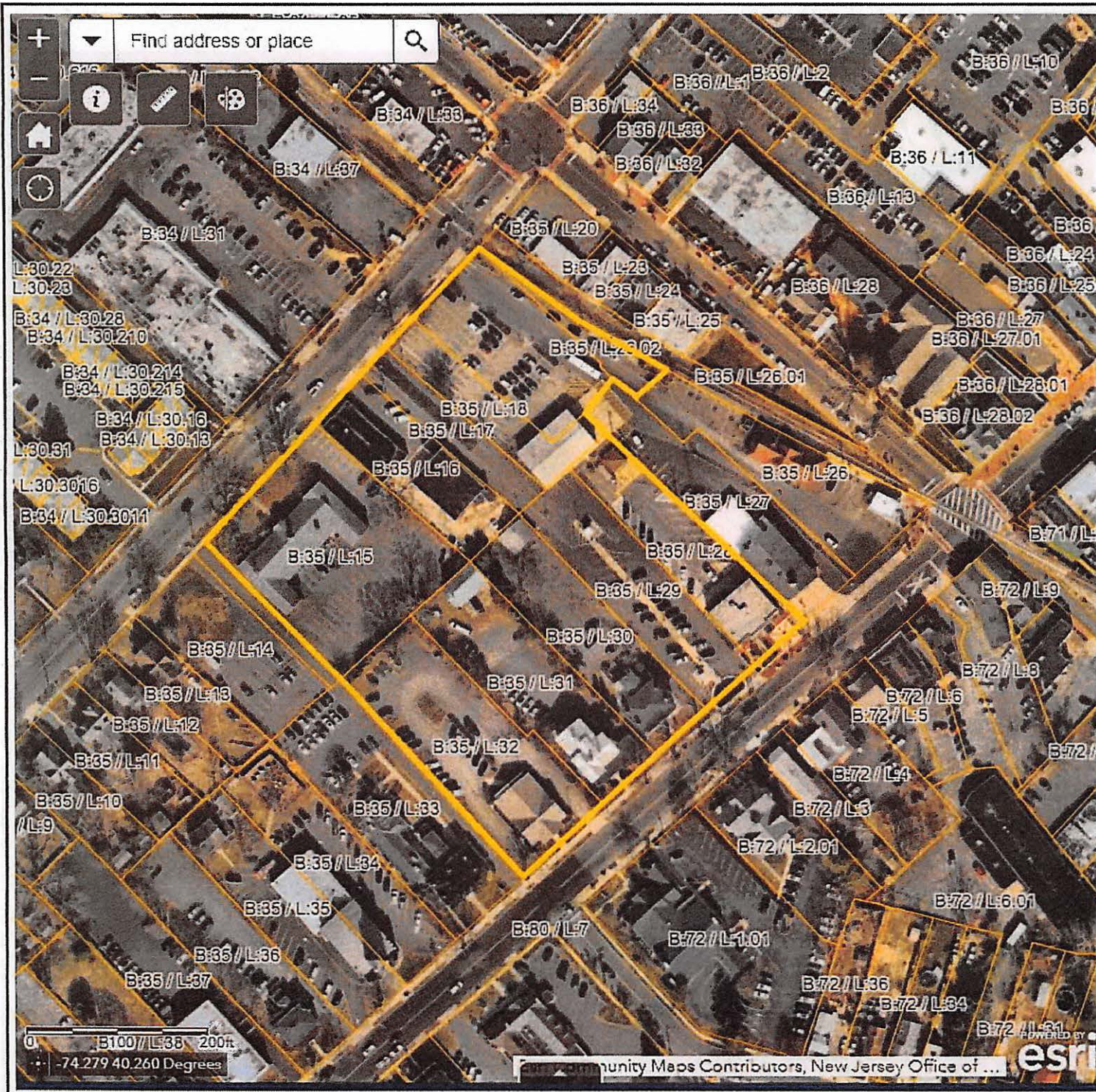
This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

**FIGURES 1 - 5**









# Downtown Freehold: Block 35 Redevelopment Plan

Freehold Borough  
New Jersey

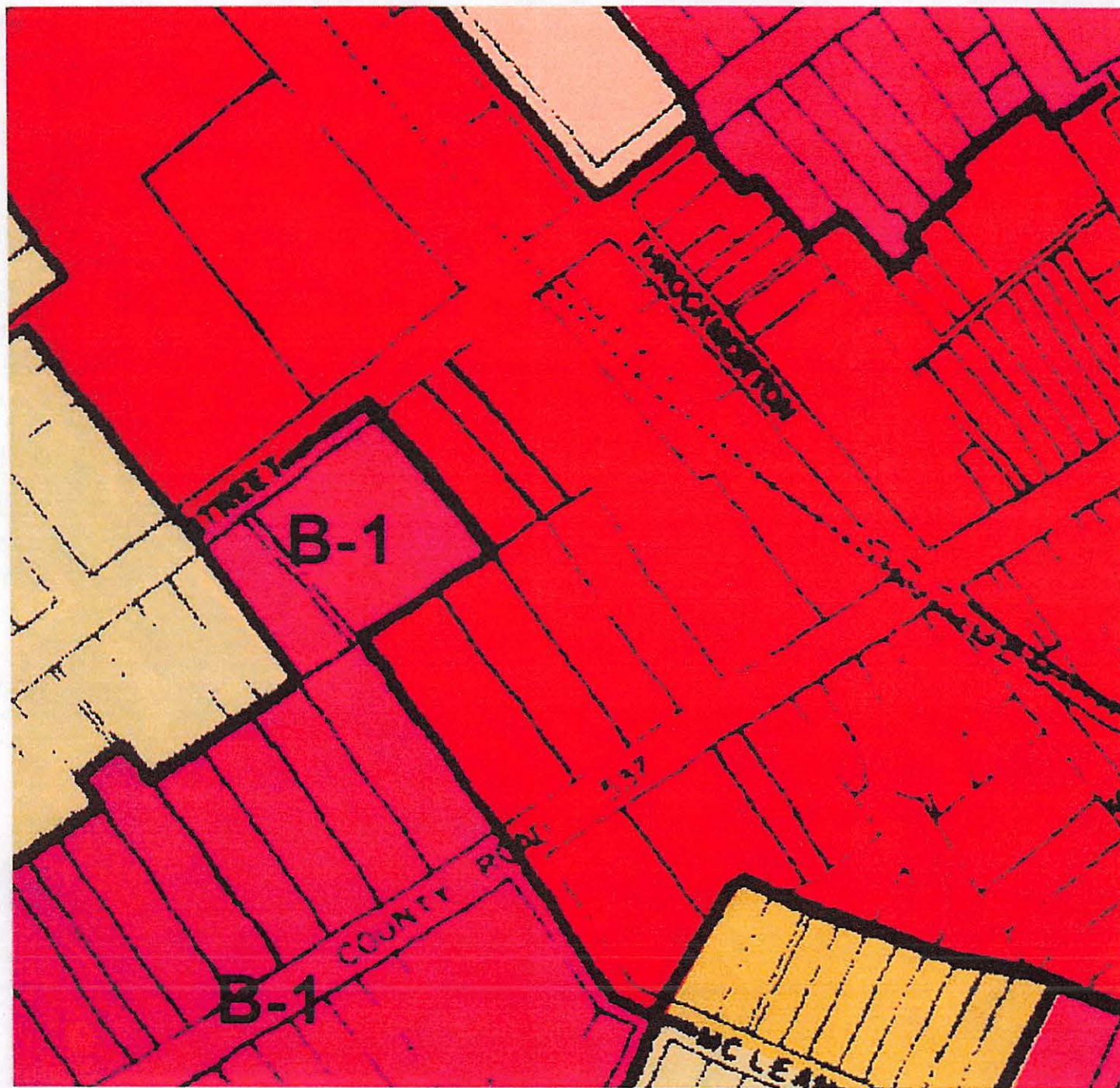
Figure 2:

Redevelopment  
Area Map

Monmouth County Nearmap Aerial Imagery -  
Spring 2020 (public display)

Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colts Neck, New Jersey 07722





