

A REGULAR MEETING OF THE MAJOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD WILL BE HELD MONDAY, FEBRUARY 27, 2023

6:30 PM      REGULAR MEETING

1. Open Public Meetings Notice.
2. Salute to the Flag.
3. Roll Call.
4. Approval of Minutes: Council Meetings January 17, 2023 and February 13, 2023.
5. Second Reading and Public Hearing: Ordinance #2023/5 to Amend and Supplement Title 10 "Vehicles and Traffic" of the Code of the Borough of Freehold.  
Resolution Adopting Ordinance #2023/5 and Authorization of Publication.
6. Second Reading and Public Hearing: Ordinance #2023/6 to Amend and Supplement Title 5 "Business Licenses and Regulations" of the Code of the Borough of Freehold.  
Resolution Adopting Ordinance #2023/6 and Authorization of Publication.
7. Second Reading and Public Hearing: Ordinance #2023/7 to Amend and Supplement Title 10 "Vehicles and Traffic" of the Code of the Borough of Freehold.  
Resolution Adopting Ordinance #2023/7 and Authorization of Publication.
8. Second Reading and Public Hearing: Ordinance #2023/8 Amending Title 8 "Health and Safety" of the Code of the Borough of Freehold Establishing the Lead Paint Inspection Program.  
Resolution Adopting Ordinance #2023/8 and Authorization of Publication.
9. Second Reading and Public Hearing: Ordinance #2023/10 Amending the Fixing and Determining Salaries of Certain Officers, Positions and Employees of the Borough of Freehold, in the County of Monmouth, and Repealing Any and All Other Ordinances Heretofore Adopted Which are Inconsistent Herewith.  
Resolution Adopting Ordinance #2023/10 and Authorization of Publication.
10. Second Reading and Public Hearing: Ordinance #2023/11 Adopting the Redevelopment Plan Entitled "Downtown Freehold: Hometown Redevelopment Phase 1 Block 35 Redevelopment Plan."  
Resolution Adopting Ordinance #2023/11 and Authorization of Publication.
11. First Reading and Introduction: Ordinance #2023/9 to Amend and Supplement Title 18 "Zoning" of the Code of the Borough of Freehold.

12. First Reading and Introduction: Bond Ordinance #2023/12 Providing for Throckmorton Street Roadway Improvement Project, Appropriating \$1,440,000 Therefor and Authorizing the Issuance of \$1,110,860 Bonds and Notes to Finance a Portion of the Costs Thereof, Authorized in and by the Borough of Freehold, in the County of Monmouth, New Jersey.
13. Public Hearing: 2023 NJ DEP Green Acres Program: Improvements at Musgrave Park located at 7 Avenue C – playground with swings, a chess table, picnic tables and benches.
14. Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey DEP Green Acres Park Development Program.
15. **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 Cancelling and Refunding Tax Charges Regarding Block 61 Lot 15: 54 Bond Street, Freehold, NJ.

CR-2 Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations Within the Borough of Freehold.

CR-3 Appointing Stephen J. Gallo as Qualified Purchasing Agent.

CR-4 Authorizing the Use of Borough Hall and the Freehold Public Library Building by the Freehold Art Society.

CR-5 Authorizing an Emergency Temporary Appropriation of Funds for 2023.

CR-6 Extending the Date for Pet License Applications.

CR-7 Applications:

- a. Juneteenth Festival, 6/17/2023, Hall of Records Parking Lot and Lafayette Street, 12:00 PM – 4:00 PM. c/o Monmouth County Diversity Alliance
- b. Raffle License #12-23, United Way of Monmouth & Ocean Counties, 50/50 Raffle, 4/30/2023, 31 West Main Street.
- c. Raffle License #13-23, Land O’ Pines PTO, 50/50 Raffle, 4/21/2023, 18 East Main Street.
- d. Raffle License #14-23, Land O’ Pines PTO, Gift Auction, 4/21/2023, 18 East Main Street.
- e. Raffle License #15-23, Land O’ Pines PTO, Casino Night, 4/21/2023, 18 East Main Street.

**END OF CONSENT AGENDA**

16. Approval of Bills.
17. Item for Discussion:
  - a. Retail Food Establishment Fees.
18. Public Comments.
19. Council Comments.
20. 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), contract negotiation and anticipated litigation involving the Borough.
21. Adjournment.

  
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TRACI L. DI BENEDETTO, RMC

## ORDINANCE #2023/5

### AN ORDINANCE TO AMEND AND SUPPLEMENT TITLE 10 "VEHICLES AND TRAFFIC" OF THE CODE OF THE BOROUGH OF FREEHOLD

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 10 "Vehicles and Traffic" of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline.

#### 10.42            Electric Bicycles and Scooters

##### 10.42.010    Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

"Electric bicycle" means a two or three-wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts, that meets the requirements of one of the following classifications:

- a. "class 1 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of twenty (20) miles per hour;  
or
- b. "class 2 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of twenty (20) miles per hour.

"Electric scooter" means a scooter with a floorboard that can be stood upon by the operator, with handlebars, and an electric motor that is capable of propelling the device with or without human propulsion at a maximum speed of nineteen (19) miles per hour.

"Owner" means any company, entity or individual that has ownership of an electric bicycle or electric scooter.

"User" means any person who is operating an electric scooter.

##### 10.42.020    Application of Motor Vehicle Laws

Every person riding an electric bicycle or electric scooter within the Borough of Freehold Park shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by the laws of this state including the provisions of Chapter 4 of Title 39 of the New Jersey Revised Statutes applicable to bicycles as defined in N.J.S. 39:4-10 and the traffic provisions of this Code applicable to the driver of a vehicle, except as to special regulations in this Section and except as to those provisions of laws and ordinances which by their nature are inapplicable to



such persons. In particular, any person operating a low-speed electric bicycle or a low-speed electric scooter shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.

#### 10.42.030 Rules and Regulations

The following rules and regulations shall pertain to electric bicycles and electric scooters and their operation within the Borough:

- A. Helmet Requirements. Electric bicycle operators and electric scooter operators under the age of seventeen (17) must wear a helmet per N.J.S. 39:40-10.1.
- B. Manner of Riding. No electric bicycle or electric scooter shall be used to carry more persons at one time than the number for which it is designed and equipped.
- C. Speed Restrictions. No person shall operate an electric bicycle or electric scooter at a speed greater than is reasonable and prudent under the condition then and there existing provided it does not exceed nineteen (19) miles per hour.
- D. Riding on Sidewalks.
  - 1. No person shall ride an electric bicycle or electric scooter upon a sidewalk.
  - 2. Any person traveling on the sidewalk with an electric bicycle or electric scooter shall dismount before entering the sidewalk throughway and walk the electric bicycle or electric scooter along the sidewalk.
  - 3. No person shall start or stop an electric bicycle or electric scooter trip on the sidewalk.
- E. Carrying Articles. No person operating an electric bicycle or electric scooter shall carry any package, bundle, or article, which prevents the user from keeping both hands upon the handlebars.
- F. Lamps and Equipment on Electric Scooters. Every electric bicycle or electric scooter, when in use at nighttime, shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least five hundred feet to the front, and with a lamp on the rear which shall emit a red light visible from a distance of at least five hundred feet to the rear. In addition to the red lamp, a red reflector may be mounted on the rear, of a type approved by the state motor vehicle commission, which shall be visible from all distances from fifty feet to three hundred feet to the rear when directly in front of lawful upper beams of head lamps on a motor vehicle.
- G. Electric Bicycle and Electric Scooter Parking/Placement.
  - 1. Electric bicycles may be attached or secured to a bicycle rack. No person shall attach or secure an electric bicycle to any fixed object not typically used for bicycle parking.

2. Electric scooters shall be parked in designated electric scooter parking areas if they are available and advertised as such by either signage, pavement markings or racks. No person shall attach or secure an electric scooter to any fixed object not typically used for bicycle parking.
3. No person or owner shall leave an electric bicycle or electric scooter lying on or standing upon the sidewalk or any portion of the Borough's right-of-way as to hinder or impede pedestrian access.

H. Abandonment of Electric Bicycles and Electric Scooters.

1. An electric bicycle or electric scooter may be deemed abandoned by the Borough if:
  - a. It has been parked for a period of forty-eight (48) or more consecutive hours except in designated bicycle racks and approved marked areas; or
  - b. It appears visually to be in a state of prolonged disuse such that it has deflated tires, damaged or missing equipment making it inoperable, accumulated debris associated with it; or
  - c. It is parked, placed or left on a roadway or in any public right-of-way in violation of this chapter.
2. It shall be unlawful for any person, user or owner to abandon any electric bicycle or electric scooter within the Borough.
3. In the event that an electric bicycle or electric scooter is deemed to be abandoned as defined herein, the Borough's Department of Public Works, the Police Department or the Department of Code Enforcement shall have the authority to seize and impound same pursuant to this Section and that it will be removed.

I. Electric Bicycle and Electric Scooter Charging. No electric bicycle or electric scooter battery shall be recharged in the public right-of-way without prior written authorization from the Borough.

J. Electric Bicycle or Electric Scooter Disposal. All electric bicycles and electric scooters shall be disposed of in a manner in accordance with state and federal regulations as they related to hazardous materials disposal.

K. Keeping to the right; exceptions; single-file: Every person operating an electric bicycle or electric scooter upon a roadway shall ride as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction; provided, however, that any person may move to the left under any of the following situations:

- a. to make a left turn from a left-turn lane or pocket;

- b. to avoid debris, drains or other hazardous conditions that make it impracticable to ride at the right side of the roadway;
- c. to pass a slower moving vehicle;
- d. to occupy any available lane when traveling at the same speed as other traffic;
- e. to travel no more than two abreast when traffic is not impeded

10.42.040      Violations and penalties

- A. Except as detailed below, in the event that any user or owner violates the terms of this Section, the violator shall be subject to a fine in the Municipal Court of the Borough of Freehold in an amount of one hundred dollars (\$100.00) for a non-moving violation. No court appearance shall be required for this violation.
- B. If the offense involves a moving violation under Title 39, then the violation shall be subject to appropriate penalties as determined by the Municipal Court Magistrate.

**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.

## **ORDINANCE #2023/6**

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

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.

#### **5.92           Licensing, Registration and Inspection Regulations for Rental Property and Operators**

##### **5.92.020       Registration**

B.       Licensed Registered Property Application. The borough shall make available at the code office the licensed registered property application. Application to register the rental facility shall be made in writing within thirty (30) days after the issuance of the certificate of occupancy, on an annual basis, and/or upon any change in occupancy and shall be signed by the owner on the form provided. The annual application forms shall be submitted prior to the due date, as set forth in this chapter. The application shall require the following information:

\* \* \*

7.       A refuse management plan indicating the procedures and management of the waste generated by the tenants and including how the owners are complying with the requirements of 8.24.020(E).

#### **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.

## ORDINANCE #2023/7

### AN ORDINANCE TO AMEND AND SUPPLEMENT TITLE 10 "VEHICLES AND TRAFFIC" OF THE CODE OF THE BOROUGH OF FREEHOLD

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 10 "Vehicles and Traffic" of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline.

#### **10.40 Bicycles, Skateboards and Roller Skates**

##### **10.40.065 Attachment of Bicycles to any Structures Other Than Bicycle Racks Prohibited**

It shall be prohibited for anyone to attach any type of tether, chain or in any way affix any pedicycle, including but not limited to bicycles, electric bicycles, and tricycles, from any public structure other than a bicycle rack. No person shall, in the matter described above, attach any pedicycle to any street sign, fire hydrant, tree or any other structure. All pedicycles, including but not limited to bicycles, electric bicycles, and tricycles, may only be attached, chained, tethered or in any way affixed to regulation bicycle racks. The Borough Police Officers shall be authorized to either: (1) take any offending pedicycle, including but not limited to any bicycle, electric bicycles, or tricycle, into custody. In doing so, the Borough Police Officers or such other representatives as are necessary are hereby authorized to break or cut into any chain or other implement affixing the pedicycle to any of the above listed public or private structures; and (2) the above-noted public officials are also hereby authorized to rechain the offending pedicycle to the structure leaving instructions to report to the Borough Police Department to receive a summons for violating this subsection; or (3) issue a summons to the offending person, pursuant to law.