Downtown Freehold:  
Block 35  
Redevelopment Plan

Freehold Borough  
New Jersey

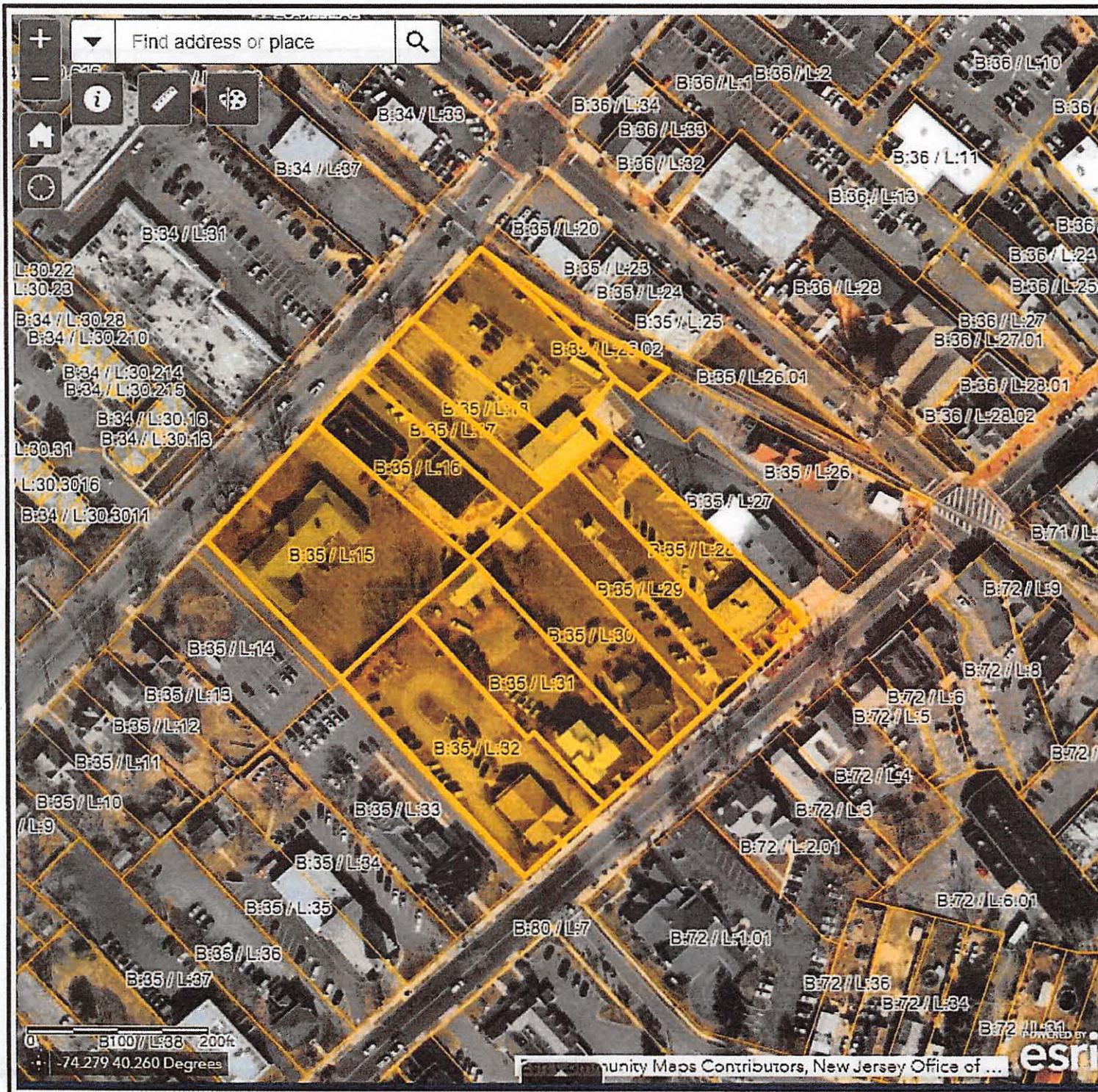
Figure 3:  
Borough Zoning Map

- R-4
- R-5
- B-1
- B-2
- B-2a

Obtained from  
Freehold Borough  
Zoning Map  
Adopted 09/19/2005  
Amended 12/18/2006







# Downtown Freehold: Block 35 Redevelopment Plan

Freehold Borough  
New Jersey

Figure 4:  
Proposed Zoning

(Monmouth County Nearmap Aerial Imagery -  
Spring 2020 (public display))

Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colts Neck, New Jersey 07722







NEW JERSEY DEPARTMENT OF TREASURY  
APPROVED AS A TAX MAP PRESENTED TO THE  
JULY 1, 2014  
JAMES P. ADAMIA, P.E. & S. NO. 12278 AND DATED MARCH 2013  
DATE APR. 23, 2014 JUNE 10, 2014

**TAX MAP**  
**BOROUGH OF FREEHOLD**  
**MONMOUTH COUNTY, NEW JERSEY**  
SCALE: 1" = 50'  
JUNE 2014  
VINCENT GREVY, P.L.S.  
NJ License No. 36716  
AE ADDINGTON ENGINEERING, LLC  
112 STATE ROUTE 33  
FREEHOLD, NJ 07728

THIS MAP HAS BEEN REDRAWN USING COMPUTER AIDED  
DRAWING TECHNIQUES (CAAD) BASED ON THE MAP PREPARED BY  
JAMES P. ADAMIA, P.E. & S. NO. 12278 AND DATED MARCH 2013

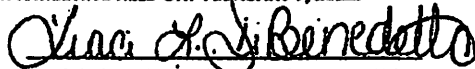


## APPENDIX 1

**Borough of Freehold Resolution No. 31-22, adopted 02/07/2022**

OFFERED BY:	<u>Reich</u>	SECONDED BY	<u>Jordan</u>
	AYE NAY ABSENT ABSTAIN		AYE NAY ABSENT ABSTAIN
DI BENEDETTO	X	ROGERS	X
JORDAN	X	SCHNURR	X
REICH	X	SHUTZER	X

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: FEBRUARY 7, 2022.

  
TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

Resolution No. 31-22  
Agenda No: 3/2022

**RESOLUTION OF THE COUNCIL OF THE BOROUGH OF FREEHOLD DESIGNATING THE PROPERTIES KNOWN AS BLOCK 34, LOTS 31 and 37, BLOCK 35, LOTS 15, 16, 17, 18, 19, 23, 24, 26, 26.01, 26.02, 27, 28, 29, 30, 31, and 32 ON THE TAX MAP OF THE BOROUGH OF FREEHOLD, STATE OF NEW JERSEY, AS AN AREA IN NEED OF REDEVELOPMENT WITH THE POWER OF CONDEMNATION, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, *et seq.***

**WHEREAS**, the Borough of Freehold, a public body corporate and politic of the State of New Jersey (the "Borough"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Redevelopment Law") to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment, as further described therein; and

**WHEREAS**, by Resolutions No. 136-21 and No. 162-21, adopted on July 19, 2021 and September 7, 2021, the Municipal Council (the "Council") of the Borough authorized and directed the Planning Board of the Borough of Freehold (the "Planning Board") to investigate certain properties within the Borough and to recommend to the Council whether all or a portion of such properties should be designated as an area in need of redevelopment with the power of eminent domain ("Condemnation Redevelopment Area") in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-6; and

**WHEREAS**, in areas designated as Condemnation Redevelopment Areas, the Borough may use all of those powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and

**WHEREAS**, in accordance with the Redevelopment Law, the Planning Board caused CME Associates (the "Planner") to conduct a preliminary investigation of the following properties (hereinafter referred to collectively as the "Study Area"):



BLOCK	LOT	ADDRESS
34	31	25-31 Broad St.
34	33	62 Throckmorton St.
34	34	80 Throckmorton St.
34	35	78 Throckmorton St.
34	37	21 Broad St.
35	14	46 Broad St.
35	15	32 Broad St.
35	16	30 Broad St.
35	17	28 Broad St.
35	18	Broad St.
35	19	Broad St.
35	20	60 Throckmorton St.
35	23	58 Throckmorton St.
35	24	52 Throckmorton St.
35	25	46-50 Throckmorton St.
35	26	47 West Main St.
35	26.01	Throckmorton St.
35	26.02	Throckmorton St.
35	27	49 West Main St.
35	28	51 West Main St.
35	29	53 West Main St.
35	30	55 West Main St.
35	31	57 West Main St.
35	32	61 West Main St.
36	32	57 Throckmorton St.
36	33	59 Throckmorton St.
36	34	61 Throckmorton St.
37	19	17 Broad St.

**WHEREAS**, the Planner prepared a map of the Study Area and an investigation report entitled “Preliminary Investigation to determine if the following lots can be designated as a Condemnation Area in Need of Redevelopment.” dated October 8, 2021 (the “Study”); and

**WHEREAS**, the Study concluded that the entire Study Area qualifies as a Condemnation Redevelopment Area pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

**WHEREAS**, the Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its recommendation as to whether the Study Area should be designated as a Condemnation Redevelopment Area, at which hearing the Planning Board shall hear all persons who are interested in, or would be affected by, a determination that the Study Area is a Condemnation Redevelopment Area; and

**WHEREAS**, on October 27, 2021, November 10, 2021 and December 8, 2021, pursuant to the Redevelopment Law, the Planning Board held duly noticed public hearings concerning the Study (the "Public Hearings"), at which the Planner testified to the Planning Board that to prepare the Study, he performed an analysis of the Study Area's existing land uses, site layout, and physical characteristics, which are included in the Study. In doing so, the Planning Consultant testified that he reviewed the Borough's tax records, aerial photographs, Master Plan and other planning documents, existing zoning ordinance and maps, zoning, police activity logs, and conducted physical inspections of each property within the Study Area to assess the status of the existing properties, improvements, surrounding context, configuration, physical conditions and evidence of occupancy or lack thereof; and

**WHEREAS**, at the Public Hearings, members of the general public were given an opportunity to present their own evidence, cross-examine the Planner, and address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as a Condemnation Redevelopment Area, as fully set forth on the record; and

**WHEREAS**, at the Public Hearings, the Planning Board considered the Study, heard the comments of the Planner, took the public comments into account, and deliberated on the matter using the criteria set forth in the Redevelopment Law; and

**WHEREAS**, on January 12, 2022, the Planning Board approved a resolution (the "Planning Board Resolution"), in the form introduced to it at the Public Hearings, accepting and adopting the recommendations contained in the Study, with the exception of the following properties: Block 34, Lots 33, 34 and 35; Block 35, Lots 14, 20, 25 and 32; Block 36, Lots 32, 33, and 34; and Block 37, Lot 19 (the "Revised Study Area") and recommending that the Revised Study Area be declared a Condemnation Redevelopment Area for the reasons set forth therein; and

**WHEREAS**, on January 12, 2022, the Planning Board memorialized the Planning Board Resolution, accepting and adopting the recommendations contained in the Study as it related to the Revised Study Area, and recommending that the Revised Study Area be declared a Condemnation Redevelopment Area for the reasons set forth therein; and

**WHEREAS**, after careful consideration of the Study, the Planning Board Resolution, and all of the relevant facts and circumstances concerning this matter,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF FREEHOLD**, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** Based on substantial evidence and the recommendation of the Planning Board, the Council hereby designates the Revised Study Area as a Condemnation Redevelopment Area to be known as the "Throckmorton Street Redevelopment Area".

**Section 3.** Notwithstanding the recommendation of the Planning Board, the Council finds that Block 35, Lot 32 also qualifies as a Condemnation Redevelopment Area pursuant to the Redevelopment Law, for the reasons set forth in the Study and specifically that the lot satisfies criterion "d" pursuant to Section 5 of the Redevelopment Law for various reasons specific to the lot, including, but not limited to, that because of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, the buildings or improvements are detrimental to the safety, health, morals, or welfare of the community. This includes that the existing asphalt drive/parking lot is deteriorated, the amount of paved area and impervious coverage is excessive, dumpsters are overflowing with garbage, concrete curbs and wheel stops are deteriorating, and the front entrance concrete patio is weather-beaten. The Council further finds that inclusion of Block 35, Lot 32 is necessary, regardless of whether its condition is detrimental to the public health, safety or welfare, for the effective redevelopment of the area in which it is a part, as set forth in N.J.S.A. 40A:12A-3, for various reasons, including, but not limited to, that such lot abuts other lots that satisfy criteria pursuant to Section 5 of the Redevelopment Law and that it would be an impediment to the redevelopment of the abutting lots and the commercial corridor as a whole if same were not included in the Condemnation Redevelopment Area. Accordingly, the Council hereby designates Block 35, lot 32 as part of the Throckmorton Street Redevelopment Area along with the Revised Study Area.

**Section 4.** The City Council hereby directs the Borough Clerk to transmit a certified copy of this Resolution forthwith to the Commissioner of the Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.

**Section 5.** The Council hereby directs the Borough Clerk to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Study Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the Public Hearing, service to be in the manner provided by Section 6 of the Redevelopment Law.

**Section 6.** This Resolution shall take effect immediately.

## **APPENDIX 2**

**Borough of Freehold Resolution No. R 42-22, adopted 02/07/2022**



OFFERED BY: Rogers				SECONDED BY Shutzer					
	AYE	NAY	ABSENT	ABSTAIN		AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO	X				ROGERS	X			
JORDAN	X				SCHNURR	X			
REICH	X				SHUTZER	X			

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: FEBRUARY 7, 2022.

  
TRACI L. DI BENEDETTO, BMC, BOROUGH CLERK

Resolution No. 42-22  
Agenda No: 3/2022

**RESOLUTION OF THE COUNCIL OF THE BOROUGH OF FREEHOLD  
AUTHORIZING THE PREPARATION OF REDEVELOPMENT PLAN(S)  
FOR PROPERTIES IDENTIFIED AS BLOCK 34, LOTS 31 and 37, BLOCK  
35, LOTS 15, 16, 17, 18, 19, 23, 24, 26, 26.01, 26.02, 27, 28, 29, 30, 31, and 32  
ON THE TAX MAP OF THE BOROUGH OF FREEHOLD, STATE OF  
NEW JERSEY**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the Borough of Freehold (the "Borough") constitute areas in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, by Resolutions No. 136-21 and No. 162-21, adopted on July 19, 2021 and September 7, 2021, the Municipal Council of the Borough of Freehold (the "Council") authorized and directed the Planning Board of the Borough of Freehold (the "Planning Board") to conduct an investigation of the following properties within the Borough (collectively, the "Study Area"), and to determine whether all or a portion of such area meets the criteria set forth in the Redevelopment Law, *N.J.S.A. 40A:12A-5*, to be designated as an area in need of redevelopment with the power of eminent domain ("Condemnation Redevelopment Area") in accordance with the Redevelopment Law, *N.J.S.A. 40A:12A-6*:

BLOCK	LOT	ADDRESS
34	31	25-31 Broad St.
34	33	62 Throckmorton St.
34	34	80 Throckmorton St.
34	35	78 Throckmorton St.
34	37	21 Broad St.
35	14	46 Broad St.
35	15	32 Broad St.
35	16	30 Broad St.
35	17	28 Broad St.
35	18	Broad St.



35	19	Broad St.
35	20	60 Throckmorton St.
35	23	58 Throckmorton St.
35	24	52 Throckmorton St.
35	25	46-50 Throckmorton St.
35	26	47 West Main St.
35	26.01	Throckmorton St.
35	26.02	Throckmorton St.
35	27	49 West Main St.
35	28	51 West Main St.
35	29	53 West Main St.
35	30	55 West Main St.
35	31	57 West Main St.
35	32	61 West Main St.
36	32	57 Throckmorton St.
36	33	59 Throckmorton St.
36	34	61 Throckmorton St.
37	19	17 Broad St.

**WHEREAS**, pursuant to the Redevelopment Law, on October 27, 2021, November 10, 2021, and December 8, 2021, the Planning Board conducted public hearings and, after conclusion of the public hearings, voted to accept the recommendations contained in the report prepared by CME Associates, entitled, "Preliminary Investigation to determine if the following lots can be designated as a Condemnation Area in Need of Redevelopment", dated October 8, 2021, with the exception of the following properties: Block 34, Lots 33, 34 and 35; Block 35, Lots 14, 20, 25 and 32; Block 36, Lots 32, 33, and 34; and Block 37, Lot 19 (the "Revised Study Area"), and recommended that the Revised Study Area be declared a Condemnation Redevelopment Area, in accordance with the Redevelopment Law; and

**WHEREAS**, the Council agreed with the recommendation of the Planning Board in part and, pursuant to the Redevelopment Law, on February 7, 2022 by Resolution the Council designated the Revised Study Area as a Condemnation Redevelopment Area; and

**WHEREAS**, notwithstanding the recommendation of the Planning Board, the Council found that Block 35, Lot 32 also qualifies as a Condemnation Redevelopment Area pursuant to the Redevelopment Law, for the reasons set forth in the Study and specifically that the lot satisfies criterion "d" pursuant to Section 5 of the Redevelopment Law for various reasons specific to the lot, including, but not limited to, that because of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, the buildings

or improvements are detrimental to the safety, health, morals, or welfare of the community. This includes that the existing asphalt drive/parking lot is deteriorated, the amount of paved area and impervious coverage is excessive, dumpsters are overflowing with garbage, concrete curbs and wheel stops are deteriorating, and the front entrance concrete patio is weather-beaten. The Council further found that inclusion of Block 35, Lot 32 is necessary, regardless of whether its condition is detrimental to the public health, safety or welfare, for the effective redevelopment of the area in which it is a part, as set forth in N.J.S.A. 40A:12A-3, for various reasons, including, but not limited to, that such lot abuts other lots that satisfy criteria pursuant to Section 5 of the Redevelopment Law and that it would be an impediment to the redevelopment of the abutting lots and the commercial corridor as a whole if same were not included in the Condemnation Redevelopment Area. The Council therefore designated Block 35, lot 32 as part of the Condemnation Redevelopment Area along with the Revised Study Area and identified the area as the "Throckmorton Street Redevelopment Area"; and

**WHEREAS**, to carry out its powers under the Redevelopment Law, the Borough has a need for professional planning consultant services in connection with the redevelopment of the Throckmorton Street Redevelopment Area; and

**WHEREAS**, Beacon Planning and Consulting Service, LLC (the "Planner") possesses the experience and qualifications to perform professional planning consultant services; and

**WHEREAS**, by Resolution adopted February 7, 2022, pursuant to a request for proposals for professional planning consultant services issued in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Borough awarded a professional services contract to the Planner to provide professional planning consultant services to the Borough for the year 2022; and

**WHEREAS**, the Borough desires to authorize the Planner to prepare one (1) or more redevelopment plans for the Study Area; and

**WHEREAS**, funds shall be available for this purpose pursuant to funding agreement(s) with the Borough applicable to the Throckmorton Street Redevelopment Area and/or pursuant to the existing contract for professional services by and between the Planner and the Borough,

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF FREEHOLD, NEW JERSEY AS FOLLOWS:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The Council hereby authorizes the Planner to prepare one (1) or more redevelopment plans for the Throckmorton Street Redevelopment Area. The Planner shall prepare the redevelopment plan(s) when and as directed by the Borough.

**Section 3.** A copy of this resolution, the Planner's contract, and applicable funding agreement(s) shall be available for public inspection at the offices of the Borough.

**Section 4.** This Resolution shall take effect immediately.

Offered by:

Seconded by:

Aye Nay Absent Abstain  
DiBenedetto  
Jordan  
Reich

Aye Nay Absent Abstain  
Rogers  
Schnurr  
Shutzer

I hereby certify the following to be a true and exact copy of a Resolution adopted by the Mayor and Council of the Borough of Freehold at the regular meeting held on January 17, 2023.

---

Traci L. DiBenedetto, R.M.C.

---

Resolution No.

Agenda No.

#### **RESOLUTION CONFIRMING PERSONNEL APPOINTMENTS / ACTIONS**

Whereas, Freehold Borough operating departments require various types of personnel resources in order to effectively perform municipal services for its residents.

Now, therefore, be it resolved by the Mayor and Council of the Borough of Freehold, in the County of Monmouth, in the State of New Jersey, that consent be given for the following personnel/committee action:

- a. Resignation of Gregory Clark, Class A Member, Historic Preservation Advisory Commission, effective February 1, 2023.

Be it further resolved that the Borough Administrator is hereby authorized to implement this action.

OFFERED BY:				SECONDED BY:			
AYE	NAY	ABSENT	ABSTAIN	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO				ROGERS			
JORDAN				SCHNURR			
REICH				SHUTZER			

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

# **RESOLUTION APPROVING THE FOLLOWING APPLICATIONS:**

- a. Taxi Owner License, Eagle Taxi.
- b. Taxi Owner Licenses (11), Express Taxi.
- c. Taxi Driver, Maxima Phillips, Freehold.
- d. Taxi Driver, Daniel Gonzalez, Freehold.
- e. Taxi Driver, Miguel Pantoja, Jackson.
- f. Taxi Driver, Jahswill Obinna Okorom, Jackson.
- g. Massage Establishment/Therapist License, Sara Hutcherson, Divine Body Beauty, 63 West Main Street.
- h. Massage Establishment/Therapist License, Karen L. Chrystal, Chrystal Therapies, 90 West Main Street, Suite 9.
- i. Raffle License #01-23 Freehold Soccer League, Inc., Merchandise Raffle, 4/01/2023, 70 East Main Street.
- j. Raffle License #02-23, Center Players, Inc., 50/50 Raffle, various dates in February, 35 South Street.
- k. Raffle License #03-23, Center Players, Inc. 50/50 Raffle, various dates in April, 35 South Street.
- l. Raffle License #04-23, Team Monmouth County Sheriff, Draw Raffle, 4/6/2023, 71 Monument Street.