Any pedicycle taken into police custody may be reclaimed by the owner by paying an impound fee of \$25.00 per day. Any pedicycle that is not reclaimed within 10 days shall become the property of the Borough of Freehold and may be disposed of according to law. Any pedicycle that is rechaind by a public employee to any of the above-noted structures that is not reclaimed by the owner or user thereof by reporting within 24 hours to the Borough of Freehold Police Department pursuant to this subsection shall be taken into custody of the Borough of Freehold Police Department and if not reclaimed within 10 days it shall become the property of the Borough of Freehold and disposed of according to law.

Any person violating this subsection shall be subject to penalty as provided in the public ordinances of the Borough of Freehold.

#### **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.

## ORDINANCE #2023/8

### AN ORDINANCE AMENDING TITLE 8 "HEALTH AND SAFETY" OF THE CODE OF THE BOROUGH OF FREEHOLD ESTABLISHING THE LEAD PAINT INSPECTION PROGRAM

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

WHEREAS, in July of 2021, Governor Murphy signed into law P.L. 2021, c. 182, which legislation amended the Lead Hazard Assistance Act, N.J.S.A. 52:27D-437.1, et seq., as same pertains to lead-paint hazards in residential properties; and

WHEREAS, the aforesaid legislation requires municipalities to either perform inspections of certain single family, two-family and multiple rental dwellings for lead-based hazards, or to permit the dwelling owner or landlord to directly hire a certified lead evaluation contractor; and

WHEREAS, Title 8 of the Borough's Code currently contains ordinances which provide oversight and control of the residential rental units in the Borough; and

WHEREAS, the Borough Council is desirous of amending and supplementing these ordinances so as to enact a program requiring inspections on certain rental units to alleviate lead-based paint hazards in certain rentals.

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 8 "Health and Safety" of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline.

#### 8.42           Lead Abatement Program

8.42.010       Purpose. The purpose of this Section is to prevent and protect children from lead-based hazards during their occupancy of residential rental properties and to create and preserve safe and healthy rental housing in the Borough.

8.42.020       Scope. This section shall apply to any Dwelling Unit as defined by this section and which was built before 1978. Dwelling Units shall be exempt from these requirements if exempted pursuant to N.J.S.A. 52:27D-437.16 et seq.

#### 8.42.030       Definitions.

- A.   "Commissioner" means the Commissioner of the Department of Community Affairs.

- B. "Dwelling" means a building containing a room or rooms, or suite, apartment, unit, or space, that is rented and occupied or intended to be rented and occupied for sleeping and dwelling purposes by one or more persons.
- C. "Dwelling Unit" means a unit within a building that is rented and occupied or intended to be rented and occupied for sleeping and dwelling purposes by one or more persons.
- D. "Lead inspector or risk assessor" means an individual certified by DOH to perform lead inspection and risk assessment work pursuant to N.J.A.C. 8:62. This includes the ability to perform dust wipe sampling.
- E. "Lead-based paint hazard" means any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present in surfaces, that would result in adverse human health effects.
- F. "Lead-based paint" means paint or other surface coating material that contains lead in excess of 1.0 milligrams per centimeter squared or in excess of 0.5% by weight, or such other level as may be established by federal law.
- G. "Lead abatement" means a set of measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner in N.J.A.C. 5:17.
- H. "Lead safe" means that a dwelling has no outstanding lead-based paint hazards, but the dwelling is not necessarily lead free.
- I. "Lead-safe certification" means the certification issued pursuant to the regulations promulgated pursuant to P.L.2021, c.182, which confirms that a periodic inspection, as defined below, was performed, and no lead-based paint hazards were found. This certification is valid for two years from the date of issuance.
- J. "Owner" means a person, association, corporation, partnership, and/or other legal entity having a legal or equitable title in real property.
- K. "Tenant turnover" means the time at which all existing occupants vacate a dwelling unit, and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

#### 8.42.40 Lead-Safe Housing Assessment and Reporting

- A. Responsibility. The Owner of a Dwelling Unit shall, along with all other requirements of this Chapter, ensure that an initial inspection is completed upon their property as established in this section. No Owner shall rent, offer to rent, or allow occupancy of a Dwelling Unit without complying with the terms of this Chapter.



- B. Inspections. All Dwelling Units must be inspected for lead-based paint within two years of the effective date of the Lead Hazard Assistance Act, N.J.S.A. 52:27D-437.16 et seq. (July 2, 2022), or upon tenant turnover, whichever is earlier. All inspections and certifications shall be completed by a certified Lead inspector or risk assessor. Thereafter, all such units shall be inspected for lead-based paint hazards the earlier of every three years or upon tenant turnover, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-safe certification pursuant to this section.
- C. At the time of any Application for Certificate of Occupancy, or in accordance with the requirements of N.J.S.A. 52:27D-437.16, every owner shall present to the Housing Inspector, Code Enforcement Official or the Borough Manager's other designated agents, a Lead-safe certification prepared by a Lead inspector or risk assessor. Should the Owner fail to provide such a certification, the Borough shall have said inspection performed with the Borough's cost for same to be assessed against the Owner's property as a municipal lien.