**BOROUGH OF FREEHOLD - SCHEDULE OF BILLS FOR APPROVAL**

**January 17, 2023**

**CURRENT FUND**

EnergySolve, LLC	Utilities - pd 12/22/2022	\$ 14,057.77
Borough of Freehold-Petty Cash	2022 Police Dept Petty Cash Closeout pd 12/29/22	298.79
Freehold Borough Payroll	Pay #24 - pd 12/30/2022	265,876.30
EnergySolve, LLC	Utilities - pd 1/6/2023	2,325.69
Freehold Regional High School	Jan/23 Regional Tax Levy due 1/23	375,984.00
Freehold Borough Board of Education	Jan/23 Local School Tax Levy-due 1/23	840,133.66
NJ State Health Benefits	Jan/23 Health Benefits-due 1/15/23	162,301.60
		<u>\$ 1,660,977.81</u>

**WATER-SEWER OPERATING FUND**

EnergySolve, LLC	Utilities - pd 12/22/2022	\$ 2,389.44
Freehold Borough Payroll	Pay #24 - pd 12/30/2022	45,747.06
EnergySolve, LLC	Utilities - pd 1/6/2023	5,318.54
NJ State Health Benefits	Jan/23 Health Benefits-due 1/15/23	33,665.04
State of NJ-PWT	Qtr 4/22 PWT due 1/20/23	922.80
		<u>\$ 88,042.88</u>

**TRUST OTHER ACCOUNT**

Freehold Borough Payroll	Pay #24 - pd 12/30/2022	\$ 4,480.00
		<u>\$ 4,480.00</u>

**PAYROLL ACCOUNT**

Freehold Borough Payroll	Pay #24 - pd 12/30/2022	\$ 8,714.72
		<u>\$ 8,714.72</u>



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FREEHOLD BOROUGH  
Bill List By Vendor Id

Page No: 1

P.O. Type: All

Range: First to Last

Format: Detail without Line Item Notes

Vendors: All

Include Non-Budgeted: Y

Rcvd Batch Id Range: First to Last

Open: N

Paid: N

Void: N

Rcvd: Y

Held: Y

Aprv: N

Bid: Y

State: Y

Other: Y

Exempt: Y

Vendor # Name

PO # PO Date Description

Item Description

Contract PO Type

Amount Charge Account

Acct Type Description

First

Rcvd

Chk/Void

1099

Stat/Chk

Enc Date

Date

Date

Invoice

Excl

00033 711 RT 33 LLC

22-01413 11/04/22 NOVEMBER CAR WASHES

1 NOVEMBER CAR WASHES-POLICE 38.50 2-01-3 -315-422

B VEHICLE MNTNCE/REPAIR--POLICE

R

11/04/22 01/13/23

11/30/22

N

2 NOVEMBER CAR WASHES-FIRE 36.00 2-01-2 -200-421

B FIRE DEPT - UPKEEP APPARATUS

R

11/04/22 01/13/23

11/30/2022

N

3 NOVEMBER CAR WASHES-W/S 18.00 2-09-8 -800-421

B W/S ADMIN.- VEHICLE MTN/REPAIR

R

11/04/22 01/13/23

11/30/2022

N

4 NOVEMBER CAR WASHES-CODE 18.00 2-01-1 -155-196

B CODE ENFORCE. - AUTO EXPENSE

R

11/04/22 01/13/23

11/30/2022

N

110.50

Vendor Total: 110.50

00105 ABBINGTON ENGINEERING, LLC

22-00262 03/01/22 2022 ENGINEERING SVCS

B

21 DEC GENERAL ENGINEERING 3,225.34 2-01-1 -150-331

B ENGINEERING - REGULAR SERVICES

R

03/01/22 01/13/23

2877

N

22 DEC GENERAL ENGINEERING 2,781.09 2-01-1 -150-331

B ENGINEERING - REGULAR SERVICES

R

03/01/22 01/13/23

2877

N

6,006.43

22-00340 03/09/22 ENGINEERING-FORD AVE ROAD IMPR

B

11 PROF SVCS- FORD AVE-DEC 2,600.00 C-04-7 -761-101

B 2021/8 - IMPR. TO VARIOUS ROADS 40A:2-20 R

03/09/22 01/13/23

2879

N

22-00818 06/17/22 PROF.SVCE-LIBERTY PARK IMPROV.

B

6 PROF.SVCE-LIBERTY PARK IMPROV. 775.00 C-04-7 -764-101

B 2022/4-REDEV/PROP ACQ/LIBERTY PK40A:2-20 R

06/17/22 01/13/23

2881

N

22-01770 12/31/22 Planning Board

1 Planning Board 60.00 L-12-2 -222-007

B ANDY KIELY-INSPEC ESCROW-53 INSTITUTE ST R

12/31/22 01/13/23

107

N

2 Planning Board 1,180.00 L-12-2 -222-023

B JONATHAN MARSHALL ESQ. - PBUV-2022-009 R

12/31/22 01/13/23

110

N

3 Planning Board 108.75 L-12-2 -222-021

B RDE-2022-002 - AMERICAN REALTY ENTERPRIS R

12/31/22 01/13/23

113

N

4 Planning Board 181.25 L-12-2 -222-001

B MONMOUTH WELLNESS & HEALING-PBSP2022-001 R

12/31/22 01/13/23

115

N

5 Planning Board 540.00 L-12-2 -222-011

B MON WELL & HEAL-INSPECTION-PBSP2022-001 R

12/31/22 01/13/23

116

N

6 Planning Board 3,087.50 L-12-2 -222-025

B 146 FREEHOLD LLC - PBUV-2022-011 R

12/31/22 01/13/23

117

N

5,157.50

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FREEHOLD BOROUGH  
Bill List By Vendor Id

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct Type	Description	Enc	Date	Date	Date	Invoice	Excl
00105	ABBINGTON ENGINEERING, LLC	Continued										
22-01771	12/31/22 PROF SVCS- SAFE STS TO TRANSIT	22-00002	C									
1	PROF SVCS- SAFE STS TO TRANSIT	18,800.00	C-04-7	-765-101	B	2022/9-SRTT-DWNTWN PED IMPROV PROJ-40A	R	08/01/22	01/13/23		2878	N
22-01772	12/31/22 LAND SURVEYING- MARKET YARD		B									
2	LAND SURVEYING- MARKET YARD	24,000.00	C-04-7	-766-101	B	2022/13-PARKING UTILITY IMPR-40A:2-20	R	12/31/22	01/13/23		2880	N
Vendor Total:		57,338.93										
01123	ALL HANDS FIRE EQUIPMENT											
22-01528	11/17/22 rescue equipment											
1	rescue equipment	1,660.15	2-01-2	-200-506	B	FIRE DEPT - TRAVEL/TRAINING	R	11/17/22	01/13/23		18284	N
Vendor Total:		1,660.15										
01146	ALLIED DIESEL SERVICE CO											
22-01380	10/26/22 Sewer Jet Truck-Yearly Service											
1	Sewer Jet Truck-Yearly Service	775.00	2-01-3	-315-421	B	VEHICLE MAINTENANCE & REPAIR	R	10/26/22	01/13/23		121162	N
22-01456	11/04/22 CDL Dumps/Smoke Test/inspectio											
1	CDL Dumps/Smoke Test/Inspectio	487.50	2-09-8	-800-421	B	W/S ADMIN.- VEHICLE MTN/REPAIR	R	11/04/22	01/13/23		41259	N
Vendor Total:		1,262.50										
01199	AMAZON.COM SERVICES, INC.											
22-01596	12/01/22 DECEMBER SUPPLIES											
1	HOSE, SAW BLADES, SANDING DISC	107.07	2-01-3	-300-298	B	ROAD REPAIR & MAINT - SUPPLIES	R	12/01/22	01/13/23		1Q6HCF6VKJ19	N
2	PHONE CHARGERS, CROSSING GUARD	985.33	2-01-2	-240-151	B	POLICE DEPT - OFFICE SUPPLIES	R	12/01/22	01/13/23		1Q6HCF6VKJ19	N
4	CALCULATOR, PENS	121.86	2-01-1	-135-154	B	FINANCE - SUPPLIES	R	12/01/22	01/13/23		1Q6HCF6VKJ19	N
5	CABLES, CD SLEEVES	31.67	2-01-2	-240-151	B	POLICE DEPT - OFFICE SUPPLIES	R	12/01/22	01/13/23		1Q6HCF6VKJ19	N
6	CHARGER, STAPLER,TRAY,KEYBOARD	111.72	2-01-2	-240-151	B	POLICE DEPT - OFFICE SUPPLIES	R	12/01/22	01/13/23		1Q6HCF6VKJ19	N
7	CHAIR	139.99	2-01-2	-240-151	B	POLICE DEPT - OFFICE SUPPLIES	R	12/04/22	01/13/23		1Q6HCF6VKJ19	N
8	ENVELOPES	27.99	2-01-1	-101-151	B	ADM/EXEC(CLERK)--SUPPLIES,EQUIPMENT	R	12/04/22	01/13/23		1Q6HCF6VKJ19	N
9	METAL DETECTORS	344.98	2-01-2	-240-226	B	POLICE DEPT - EQUIPMENT M & R	R	12/04/22	01/13/23		1Q6HCF6VKJ19	N
10	TONER, CHAIR LABEL MAKERS,TAPE	986.99	2-01-2	-240-151	B	POLICE DEPT - OFFICE SUPPLIES	R	12/04/22	01/13/23		1Q6HCF6VKJ19	N
11	STAND UP DESK	424.00	2-01-2	-240-151	B	POLICE DEPT - OFFICE SUPPLIES	R	12/04/22	01/13/23		1Q6HCF6VKJ19	N
12	ENGINE HEATERS,TOOLS, GRINDING	559.95	2-01-3	-300-298	B	ROAD REPAIR & MAINT - SUPPLIES	R	12/04/22	01/13/23		1Q6HCF6VKJ19	N
13	DRAIN TUBS	56.33	2-01-3	-300-298	B	ROAD REPAIR & MAINT - SUPPLIES	R	12/04/22	01/13/23		1Q6HCF6VKJ19	N

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FREEHOLD BOROUGH  
Bill List By Vendor Id

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Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date Invoice	1099 Excl
01199	AMAZON.COM SERVICES, INC.	Continued						
	22-01596 12/01/22 DECEMBER SUPPLIES	Continued						
	14 KNIFE SETS	8.98 2-01-3 -300-298	B ROAD REPAIR & MAINT - SUPPLIES	R	12/04/22	01/13/23	1Q6HCF6VKJ19	N
	15 TRASH BAGS	475.08 G-02-9 -900-036	B CLEAN COMM O/E	R	12/04/22	01/13/23	1Q6HCF6VKJ19	N
	16 BAG, HAMMER, STRAPS, GLOW STIC	480.01 2-01-2 -240-226	B POLICE DEPT - EQUIPMENT M & R	R	12/04/22	01/13/23	1Q6HCF6VKJ19	N
	17 MARKERS	30.95 2-01-2 -240-151	B POLICE DEPT - OFFICE SUPPLIES	R	12/04/22	01/13/23	1Q6HCF6VKJ19	N
	18 BLEEDING CONTROL PACKS, MULTIT	1,767.15 2-01-2 -240-226	B POLICE DEPT - EQUIPMENT M & R	R	12/04/22	01/13/23	1Q6HCF6VKJ19	N
	19 PRY BARS	149.85 2-01-2 -240-226	B POLICE DEPT - EQUIPMENT M & R	R	12/04/22	01/13/23	1Q6HCF6VKJ19	N
	20 ID PRINTER INK & BADGES	183.87 2-01-2 -200-217	B FIRE DEPT - EQUIPMENT REPLACEMENT	R	12/04/22	01/13/23		N
	21 TABLE, CHAIRS, PRINTER, TONER	1,398.36 2-01-7 -750-298	B PUBLIC LIBRARY - FURNITURE & SUPPLIES	R	12/01/22	01/13/23	1Q6HCF6VKJ19	N
	22 MOBILE FILE CABINET	407.94 2-01-7 -750-298	B PUBLIC LIBRARY - FURNITURE & SUPPLIES	R	12/01/22	01/13/23	1Q6HCF6VKJ19	N
	23 4 WAY SIGNS	51.80 2-01-3 -300-261	B ROAD REPAIR & MAINT - SIGNS, PAINTING	R	12/01/22	01/13/23	1Q6HCF6VKJ19	N
	24 PLAY MAT FOR KIDS	79.96 2-01-7 -750-298	B PUBLIC LIBRARY - FURNITURE & SUPPLIES	R	12/01/22	01/13/23	1Q6HCF6VKJ19	N
	27 SAW BLADES	53.00 2-01-3 -300-298	B ROAD REPAIR & MAINT - SUPPLIES	R	12/01/22	01/13/23	1Q6HCF6VKJ19	N
	28 RETURN ACCT BOOK CREDIT	64.99 2-01-1 -160-151	B PLANNING BOARD - SUPPLIES	R	12/31/22	01/13/23	CR1DTTK4GQJCLH	N
		8,919.84						
	Vendor Total:	8,919.84						
01225	AMERICAN WEAR INC							
	22-01418 11/04/22 NOVEMBER UNIFORMS							
	1 NOVEMBER UNIFORMS*STS/RDS	237.07 2-01-3 -300-208	B ROAD REPAIR & MAINT - UNIFORMS	R	11/04/22	01/13/23	999546	N
	2 NOVEMBER UNIFORMS-W/S	239.56 2-09-8 -800-208	B W/S ADMIN -- UNIFORMS	R	11/04/22	01/13/23	999543	N
	3 NOVEMBER UNIFORMS-WTP	35.80 2-09-8 -800-208	B W/S ADMIN -- UNIFORMS	R	11/04/22	01/13/23	999545	N
	4 NOVEMBER UNIFORMS-FIRE	34.20 2-01-2 -200-209	B FIRE DEPT - UNIFORMS DISPATCH	R	11/04/22	01/13/23	999547	N
		546.63						
	Vendor Total:	546.63						
01708	ARBUS, MAYBRUCH & GOODE, LLC							
	22-00029 01/12/22 LEGAL RETAINER - 2022	B						
	18 DECEMBER LEGAL RETAINER	5,400.00 2-01-1 -141-338	B LEGAL - BOROUGH ATTORNEY	R	01/12/22	01/13/23	3372-001M #27	N
	22-00256 03/01/22 2022 LEGAL/EXTRAORDINARY MTRS	B						
	10 DECEMBER DECLARATORY JUDGMENT	2,100.00 2-01-1 -141-340	B LEGAL - LITIGATION/EXTRAORDINARY MATTERS	R	03/01/22	01/13/23	3372-005M #21	N
	11 BALANCE OF DEC RETAINER	1,350.00 2-01-1 -141-340	B LEGAL - LITIGATION/EXTRAORDINARY MATTERS	R	03/01/22	01/13/23	3372-001M #27	N
		3,450.00						

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FREEHOLD BOROUGH  
Bill List By Vendor Id

Page No: 4

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
01708	ARBUS, MAYBRUCH & GOODE, LLC		Continued									
22-01661	12/13/22 NOVEMBER W/S LEGAL											
1	NOVEMBER W/S LEGAL	150.00	2-09-8 -800-338		B W/S ADMIN. - LEGAL	R	12/13/22	01/13/23		3372-003M #20	N	
2	NOVEMBER W/S LEGAL	30.00	2-09-8 -800-338		B W/S ADMIN. - LEGAL	R	12/13/22	01/13/23		3372-004M #17	N	
		180.00										
Vendor Total:		9,030.00										
01746	A R COMMUNICATIONS											
22-01641	12/13/22 Radio install chiefs veh											
1	Radio install chiefs veh	190.00	2-01-2 -200-384		B FIRE DEPT - UPKEEP RADIOS M&R	R	12/13/22	01/13/23		52289	N	
Vendor Total:		190.00										
01820	GANNETT NJ NEWSPAPERS											
22-01609	12/05/22 DECEMBER LEGAL ADS											
1	AD 5513957 2022/22	46.44	2-01-1 -101-314		B ADM/EXEC. PRINTING LEGAL NOTIC	R	12/05/22	01/13/23		5240388	N	
2	AD 5513973 2022/20	43.80	2-01-1 -101-314		B ADM/EXEC. PRINTING LEGAL NOTIC	R	12/05/22	01/13/23		5240388	N	
3	AD 5514019 2022/19	43.36	2-01-1 -101-314		B ADM/EXEC. PRINTING LEGAL NOTIC	R	12/05/22	01/13/23		5240388	N	
4	AD 5516803 2022/21	91.32	2-01-1 -101-314		B ADM/EXEC. PRINTING LEGAL NOTIC	R	12/05/22	01/13/23		5240388	N	
5	AD 5531561 2022/21	47.32	2-01-1 -101-314		B ADM/EXEC. PRINTING LEGAL NOTIC	R	12/05/22	01/13/23		5240388	N	
6	AD 5504141 TAX SALE	104.96	2-01-1 -125-536		B TAX COLLECTOR - TAX SALE	R	12/05/22	01/13/23		5240388	N	
		377.20										
Vendor Total:		377.20										
01925	ATLANTIC PLUMBING SUPPLY CORP											
22-01465	11/04/22 Meter Pit Yokes											
1	Meter Pit Yokes	291.80	2-09-8 -815-770		B WATER SERVICE - UPGRADE LINES	R	11/04/22	01/13/23		3771621.001	N	
Vendor Total:		291.80										
01931	ATLANTIC TOMORROWS OFFICE											
22-01324	10/11/22 COPIER MAINT & USAGE BH & COUR											
1	COPIER USAGE -BORO HALL	541.12	2-01-1 -110-151		B CENTRAL FUNCTIONS	R	10/11/22	01/13/23		400723	N	

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Item Description	Amount	Charge Account	Acct Type Description					
01931 ATLANTIC TOMORROWS OFFICE	Continued							
22-01324 10/11/22 COPIER MAINT & USAGE BH & COUR	Continued							
2 COPIER MAINTENANCE -COURT	390.00	2-01-6 -655-301	B MUNICIPAL COURT - COPY MACHINE/EQUIP M&R R	10/11/22	01/13/23		400722	N
	931.12							
Vendor Total:	931.12							
02114 AVIDXCHANGE, INC.								
22-01712 12/22/22 DEC/22 UTILITY BILLING								
1 DEC/22 UTILITY BILLING	114.50	2-01-1 -135-349	B FINANCE - UTILITY FEES R	12/22/22	01/13/23		40752189	N
2 DEC/22 UTILITY BILLING	114.50	2-09-8 -811-348	B W/S - ACCOUNTING,UTILITY FEES R	12/22/22	01/13/23		40752189	N
	229.00							
Vendor Total:	229.00							
02608 B & B DIVERSIFIED SERVICES LLC								
22-01620 12/05/22 DECEMBER JANITORIAL SERVICES								
1 DECEMBER JANITORIAL SERVICES	497.38	2-01-1 -190-407	B PUBLIC B&G - BORO HALL R	12/05/22	01/13/23		54DEC22	N
2 DECEMBER JANITORIAL SERVICES	922.38	2-01-1 -190-405	B PUBLIC B&G - POLICE STATION R	12/05/22	01/13/23		54DEC22	N
3 DECEMBER JANITORIAL SERVICES	234.88	2-01-7 -750-171	B PUBLIC LIBRARY - BLDG MAINT/REPAIR R	12/05/22	01/13/23		55DEC22	N
4 DECEMBER JANITORIAL SERVICES	126.55	2-01-1 -190-413	B PUBLIC B&G - DPW R	12/05/22	01/13/23		54DEC22	N
	1,781.19							
Vendor Total:	1,781.19							
02614 BEACON PLANNING & CONSULTING								
22-00321 03/07/22 2022 PROF PLANNING SVCES		B						
7 2022 PROF PLANNING SVCES-OCT	2,460.00	2-01-1 -115-510	B BUS.ADMIN--CONSULTANT SVCES. R	03/07/22	01/13/23		17-11-22	N
Vendor Total:	2,460.00							
02626 BAKER & TAYLOR LLC								
22-00071 01/18/22 book/media order		B						
61 BOOKS INVOICE 5017997476	599.95	2-01-7 -750-168	B PUBLIC LIBRARY - NEW BOOKS R	08/03/22	01/13/23		5017997476	N
62 BOOKS INVOICE 5018042044	169.02	2-01-7 -750-168	B PUBLIC LIBRARY - NEW BOOKS R	08/03/22	01/13/23		5018042044	N
63 BOOKS INVOICE 5018015979	216.04	2-01-7 -750-168	B PUBLIC LIBRARY - NEW BOOKS R	08/03/22	01/13/23		5018015979	N
64 BOOKS INVOICE 5018034847	309.06	2-01-7 -750-168	B PUBLIC LIBRARY - NEW BOOKS R	08/03/22	01/13/23		5018034847	N