#### 8.42.050 Lead-Hazard Remediation

Upon the finding of a Lead-Based Hazard following any inspection including those conducted pursuant to this Section, the Owner shall remediate the lead-paint hazard in accordance with State Law. Upon the remediation of the lead-based paint hazard, the lead evaluation contractor shall conduct an additional inspection of the unit to certify that the hazard no longer exists

#### 8.42.60 Enforcement and Administration.

- A. Unless otherwise specified, the Division of Housing, Code Enforcement and Clean Communities shall have the authority to administer and enforce this Section.
- B. The Owner of a Rental Housing Unit that fails to obtain an initial lead-hazard assessment and/or comply with this Section within the timeframes set forth within shall first receive a Notice of Non-Compliance. If the dwelling owner has not cured the violation within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated. Remediation efforts are considered initiated when the owner has hired a lead abatement contractor or other qualified party to perform lead-hazard control methods.
- C. Penalty. Any violation of this Section shall be classified as a civil offense and shall be enforced by the Borough municipal court.

8.42.070 Fees. There shall be a fee of twenty-five (\$25) dollars collected by the Borough to be used to offset the Borough's administrative costs. In addition, the State fee of \$20 per unit inspected shall be charged, which is to be forwarded to the State to be deposited into the State Lead Hazard Control Assistance Fund.

## **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.

## **ORDINANCE #2023/10**

### **AN ORDINANCE AMENDING THE FIXING AND DETERMINING SALARIES OF CERTAIN OFFICERS, POSITIONS AND EMPLOYEES OF THE BOROUGH OF FREEHOLD, IN THE COUNTY OF MONMOUTH, AND REPEALING ANY AND ALL OTHER ORDINANCES HERETOFORE ADOPTED WHICH ARE INCONSISTENT HERewith**

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

#### **Section 1**

Effective January 1, 2022, and through December 31, 2026, the compensation set forth for the fulltime described offices, positions and employees of the Borough of Freehold in the attached Schedule of this Ordinance shall be and are hereby fixed and determined as delineated. All salaries are annual for full-time employees unless otherwise stated. Those employees working less than full-time shall have their pay calculated pro rata based upon hours actually worked.

#### **Section 2**

Employees who are members of the collective bargaining units represented by the Police Benevolent Association, Local No. 159 and the Communications Workers of America, Local No. 1032 shall be compensated at the wage rates and ranges as established by their respective Labor Agreements with the Borough. The Collective Bargaining Agreements among the representative labor groups and the Borough shall take precedent over any inconsistency that may exist between the labor unions and the Borough as a result of the enactment of this Ordinance.

#### **Section 3**

The employees mentioned in Section 1 and Section 2 of this Ordinance shall also be entitled to all benefits included in the various labor contracts granted by the Mayor and Council to comparable Borough employees.

#### **Section 4**

Effective January 1, 2022, and through December 31, 2026, the rate of pay set forth in the attached Schedule for the part-time positions, offices and employees of the Borough of Freehold shall be and are hereby fixed and determined as delineated.