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Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Invoice	Excl	
02626	BAKER & TAYLOR LLC		Continued								
22-00071	01/18/22 book/media order		Continued								
65	BOOKS INVOICE 5018064896	31.81	2-01-7 -750-168	B	PUBLIC LIBRARY - NEW BOOKS	R	08/03/22	01/13/23	5018064896	N	
		1,325.88									
	Vendor Total:	1,325.88									
02670	BARGS LAWN & GARDEN SHOP INC.										
22-01419	11/04/22 NOVEMBER SUPPLIES/REPAIRS										
1	REPAIR TAMPER	97.40	2-09-8 -815-246	B	WATER SERVICE - MISC EQUIPMENT	R	11/04/22	01/13/23	108442	N	
	Vendor Total:	97.40									
03044	BEN SHAFFER RECREATION INC.										
22-01362	10/18/22 NPP-Trash Receptacle&Rain Bonn										
1	NPP-Trash Receptacle&Rain Bonn	10,500.00	G-02-21-900-003	B	NEIGHBORHOOD PRESERVATION GRANT-0/E	R	10/18/22	01/13/23	BS22-941GP	N	
	Vendor Total:	10,500.00									
04101	ELKS LODGE BPOE 1454										
22-01586	11/29/22 SENIOR HOLIDAY PARTY										
1	SENIOR HOLIDAY PARTY	2,450.00	2-01-4 -470-298	B	SR. CITIZEN -- OTHER EXPENSES	R	11/29/22	01/13/23		N	
	Vendor Total:	2,450.00									
04347	BRITTON INDUSTRIES, INC.										
22-01473	11/09/22 GRINDING & REMOVAL OF BRUSH										
1	GRINDING & REMOVAL OF BRUSH	22,500.00	2-01-3 -332-489	B	SOLID WASTE - LEAF/BRUSH DISPOSAL/GRIND	R	11/09/22	01/13/23	0896631	N	
	Vendor Total:	22,500.00									
05249	CAMPBELL SUPPLY INC										
22-00964	07/15/22 1590 full ariel service										
1	1590 full ariel service	4,999.79	2-01-2 -200-421	B	FIRE DEPT - UPKEEP APPARATUS	R	07/15/22	01/13/23	R111001277:01	N	
22-00970	07/15/22 1580 chassis service										
1	1580 chassis service	2,574.99	2-01-2 -200-421	B	FIRE DEPT - UPKEEP APPARATUS	R	07/15/22	01/13/23	R111001280:01	N	

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05249	CAMPBELL SUPPLY INC				Continued											
22-00972	07/15/22	1577	chassis service													
1	1577	chassis service	2,275.02	2-01-2	-200-421			B FIRE DEPT - UPKEEP APPARATUS	R	07/15/22	01/13/23				R111001279:01	N
22-00977	07/15/22	1575	Service													
1	1575	Service	2,574.97	2-01-2	-200-421			B FIRE DEPT - UPKEEP APPARATUS	R	07/15/22	01/13/23				R111001278:01	N
22-01642	12/13/22	1575	replaceme cab storage bag													
1	1575	replaceme cab storage bag	666.95	2-01-2	-200-421			B FIRE DEPT - UPKEEP APPARATUS	R	12/13/22	01/13/23				R112005376:01	N
Vendor Total:			13,091.72													
05390	CAVANAUGHS EXTERMINATING CO															
22-01414	11/04/22	NOVEMBER	EXTERMINATING													
1	NOVEMBER	EXTERMINATING-PD	55.00	2-01-1	-190-405			B PUBLIC B&G - POLICE STATION	R	11/04/22	01/13/23				892871	N
2	NOVEMBER	EXTERMINATING-DPW	75.00	2-01-1	-190-413			B PUBLIC B&G - DPW	R	11/04/22	01/13/23				892604	N
			130.00													
Vendor Total:			130.00													
05400	CDW GOVERNMENT INC.															
22-01534	11/22/22	Brother	equipment													
1	Brother	Equipment	1,805.96	2-01-2	-240-552			B POLICE DEPT - VEHICLES/OUTFITTING/EQUIP.	R	11/22/22	01/13/23				FL78831,FH15649	N
22-01568	11/27/22	TELEVISION	MONITORS													
1	TV'S	FOR CAMERA SYSTEM	612.20	2-01-2	-240-226			B POLICE DEPT - EQUIPMENT M & R	R	11/27/22	01/13/23				FJ56303	N
Vendor Total:			2,418.16													
05653	CENTRAL JERSEY ELECTRICAL															
22-01364	10/18/22	NPP - Mural	Restoration													
1	NPP - Mural	Restoration	4,002.91	G-02-21	-900-003			B NEIGHBORHOOD PRESERVATION GRANT-O/E	R	10/18/22	01/13/23				4336	N
Vendor Total:			4,002.91													

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Item	Description	Amount	Charge	Account	Acct Type	Description						
05906	CABALLERO & SONS INC.											
22-01535	11/22/22 Gas Plumb work-Dogwood Station											
1	Gas Plumb work-Dogwood Station	1,850.00	2-09-8	-821-495	B	SEWER SERVICE - DOGWOOD P.S.	R	11/22/22	01/13/23		7117	N
	Vendor Total:	1,850.00										
06084	CIVICPLUS, LLC											
22-01650	12/13/22 Supplement 33 - Code Book											
1	Supplement 33 - Code Book	2,919.00	2-01-1	-101-161	B	ADM/EXEC.--CODIFICATION	R	12/13/22	01/13/23		241426	N
2	MAINTENANCE FEE	350.00	2-01-1	-101-161	B	ADM/EXEC.--CODIFICATION	R	12/13/22	01/13/23		244081	N
		3,269.00										
	Vendor Total:	3,269.00										
06672	WAGEWORKS, INC.											
22-01076	08/10/22 COBRA DIRECT BILL AUG-DEC 2022				B							
6	COBRA DIRECT BILL 12/2022	42.43	2-01-6	-605-733	B	EMPLOYEE GROUP INSURANCE-DENTAL	R	08/10/22	01/13/23		1222-TR65887	N
	Vendor Total:	42.43										
06685	CONTRACTOR SERVICE											
22-01342	10/12/22 Re-stock Markout Paint											
1	Re-stock Markout Paint	498.12	2-09-8	-815-298	B	WATER SERVICE -MISC. SUPPLIES	R	10/12/22	01/13/23		58430	N
22-01499	11/10/22 Roadsaw Blades/re-stock											
1	Roadsaw Blades/re-stock	520.00	2-09-8	-815-298	B	WATER SERVICE -MISC. SUPPLIES	R	11/10/22	01/13/23		58490	N
	Vendor Total:	1,018.12										
08213	DE LISA DEMOLITION, INC.											
22-01730	12/23/22 DECEMBER TRASH REMOVAL											
1	DECEMBER TRASH REMOVAL	38,500.00	2-01-3	-331-151	B	REFUSE- COLLECTION	R	12/23/22	01/13/23		249251	N
2	NOVEMBER RECYCLING	8,196.72	2-01-3	-332-458	B	SOLID WASTE - DISPOSAL	R	12/23/22	01/13/23		249875	N
3	TIPPING FEES 12/1-12/15	19,273.79	2-01-3	-332-458	B	SOLID WASTE - DISPOSAL	R	12/23/22	01/13/23		250044	N
4	TIPPING FEES 12/16-12/30	18,422.84	2-01-3	-332-458	B	SOLID WASTE - DISPOSAL	R	12/23/22	01/13/23		253018	N
5	DUMPSTERS	595.65	2-01-3	-332-458	B	SOLID WASTE - DISPOSAL	R	12/23/22	01/13/23		252948	N

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Item Description			Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
14129		FIORENTINO MECHANICAL										
22-01538	11/22/22	CONTROL MODULE FOR BOILER										
1		CONTROL MODULE FOR BOILER	1,465.75	2-01-1 -190-412	B	PUBLIC B&G-COURT STREET SCHOOL	R	11/22/22	01/13/23		3011561	N
Vendor Total:			1,465.75									
14784		FREEHOLD SERVICE CENTER LLC										
22-01704	12/22/22	NPP - Facade Improvement										
1		NPP - Facade Improvement	5,087.98	G-02-21-900-003	B	NEIGHBORHOOD PRESERVATION GRANT-O/E	R	12/22/22	01/13/23			N
Vendor Total:			5,087.98									
14793		TOWNSHIP OF FREEHOLD										
22-01622	12/05/22	NOVEMBER IT SERVICES										
1		NOVEMBER IT SERVICES	1,945.41	2-01-7 -761-562	B	INTERLOCAL-INFO TECHNOLOGY MAINT-FR.TWP.	R	12/05/22	01/13/23		22-01081	N
Vendor Total:			1,945.41									
15676		GARDEN STATE HWY PRODUCTS INC										
22-00450	04/03/22	Sign Posts,Break Away's,Paint										
1		Sign Posts,Break Away's,Paint	3,219.10	2-01-3 -300-261	B	ROAD REPAIR & MAINT - SIGNS, PAINTING	R	04/03/22	01/13/23		107509/109125	N
Vendor Total:			3,219.10									
16064		GENTE										
22-01779	12/30/22	ANNUAL ADMIN FEE										
1		ANNUAL ADMIN FEE	500.00	2-01-6 -605-735	B	EMPLOYEE GROUP INSURANCE-MISC.EXPENSES	R	12/31/22	01/13/23		137297	N
Vendor Total:			500.00									
17086		GOVERNMENT STRATEGY GROUP										
22-00322	03/07/22	2022 GEN.MGMT/OVERSIGHT SVCES			B							
8 OCT. 22 - NOV 21, 2022			3,950.00	2-01-1 -115-510	B	BUS.ADMIN--CONSULTANT SVCES.	R	07/18/22	01/13/23		2022-9	N
Vendor Total:			3,950.00									