#### **Section 5**

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 6**

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

**Section 7**

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

	2022		2023		2024		2025		2026	
POLICE	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
Police Chief	\$ 152,231	\$ 180,336	\$ 156,417	\$ 185,296	\$ 160,719	\$ 190,391	\$ 164,737	\$ 195,151	\$ 168,855	\$ 200,030
Special Police Officer	\$ 42,919	\$ 51,503	\$ 44,099	\$ 52,919	\$ 45,312	\$ 54,374	\$ 46,445	\$ 55,733	\$ 47,606	\$ 57,127
Parking Enforcement Officer	\$ 42,554	\$ 49,916	\$ 43,724	\$ 51,288	\$ 44,927	\$ 52,699	\$ 46,050	\$ 54,016	\$ 47,201	\$ 55,367
Police Matron	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000
Bilingual Stipend	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500
OEM Coordinator	\$ 3,000	\$ 5,000	\$ 3,000	\$ 5,000	\$ 3,000	\$ 5,000	\$ 3,000	\$ 5,000	\$ 3,000	\$ 5,000
Deputy OEM Coordinator	\$ 2,500	\$ 3,500	\$ 2,500	\$ 3,500	\$ 2,500	\$ 3,500	\$ 2,500	\$ 3,500	\$ 2,500	\$ 3,500
PART-TIME POLICE										
Special Police - Class I	\$ 16.98	\$ 21.15	\$ 17.45	\$ 21.73	\$ 17.93	\$ 22.33	\$ 18.37	\$ 22.89	\$ 18.83	\$ 23.46
Special Police - Class II	\$ 21.94	\$ 26.05	\$ 22.54	\$ 26.77	\$ 23.16	\$ 27.51	\$ 23.74	\$ 28.19	\$ 24.33	\$ 28.90
Special Police - Class II (School)	\$ 26.53	\$ 31.84	\$ 27.26	\$ 32.71	\$ 28.01	\$ 33.61	\$ 28.71	\$ 34.45	\$ 29.43	\$ 35.31
School Traffic Guards	\$ 15.04	\$ 15.76	\$ 15.45	\$ 16.19	\$ 15.88	\$ 16.64	\$ 16.27	\$ 17.05	\$ 16.68	\$ 17.48
EXECUTIVE										
Mayor	\$ -	\$ 10,076	\$ -	\$ 10,076	\$ -	\$ 10,076	\$ -	\$ 10,076	\$ -	\$ 10,076
Councilman	\$ -	\$ 8,347	\$ -	\$ 8,347	\$ -	\$ 8,347	\$ -	\$ 8,347	\$ -	\$ 8,347
CODE ENFORCEMENT										
Uniform Construction Code Official/ Zoning Official/Building Official	\$ 81,836	\$ 113,461	\$ 84,086	\$ 116,581	\$ 86,398	\$ 119,787	\$ 88,558	\$ 122,782	\$ 90,772	\$ 125,851
Plumbing Subcode Official	\$ 32.47	\$ 43.86	\$ 33.37	\$ 45.07	\$ 34.28	\$ 46.31	\$ 35	\$ 47	\$ 36.02	\$ 48.65
Electric Subcode Official	\$ 32.47	\$ 43.86	\$ 33.37	\$ 45.07	\$ 34.28	\$ 46.31	\$ 35	\$ 47	\$ 36.02	\$ 48.65
Fire Subcode Official	\$ 7,729	\$ 12,061	\$ 7,941	\$ 12,392	\$ 8,159	\$ 12,733	\$ 8,363	\$ 13,051	\$ 8,573	\$ 13,378
Fire Official	\$ -	\$ 11,488	\$ -	\$ 11,804	\$ -	\$ 12,128	\$ -	\$ 12,432	\$ -	\$ 12,742
Fire Inspector	\$ 23.44	\$ 26.89	\$ 24.08	\$ 27.63	\$ 24.74	\$ 28.39	\$ 25.36	\$ 29.10	\$ 26.00	\$ 29.83
Code Officer	\$ 17.29	\$ 21.15	\$ 17.77	\$ 21.73	\$ 18.26	\$ 22.33	\$ 18.72	\$ 22.89	\$ 19.18	\$ 23.46
Senior Fire Prevention Specialist	\$ 51,810	\$ 57,982	\$ 51,810	\$ 57,982	\$ 51,810	\$ 57,982	\$ 51,810	\$ 57,982	\$ 51,810	\$ 57,982
Technical Assistant Land Use			\$ 60,000	\$ 76,000	\$ 61,650	\$ 78,090	\$ 63,191	\$ 80,042	\$ 64,771	\$ 82,043
PUBLIC WORKS										
Assistant Supv. Of Roads	\$ 61,114	\$ 77,922	\$ 62,794	\$ 80,065	\$ 64,521	\$ 82,267	\$ 66,134	\$ 84,324	\$ 67,788	\$ 86,432
Assistant Supv. Of Public Works	\$ 67,224	\$ 85,715	\$ 69,073	\$ 88,072	\$ 70,972	\$ 90,494	\$ 72,747	\$ 92,756	\$ 74,565	\$ 95,075
Senior Water Plant Operator	\$ 61,114	\$ 77,921	\$ 62,794	\$ 80,064	\$ 64,521	\$ 82,266	\$ 66,134	\$ 84,323	\$ 67,788	\$ 86,431
Supervisor of Roads	\$ 74,262	\$ 96,617	\$ 76,304	\$ 99,273	\$ 78,403	\$ 102,003	\$ 80,363	\$ 104,554	\$ 82,372	\$ 107,167
Water Treatment Plant Superintendent	\$ 88,670	\$ 99,488	\$ 90,444	\$ 120,000	\$ 92,931	\$ 123,300	\$ 95,254	\$ 126,383	\$ 97,636	\$ 129,542
Sewer Superintendent	\$ 86,112	\$ 103,855	\$ 88,480	\$ 106,711	\$ 90,914	\$ 109,645	\$ 93,186	\$ 112,386	\$ 95,516	\$ 115,196
Sewer Superintendent/Supervisor of Roads	\$ 74,262	\$ 129,323	\$ 76,304	\$ 132,879	\$ 78,403	\$ 136,534	\$ 80,363	\$ 139,947	\$ 82,372	\$ 143,446
Safety Officer	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500
Part Time Water Plant Operator	\$ 25.98	\$ 30.31	\$ 26.69	\$ 31.14	\$ 27.43	\$ 32.00	\$ 28.11	\$ 32.80	\$ 28.82	\$ 33.62
Interlocal-Certified Public Works Mgr.	\$ 4,416	\$ 6,845	\$ 4,538	\$ 7,034	\$ 4,663	\$ 7,227	\$ 4,779	\$ 7,408	\$ 4,898.60	\$ 7,592.83
Interlocal-Freehold Twp Plan/Review	\$ 28,056	\$ 32,285	\$ 28,827	\$ 33,173	\$ 29,620	\$ 34,085	\$ 30,361	\$ 34,937	\$ 31,120	\$ 35,811
FIRE DEPARTMENT										
Chief	\$ -	\$ 2,938	\$ -	\$ 2,938	\$ -	\$ 2,938	\$ -	\$ 2,938	\$ -	\$ 2,938
1st Assistant Chief	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ 1,100
2nd Assistant Chief	\$ -	\$ 880	\$ -	\$ 880	\$ -	\$ 880	\$ -	\$ 880	\$ -	\$ 880
3rd Assistant Chief	\$ -	\$ 660	\$ -	\$ 660	\$ -	\$ 660	\$ -	\$ 660	\$ -	\$ 660
Chief's Aide	\$ -	\$ 1,494	\$ -	\$ 1,494	\$ -	\$ 1,494	\$ -	\$ 1,494	\$ -	\$ 1,494
MUNICIPAL COURT										
Municipal Judge	\$ 44,163	\$ 60,438	\$ 45,378	\$ 62,100	\$ 46,626	\$ 63,808	\$ 47,791	\$ 65,403	\$ 48,986	\$ 67,038
Prosecutor	\$ 27,061	\$ 41,426	\$ 27,805	\$ 42,566	\$ 28,570	\$ 43,736	\$ 29,284	\$ 44,829	\$ 30,016	\$ 45,950
Assistant Prosecutor	\$ 5,520	\$ 9,518	\$ 5,672	\$ 9,779	\$ 5,828	\$ 10,048	\$ 5,974	\$ 10,300	\$ 6,123	\$ 10,557

Public Defender	\$	15,862	\$	19,035	\$	16,299	\$	19,558	\$	16,747	\$	20,096	\$	17,165	\$	20,599	\$	17,595	\$	21,113
Municipal Court Administrator	\$	61,155	\$	77,921	\$	62,837	\$	80,064	\$	64,565	\$	82,266	\$	66,179	\$	84,323	\$	67,833	\$	86,431
Municipal Court Administrator-Call-Outs	\$	-	\$	7,500	\$	-	\$	7,500	\$	-	\$	7,500	\$	-	\$	7,500	\$	-	\$	7,500
ADMINISTRATIVE																				
Confidential Secretary	\$	42,585	\$	63,653	\$	43,756	\$	65,403	\$	44,959	\$	67,202	\$	46,083	\$	68,882	\$	47,235	\$	70,604
Business Administrator	\$	125,186	\$	187,608	\$	128,628	\$	192,767	\$	132,165	\$	198,069	\$	135,470	\$	203,020	\$	138,856	\$	208,096
Borough Clerk	\$	71,163	\$	92,943	\$	73,120	\$	95,499	\$	75,131	\$	98,125	\$	77,009	\$	100,578	\$	78,934	\$	103,093
Deputy Borough Clerk	\$	41,749	\$	62,404	\$	42,897	\$	64,120	\$	44,077	\$	65,883	\$	45,179	\$	67,530	\$	46,308	\$	69,219
Senior Engineering Aide	\$	61,155	\$	77,921	\$	62,837	\$	80,063	\$	64,565	\$	82,265	\$	66,179	\$	84,322	\$	67,833	\$	86,430
Principal Engineering Aide	\$	67,509	\$	86,077	\$	69,366	\$	88,444	\$	71,273	\$	90,877	\$	73,055	\$	93,149	\$	74,882	\$	95,477
Chief Financial Officer	\$	98,863	\$	165,000	\$	101,582	\$	169,538	\$	104,375	\$	174,200	\$	106,985	\$	178,555	\$	109,659	\$	183,019
Part Time Chief Financial Officer	\$	-	\$	84,471	\$	-	\$	86,794	\$	-	\$	89,181	\$	-	\$	91,410	\$	-	\$	93,695
Assistant Finance Officer	\$	61,155	\$	103,192	\$	62,837	\$	106,029	\$	64,565	\$	108,945	\$	66,179	\$	111,669	\$	67,833	\$	114,460
Management Specialist	\$	67,510	\$	86,077	\$	69,366	\$	88,444	\$	71,274	\$	90,876	\$	73,056	\$	93,148	\$	74,882	\$	95,477
Principal Account Clerk	\$	53,863	\$	61,942	\$	55,344	\$	63,645	\$	56,866	\$	65,396	\$	58,287	\$	67,031	\$	59,745	\$	68,706
Principal Clerk Stenographer	\$	42,584	\$	63,652	\$	43,755	\$	65,403	\$	44,958	\$	67,201	\$	46,082	\$	68,881	\$	47,234	\$	70,603
Tax Assessor	\$	25,000	\$	44,255	\$	25,688	\$	45,472	\$	26,394	\$	46,722	\$	27,054	\$	47,890	\$	27,730	\$	49,087
Tax Collector	\$	16,563	\$	24,842	\$	17,019	\$	25,525	\$	17,487	\$	26,227	\$	17,924	\$	26,883	\$	18,372	\$	27,555
Recreation Secretary	\$	1,000	\$	2,500	\$	1,000	\$	2,500	\$	1,000	\$	2,500	\$	1,000	\$	2,500	\$	1,000	\$	2,500
Historic Preservation Secretary	\$	-	\$	1,500	\$	-	\$	1,500	\$	-	\$	1,500	\$	-	\$	1,500	\$	-	\$	1,500
Meeting Rate	\$	-	\$	150	\$	-	\$	150	\$	-	\$	150	\$	-	\$	150	\$	-	\$	150
NPP Coordinator	\$	20,000	\$	25,000	\$	20,000	\$	25,000	\$	20,000	\$	25,000	\$	20,000	\$	25,000	\$	20,000	\$	25,000
LIBRARY EMPLOYEES																				
Director	\$	71,164	\$	90,735	\$	73,121	\$	93,231	\$	75,131	\$	95,794	\$	77,010	\$	98,189	\$	78,935	\$	100,644
Pages	\$	12.97	\$	15.03	\$	13.33	\$	15.45	\$	13.69	\$	15.87	\$	14.04	\$	16.27	\$	14.39	\$	16.68
Senior Library Assistant	\$	16.97	\$	27.36	\$	17.44	\$	28.11	\$	17.92	\$	28.89	\$	18.37	\$	29.61	\$	18.83	\$	30.35
Junior Library Assistant	\$	14.33	\$	18.29	\$	14.73	\$	18.80	\$	15.13	\$	19.31	\$	15.51	\$	19.80	\$	15.90	\$	20.29
Senior Building Maintenance Worker	\$	14.01	\$	16.17	\$	14.40	\$	16.62	\$	14.79	\$	17.07	\$	15.16	\$	17.50	\$	15.54	\$	17.94
HEALTH AND WELFARE																				
Secretary, Board of Health	\$	1,000	\$	2,000	\$	1,000	\$	2,000	\$	1,000	\$	2,000	\$	1,000	\$	2,000	\$	1,000	\$	2,000
Deputy Registrar	\$	1,000	\$	2,000	\$	1,000	\$	2,000	\$	1,000	\$	2,000	\$	1,000	\$	2,000	\$	1,000	\$	2,000
Registrar	\$	1,000	\$	4,000	\$	1,000	\$	4,000	\$	1,000	\$	4,000	\$	1,000	\$	4,000	\$	1,000	\$	4,000
TEMPORARY/SEASONAL																				
Omni Bus Driver	\$	20.58	\$	26.38	\$	21.15	\$	27.10	\$	21.73	\$	27.85	\$	22.27	\$	28.55	\$	22.83	\$	29.26
Seasonal Laborer	\$	13.86	\$	17.64	\$	14.24	\$	18.13	\$	14.63	\$	18.62	\$	14.99	\$	19.09	\$	15.37	\$	19.57
Account Clerk	\$	12.89	\$	15.44	\$	13.25	\$	15.86	\$	13.61	\$	16.30	\$	13.95	\$	16.70	\$	14.30	\$	17.12
Senior Account Clerk	\$	17.30	\$	21.15	\$	17.78	\$	21.73	\$	18.26	\$	22.33	\$	18.72	\$	22.89	\$	19.19	\$	23.46
Clerk	\$	16.41	\$	29.30	\$	16.86	\$	30.10	\$	17.32	\$	30.93	\$	17.75	\$	31.70	\$	18.20	\$	32.50
PT Intern	\$	9.99	\$	10.61	\$	9.65	\$	10.90	\$	9.92	\$	11.20	\$	10.16	\$	11.48	\$	10.42	\$	11.77
Records Manager	\$	17.58	\$	31.84	\$	18.06	\$	32.71	\$	18.56	\$	33.61	\$	19.02	\$	34.45	\$	19.50	\$	35.31
Camp Director	\$	7,500	\$	10,000	\$	7,500	\$	10,000	\$	7,500	\$	10,000	\$	7,500	\$	10,000	\$	7,500	\$	10,000
Assistant Camp Director	\$	5,000	\$	7,000	\$	5,000	\$	7,000	\$	5,000	\$	7,000	\$	5,000	\$	7,000	\$	5,000	\$	7,000
Camp Counselor (hourly)	\$	13.00	\$	13.00	\$	13.00	\$	13.00	\$	13.00	\$	13.00	\$	13.00	\$	13.00	\$	13.00	\$	13.00