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Item	Description	Amount	Charge	Account	Acct Type	Description						
18209	HAYES, JAMAL											
22-01675	12/14/22 Workboot Allowance/Jamal Hayes											
1	Workboot Allowance/Jamal Hayes	170.00	2-09-8	-800-208	B	W/S ADMIN -- UNIFORMS	R	12/14/22	01/13/23			N
	Vendor Total:	170.00										
18220	HACH CO INC											
22-01584	11/29/22 WATER TESTING SUPPLIES											
1	WATER TESTING SUPPLIES	1,283.40	2-09-8	-831-478	B	WATER PLANT - TESTS, LAB FEES	R	11/29/22	01/13/23		13370093/7208	N
	Vendor Total:	1,283.40										
18650	J R HENDERSON LABS INC											
22-01425	11/04/22 NOVEMBER WATER TESTING											
1	NOVEMBER WATER TESTING	676.00	2-09-8	-831-478	B	WATER PLANT - TESTS, LAB FEES	R	11/04/22	01/13/23		60542	N
	Vendor Total:	676.00										
19670	HOME DEPOT HDCS											
22-01613	12/05/22 DECEMBER SUPPLIES											
1	BATTERIES	6.87	2-01-1	-190-174	B	PUBLIC B&G - BLDG.MNT./SUPPLIES	R	12/05/22	01/13/23		9626117	N
2	LUMBER, WASHERS, BOLTS, SCREWS	82.74	2-01-3	-300-298	B	ROAD REPAIR & MAINT - SUPPLIES	R	12/05/22	01/13/23		5013508	N
4	FILTERS	23.92	2-01-1	-190-406	B	PUBLIC B&G - FIRE HOUSE	R	12/05/22	01/13/23		625976	N
5	WIRE CONNECTORS, BALLAST, BAGS	218.11	2-01-3	-300-298	B	ROAD REPAIR & MAINT - SUPPLIES	R	12/05/22	01/13/23		4612492	N
6	PAINTING SUPPLIES	215.43	2-01-7	-750-171	B	PUBLIC LIBRARY - BLDG MAINT/REPAIR	R	12/05/22	01/13/23		1163874	N
7	CHAIN, GRAFITTI REMOVER, PAINT	368.59	2-01-4	-451-278	B	PARK MAINTENANCE	R	12/27/22	01/13/23		6010276	N
		915.66										
	Vendor Total:	915.66										
19675	HORIZON BLUE CROSS/BLUE SHIELD											
23-00001	01/13/23 JAN/2023 DENTAL: GROUP #96208											
1	JAN/2023 - CURR DENTAL INS	4,334.33	3-01-6	-605-733	B	EMPLOYEE GROUP INSURANCE-DENTAL	R	01/13/23	01/13/23		AC #091340377	N
2	JAN/2023 - LIBR DENTAL INS	57.27	3-01-7	-750-731	B	PUBLIC LIBRARY - HEALTH INSURANCE	R	01/13/23	01/13/23		AC #091340377	N
3	JAN/2023 - WS DENTAL INS	553.71	3-09-8	-800-733	B	W/S ADMIN - EMPLOYEE GROUP INS - DENTAL	R	01/13/23	01/13/23		AC #091340377	N

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Item Description	Amount Charge Account Acct Type Description	Enc Date Date	Date Invoice	Excl		
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31238 MANALAPAN H.S.BAND						
22-01389 10/27/22 SPOOKTACULAR BAND PERFORMANCE						
1 SPOOKTACULAR BAND PERFORMANCE	200.00 T-15-9 -900-515 B COMMUNITY EVENTS - SPOOKTACULAR	R	10/27/22 01/13/23			N
Vendor Total:	200.00					
32045 MILLENNIUM STRATEGIES LLC						
22-00320 03/07/22 2022 GRANT WRITING SVCS	B					
10 2022 GRANT WRITING SVCS-NOV	3,000.00 2-01-1 -115-510 B BUS.ADMIN--CONSULTANT SVCS.	R	03/07/22 01/13/23	14012		N
11 2022 GRANT WRITING SVCS-DEC	3,000.00 2-01-1 -115-510 B BUS.ADMIN--CONSULTANT SVCS.	R	03/07/22 01/13/23	14013		N
	6,000.00					
Vendor Total:	6,000.00					
32068 MIRACLE CHEMICAL CO INC						
22-01423 11/04/22 NOVEMBER CHLORINE						
1 NOVEMBER CHLORINE 11/2	191.88 2-09-8 -831-241 B WATER PLANT - CHEMICALS	R	11/04/22 01/13/23	52577		N
2 NOVEMBER CHLORINE 11/09	345.38 2-09-8 -831-241 B WATER PLANT - CHEMICALS	R	11/04/22 01/13/23	52659		N
4 NOVEMBER CHLORINE 11/23	330.03 2-09-8 -831-241 B WATER PLANT - CHEMICALS	R	11/04/22 01/13/23	52740		N
5 NOVEMBER CHLORINE 11/30	460.50 2-09-8 -831-241 B WATER PLANT - CHEMICALS	R	11/04/22 01/13/23	52815		N
6 NOVEMBER CHLORINE 11/16	422.13 2-09-8 -831-241 B WATER PLANT - CHEMICALS	R	11/04/22 01/13/23	52671		N
	1,749.92					
Vendor Total:	1,749.92					
32707 COUNTY TAX ADMINISTRATOR						
22-01395 10/27/22 2022 MOD IV ACCESS FEES						
1 2022 MOD IV ACCESS FEES	4.29 2-01-1 -125-151 B TAX COLLECTOR - SUPPLIES,NOTICES	R	10/27/22 01/13/23	16		N
2 2022 MOD IV ACCESS FEES	1,223.59 2-01-1 -120-308 B TAX ASSESSOR - COMPUTER MNT/SOFTWARE	R	10/27/22 01/13/23	16		N
	1,227.88					
Vendor Total:	1,227.88					
32761 MENENDEZ, WAGNER B. MERLOS						
22-01643 12/13/22 DDS SOCIAL MEDIA ADVERTISING						
1 DDS SOCIAL MEDIA ADVERTISING	1,424.89 G-02-22-900-004 B GRANT FD-SNJ-INCLUSIVE HEALTHY COMM.	R	12/13/22 01/13/23	11/15/22		N
Vendor Total:	1,424.89					



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40474	POWER DMS INC.	22-01780	01/10/23	POWER POLICY PROF. SUBSCRIPT									
		1		POWER POLICY PROF. SUBSCRIPT	4,328.50	2-01-2 -240-325	B POLICE DEPT - SERVICE CONTRACTS	R	12/31/22	01/13/23		24960	N
	Vendor Total:				4,328.50								
40742	NICALI LLC	22-01120	08/19/22	1000 SHEETS LETTERHEAD									
		1		1000 SHEETS LETTERHEAD	385.00	2-01-1 -110-151	B CENTRAL FUNCTIONS	R	08/19/22	01/13/23			N
22-01517	11/17/22 HOUSING REPORTS												
	1 HOUSING REPORTS				350.00	2-01-1 -115-151	B BUS. ADM PRINTNG,SUPPLY,EQUIP.	R	11/17/22	01/13/23		10049409	N
22-01631	12/05/22 DECEMBER NEWSLETTERS												
	1 DECEMBER NEWSLETTER-PRG.PROMO				156.00	G-02-21-900-003	B NEIGHBORHOOD PRESERVATION GRANT-O/E	R	12/05/22	01/13/23		10049419	N
	2 DEC NEWSLT/Flyer NPP/RCA PROMO				225.00	G-02-21-900-003	B NEIGHBORHOOD PRESERVATION GRANT-O/E	R	12/05/22	01/13/23		10049422	N
					381.00								
22-01649	12/13/22 Taxi Owner/Driver Licenses												
	1 Taxi Owner/Driver Licenses				65.00	2-01-1 -101-151	B ADM/EXEC(CLERK)--SUPPLIES,EQUIPMENT	R	12/13/22	01/13/23		10049437	N
	Vendor Total:				1,181.00								
40775	PROSHRED SECURITY	22-01599	12/01/22	OCTOBER SHREDDING									
		1		OCTOBER SHREDDING	200.00	2-01-1 -110-151	B CENTRAL FUNCTIONS	R	12/01/22	01/13/23		800035252	N
	Vendor Total:				200.00								
44206	RACHLES/MICHELE'S OIL COMPANY	22-01680	12/19/22	NOVEMBER GASOLINE/DIESEL									
		1		NOVEMBER GASOLINE	8,655.45	2-01-4 -448-448	B GASOLINE	R	12/19/22	01/13/23		374363/375141	N
		2		NOVEMBER DIESEL	4,229.96	2-01-4 -448-448	B GASOLINE	R	12/19/22	01/13/23		373755	N
					12,885.41								
	Vendor Total:				12,885.41								