**BOROUGH OF FREEHOLD  
COUNTY OF MONMOUTH**

**ORDINANCE #2023/11**

**ORDINANCE OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH,  
NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN ENTITLED  
“DOWNTOWN FREEHOLD: HOMETOWN REDEVELOPMENT PHASE 1 BLOCK 35  
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 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 a redevelopment plan 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**”) entitled the “Downtown Freehold: Hometown Redevelopment Phase 1 Block 35 Redevelopment Plan” (the “**Redevelopment Plan**”); and

**WHEREAS**, by Resolution No 51-23, adopted on January 17, 2023, the Council referred the Redevelopment Plan to the Planning Board for its review and comment; and

**WHEREAS**, on January 25, 2023, the Planning Board reviewed the Redevelopment Plan and determined that it was substantially consistent with the Borough’s Master Plan; and

**WHEREAS**, after extensive discussions and testimony at its meeting on January 25, 2023, the Planning Board memorialized a Resolution dated February 8, 2023, which found that the Redevelopment Plan was “substantially consistent with the municipal master plan” and provided comments and recommendations relating to the Redevelopment Plan, attached hereto as **Exhibit A**; and

**WHEREAS**, the Mayor and Council finds the Planning Board’s input to be relevant and meaningful and for these purposes desires to review and respond to the Board Recommendations and to consider whether to approve, disapprove, or change any recommendation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e), the Council approves certain recommendations of the Planning Board and disapproves certain other recommendations of the Planning Board for the reasons set forth in **Exhibit B** attached hereto; and

**WHEREAS**, after reviewing the Board Recommendations and consulting with Borough professionals, the Council has determined to adopt the Redevelopment Plan, as revised following review of the Board Recommendations, attached hereto as **Exhibit C**, and finds the Redevelopment Plan to be either substantially consistent with the Master Plan or designed to effectuate the Master Plan.



**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.** The Planning Board of the Borough has reviewed the Redevelopment Plan and provided its recommendations pursuant to the provisions of *N.J.S.A. 40A:12A-7(e)*.

**Section 3.** The Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as Exhibit C, is hereby approved and adopted pursuant to the terms of the Redevelopment Law. The Redevelopment Plan includes certain of the Board Recommendations, and Exhibit B identifies those Board Recommendations that the Borough disapproves of and are not included in the Redevelopment Plan.

**Section 4.** The zoning map and zoning ordinance of the Borough are hereby amended to incorporate the provisions of the Redevelopment Plan.

**Section 5.** 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 6.** 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 7.** This Ordinance shall take effect as provided by law.

Introduced: \_\_\_\_\_, 2023

Adopted: \_\_\_\_\_, 2023

**EXHIBIT A**  
**PLANNING BOARD RECOMMENDATIONS**

Attached hereto.

RESOLUTION

THE PLANNING BOARD OF THE BOROUGH OF FREEHOLD  
(JOINT LAND USE BOARD)  
REVIEW OF REDEVELOPMENT PLAN  
FOR PROPERTY DESIGNATED AS BLOCK 35  
(DOWNTOWN FREEHOLD: HOMETOWN REDEVELOPMENT PHASE I  
BLOCK 35 REDEVELOPMENT PLAN)

Recommendation: January 25, 2023

Memorialized: February 8, 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; and

WHEREAS, the municipal Council of the Borough of Freehold adopted Resolution No. 51-23 on January 17, 2023 which directed the Board to review a proposed redevelopment plan, entitled "Downtown Freehold: Hometown Redevelopment Phase I Block 35 Redevelopment Plan" prepared by Andrew W. Janiw, P.P., A.I.C.P. of Beacon Planning and Consulting Services, LLC (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 January 25, 2023, 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 requiring a parking study as part of any Redevelopment Agreement.
4. The Redevelopment Plan should require RSIS compliance.

5. The Board recommends examining the traffic impact of removing the "unofficial" cut through alley adjacent to the former Borough Hall between West Main Street and Broad Street. The Board recommends providing a traffic cut through connecting West Main Street and Broad Street in order to address the long distance between Throckmorton Street and Manalapan Avenue.
6. The Board recommends examining the impact this Redevelopment Plan may have on Borough infrastructure and connection fees.
7. The Board recommends prioritizing relocating residents and commercial tenants that may be displaced by this Redevelopment Plan.
8. The Board recommends clarifying the design standards for rehabilitated properties on page 32.
9. The Board recommends revising the list of prohibited materials on page 35 to include vinyl.
10. The Board recommends requiring any proposals by developers be presented to the Historic Preservation Commission.
11. The Board recommends specifying permitted rooftop amenities, such as swimming pools, elevator towers, visibility of people on the rooftop, etc.
12. 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 8th day of February, 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 Baricelli, Chairman  
Freehold Planning Board

ROLL CALL

YES: Barricelli, Ceppi, Wildermuth, Councilwoman Rogers, Jackson and Mayor Kane

NO:

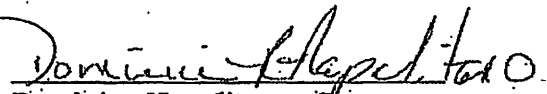
ABSENT: McCabe, Crombie, Van Vorst and Keelan

ABSTAINED: Argote-Freyre

DISQUALIFIED:

DATED: February 8, 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 February 8, 2023.