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Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
50099	THE ASSOC FOR RURAL & SMALL	22-01530	11/17/22	Asn Rural & Sm Libs membership										
	1 Asn Rural & Sm Libs membership				150.00	2-01-7	-750-236	B PUBLIC LIBRARY --MISCELLANEOUS	R	11/17/22	01/13/23		66913	N
	Vendor Total:				150.00									
50261	TOMAR INDUSTRIES INC	22-01426	11/04/22	NOVEMBER JANITORIAL SUPPLIES										
	2 PAPER TOWELS, TOILET TISSUE				280.20	2-01-7	-750-171	B PUBLIC LIBRARY - BLDG MAINT/REPAIR	R	11/04/22	01/13/23		158627	N
	3 PAPER TOWELS, TOILET TISSUE				433.44	2-01-1	-190-413	B PUBLIC B&G - DPW	R	11/04/22	01/13/23		159015	N
					713.64									
	Vendor Total:				713.64									
50804	TITAN TECHNOLOGIES LLC	22-01706	12/22/22	NPP - Facade Improvements										
	1 NPP - Facade Improvements				5,000.00	G-02-21	-900-003	B NEIGHBORHOOD PRESERVATION GRANT-O/E	R	12/22/22	01/13/23			N
	Vendor Total:				5,000.00									
53819	USABUEBOOK	22-01551	11/27/22	Wet Well Transmitters										
	1 Wet Well Transmitters				1,944.87	2-09-8	-821-502	B SEWER SERVICE - BIRCH DRIVE P.S.	R	11/27/22	01/13/23		189587	N
	Vendor Total:				1,944.87									
55056	VERIZON	22-01778	12/31/22	DECEMBER TELEPHONE										
	1 DECEMBER TELEPHONE				332.08	2-09-8	-831-362	B WATER PLANT - TELEPHONE	R	12/31/22	01/13/23			N
	2 DECEMBER TELEPHONE				110.06	2-01-6	-655-362	B MUNICIPAL COURT - TELEPHONE	R	12/31/22	01/13/23			N
	3 DECEMBER TELEPHONE				465.58	2-01-4	-440-440	B TELEPHONE SERVICE	R	12/31/22	01/13/23			N
					907.72									
	Vendor Total:				907.72									
55060	VERIZON WIRELESS	22-01727	12/23/22	WTP CELL SERVICE 11/14-12/13										
	1 WTP CELL SERVICE 11/14-12/13				184.86	2-09-8	-831-362	B WATER PLANT - TELEPHONE	R	12/23/22	01/13/23		9922918132	N

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Vendor #	Name													
PO #	PO Date	Description	Contract	PO Type						First	Rcvd	Chk/Void		1099
Item Description			Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice			Exc
55060		VERIZON WIRELESS				Continued								
22-01769	12/31/22	CELL PHONES& IPADS	11/18-12/17											
1	CELL PHONES& IPADS	11/18-12/17	965.69	2-01-2	-240-385	B POLICE DEPT - VERIZON WIRELESS/DIRECT CN R		12/31/22	01/13/23		9923205839		N	
2	CELL PHONES& IPADS	11/18-12/17	164.72	2-01-2	-240-385	B POLICE DEPT - VERIZON WIRELESS/DIRECT CN R		12/31/22	01/13/23		9923205838		N	
3	CELL PHONES& IPADS	11/18-12/17	50.55	2-01-1	-155-151	B CODE ENFORCEMENT - SUPPLIES R		12/31/22	01/13/23		9923205838		N	
4	CELL PHONES& IPADS	11/18-12/17	50.55	2-09-8	-821-362	B SEWER SERVICE - TELEPHONE R		12/31/22	01/13/23		9923205838		N	
5	CELL PHONES& IPADS	11/18-12/17	10.11	2-01-6	-655-362	B MUNICIPAL COURT - TELEPHONE R		12/31/22	01/13/23		9923205838		N	
6	CELL PHONES& IPADS	11/18-12/17	654.98	2-01-4	-440-440	B TELEPHONE SERVICE R		12/31/22	01/13/23		9923205838		N	
			1,896.60											
		Vendor Total:	2,081.46											
57296		WB MASON COMPANY INC.												
22-01619	12/05/22	DECEMBER OFFICE SUPPLIES												
1	CALENDARS		23.22	2-01-1	-101-151	B ADM/EXEC(CLERK)--SUPPLIES,EQUIPMENT R		12/05/22	01/13/23		235147081		N	
2	LEGAL PADS, ENVELOPES, CDS, PE		392.03	2-01-2	-240-151	B POLICE DEPT - OFFICE SUPPLIES R		12/05/22	01/13/23		235146822		N	
3	STAPLES, FOLDERS,CAL TAPE,TONE		411.33	2-01-1	-135-154	B FINANCE - SUPPLIES R		12/05/22	01/13/23		234828900		N	
4	FOLDERS, TAPE LABELS, CALENDAR		137.49	2-01-1	-115-151	B BUS. ADM PRINTNG,SUPPLY,EQUIP. R		12/05/22	01/13/23		235147031		N	
5	PENS,RUBBER BANDS,INK,ENVELOPE		238.77	2-01-3	-300-298	B ROAD REPAIR & MAINT - SUPPLIES R		12/05/22	01/13/23		234721487/59792		N	
6	POST ITS		36.14	2-01-3	-300-298	B ROAD REPAIR & MAINT - SUPPLIES R		12/05/22	01/13/23		234724063		N	
7	CALENDARS, PAPER,APPT BOOKS		314.49	2-01-1	-155-151	B CODE ENFORCEMENT - SUPPLIES R		12/05/22	01/13/23		235146834		N	
8	CALENDARS, PAPER,APPT BOOKS		314.49	2-01-2	-260-151	B UNIFORM CONSTRUCTION - FORMS/SUPPLIES R		12/05/22	01/13/23		235146834		N	
9	CALENDARS		23.22	2-01-1	-120-151	B TAX ASSESSOR - SUPPLIES, MISC. R		12/05/22	01/13/23		235147081		N	
10	CALENDAR		23.22	2-01-2	-200-298	B FIRE DEPT - SUPPLIES R		12/05/22	01/13/23		235147081		N	
11	CALENDAR, COLORED PAPER		101.55	2-01-1	-135-154	B FINANCE - SUPPLIES R		12/05/22	01/13/23		235147081		N	
12	COPY PAPER		566.40	2-01-1	-110-151	B CENTRAL FUNCTIONS R		12/05/22	01/13/23		235147081		N	
13	TONER, LABELS, BINDERS, STAPLE		538.61	2-09-8	-811-298	B W/S ACCTNG. -- OFFICE SUPPLIES R		12/05/22	01/13/23		235152462,90450		N	
14	COPY PAPER		264.32	2-01-6	-655-151	B MUNICIPAL COURT - SUPPLIES R		12/05/22	01/13/23		235192531		N	
15	CALENDARS		104.49	2-01-1	-155-151	B CODE ENFORCEMENT - SUPPLIES R		12/05/22	01/13/23		235212717		N	
16	CALENDARS--RETURN		124.29	2-01-1	-155-151	B CODE ENFORCEMENT - SUPPLIES R		12/05/22	01/13/23		CM1481998		N	
17	PRINTER INK		84.74	2-01-1	-101-151	B ADM/EXEC(CLERK)--SUPPLIES,EQUIPMENT R		12/05/22	01/13/23		235214726		N	
18	CALENDAR		23.39	2-01-1	-101-527	B ADM/EXEC. -- REGISTRAR R		12/05/22	01/13/23		235316016		N	
			3,473.61											
		Vendor Total:	3,473.61											

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Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct Type	Description	Enc	Date	Date	Date	Invoice	Excl
57625	WEINER LAW GROUP, LLP											
22-01623	12/05/22 Planning Board											
1	Planning Board	192.00	L-12-2	-221-021	B COLTS PRIDE-PBSD-2021-011	B74/L1.01/15	R	12/05/22	01/13/23		287327	N
Vendor Total:		192.00										
68091	ZAWASKI, TIMOTHY											
22-01687	12/19/22 Workboot Allowance											
1	Workboot Allowance	79.99	2-09-8	-800-208	B W/S ADMIN -- UNIFORMS		R	12/19/22	01/13/23			N
Vendor Total:		79.99										
<hr/>												
Total Purchase Orders:		102	Total P.O. Line Items:		204	Total List Amount:		477,616.56	Total Void Amount:		0.00	



Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	2-01	245,869.78	0.00	245,869.78	0.00	0.00	245,869.78
W/S OPERATING	2-09	21,974.38	0.00	21,974.38	0.00	0.00	21,974.38
Year Total:		267,844.16	0.00	267,844.16	0.00	0.00	267,844.16
CURRENT FUND	3-01	4,429.65	0.00	4,429.65	0.00	0.00	4,429.65
W/S OPERATING	3-09	553.71	0.00	553.71	0.00	0.00	553.71
Year Total:		4,983.36	0.00	4,983.36	0.00	0.00	4,983.36
CAPITAL ACCOUNT	C-04	46,175.00	0.00	46,175.00	0.00	0.00	46,175.00
GRANT FUND	G-02	51,572.79	0.00	51,572.79	0.00	0.00	51,572.79
LAND USE TRUST	L-12	5,349.50	0.00	5,349.50	0.00	0.00	5,349.50
TRUST FUND	T-15	6,812.20	0.00	6,812.20	0.00	0.00	6,812.20
RECREATION TRUST	T-16	354.66	0.00	354.66	0.00	0.00	354.66
TAX TITLE LIEN PREMIUM TRUST	T-17	70,000.00	0.00	70,000.00	0.00	0.00	70,000.00
TAX TITLE LIEN TRUST	T-18	20,819.89	0.00	20,819.89	0.00	0.00	20,819.89
Year Total:		97,986.75	0.00	97,986.75	0.00	0.00	97,986.75
W/S CAPITAL ACCOUNT	W-06	3,705.00	0.00	3,705.00	0.00	0.00	3,705.00
Total of All Funds:		477,616.56	0.00	477,616.56	0.00	0.00	477,616.56

OFFERED BY:	SECONDED BY:
AYE NAY ABSENT ABSTAIN	AYE NAY ABSENT ABSTAIN
DI BENEDETTO	ROGERS
JORDAN	SCHNURR
REICH	SHUTZER

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JANUARY 17, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12.**

WHEREAS, the Borough of Freehold, County of Monmouth (the "Borough"), a public body corporate and politic of the State of New Jersey, is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq. (the "Act"), and

WHEREAS, N.J.S.A. 10:4-12 provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by resolution; and

WHEREAS, it is necessary for the Borough to discuss, in a session not open to the public pursuant to N.J.S.A. 10:4-12(b) (b)(7), anticipated litigation involving the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Freehold, County of Monmouth, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Mayor and Council assembled in public session on January 17, 2023 and determined that an Executive Session closed to the public shall be held on January 17, 2023 at approximately 7:30 P.M. for the discussion of matters relating to the specific items designated above.
3. This resolution will take effect immediately.