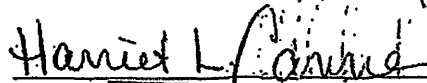
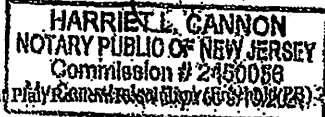
  
Dominica Napolitano, Secretary  
Freehold Planning Board

State of New Jersey:

County of Monmouth: ss:

Be it remembered on this 10 day of February, 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 January 25, 2023.

**EXHIBIT B**  
**BOROUGH COUNCIL RESPONSE TO**  
**BOARD RECOMMENDATIONS**

1. Parking Study. The Council does not accept the Planning Board's recommendation regarding the Parking Study. Any Parking Study will be conducted as part of the Site Plan Application, if required by the Planning Board, rather than being integrated into the Redevelopment Plan.

2. RSIS Compliance. The Council does not accept the Planning Board's recommendation regarding RSIS Compliance. The Redevelopment Plan establishes its own parking requirements:

"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." – Redevelopment Plan, Section 3.4, 1., j.

3. Removing "unofficial" cut through alley adjacent to the former Borough Hall between West Main Street and Brough Street and providing traffic cut through connecting West Main Street and Broad Street. The Council does not accept the Planning Board's recommendation regarding removal of the "unofficial" cut through and providing a traffic cut through in the redevelopment project. The need for same, if appropriate, will be addressed by the mayor and Council as part of the Redevelopment Agreement.

4. Redevelopment Plan's impact on Borough infrastructure and connection fees. The Council does not accept the Planning Board's recommendation regarding the impact on Borough infrastructure and connection fees. The Council rejects this recommendation because this will be a part of the Site Plan Application and review process. The Redeveloper will also address such issues as a component of its application for all appropriate permits.

5. Prioritizing relocating residents and commercial tenants that may be displaced by the Redevelopment Plan. The Redevelopment Plan already addresses relocation in Section 4.2. No changes are required.

6. Clarification of the design standards for rehabilitated properties on Page 32 of the Redevelopment Plan. The Council does not accept the Planning Board's recommendation regarding clarification of design standards for rehabilitated properties. However, to the extent that it is determined that buildings be rehabilitated, the design standards will be modified in the Redevelopment Agreement.

7. Revision of list of Prohibited Materials on Page 35 of the Redevelopment Plan to include vinyl. The Council accepts the Planning Board's recommendation regarding vinyl being added to the list of Prohibited Materials. The Redevelopment Plan has been revised accordingly.

8. Requiring any proposals by developers be presented to the Historic Preservation Commission. No change is required to address this comment by the Planning Board. The Borough will involve the Historic Preservation Commission per its standard process.

9. Specifying permitted rooftop amenities. The Council does not accept the Planning Board's recommendation regarding specification of rooftop amenities. By design, the Redevelopment Plan does not specify where amenities should be located preferring to leave that decision to the ultimate redeveloper.

**EXHIBIT C**  
**DOWNTOWN FREEHOLD: HOMETOWN REDEVELOPMENT PHASE 1 BLOCK 35**  
**REDEVELOPMENT PLAN**

Attached hereto.





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, Abbingdon 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.

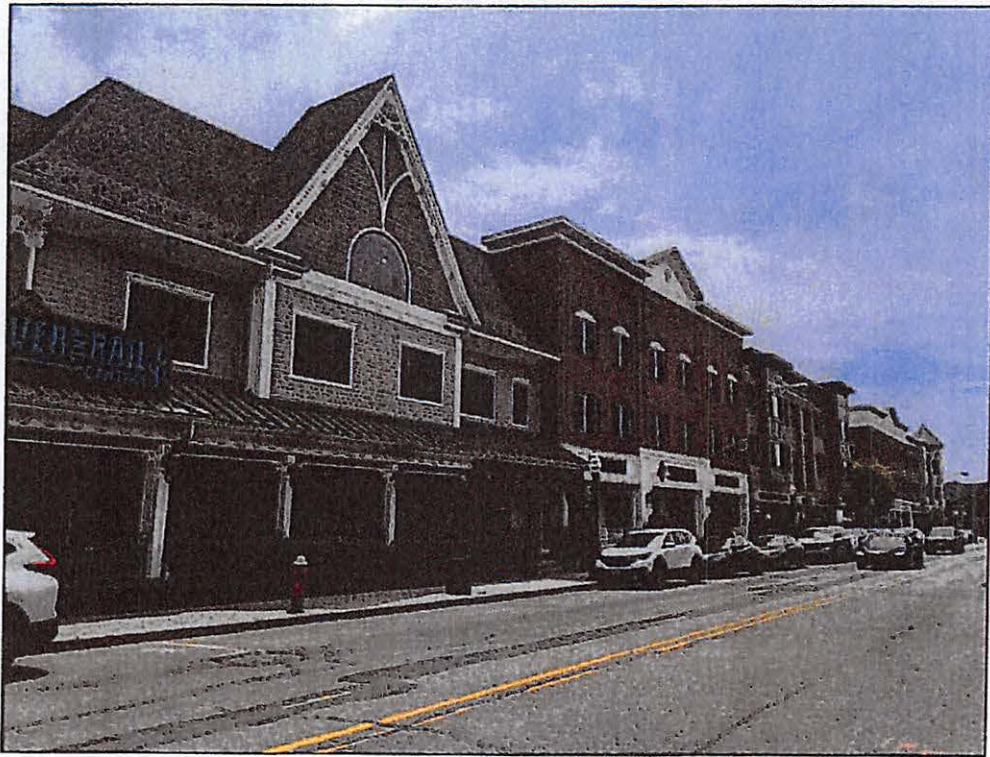






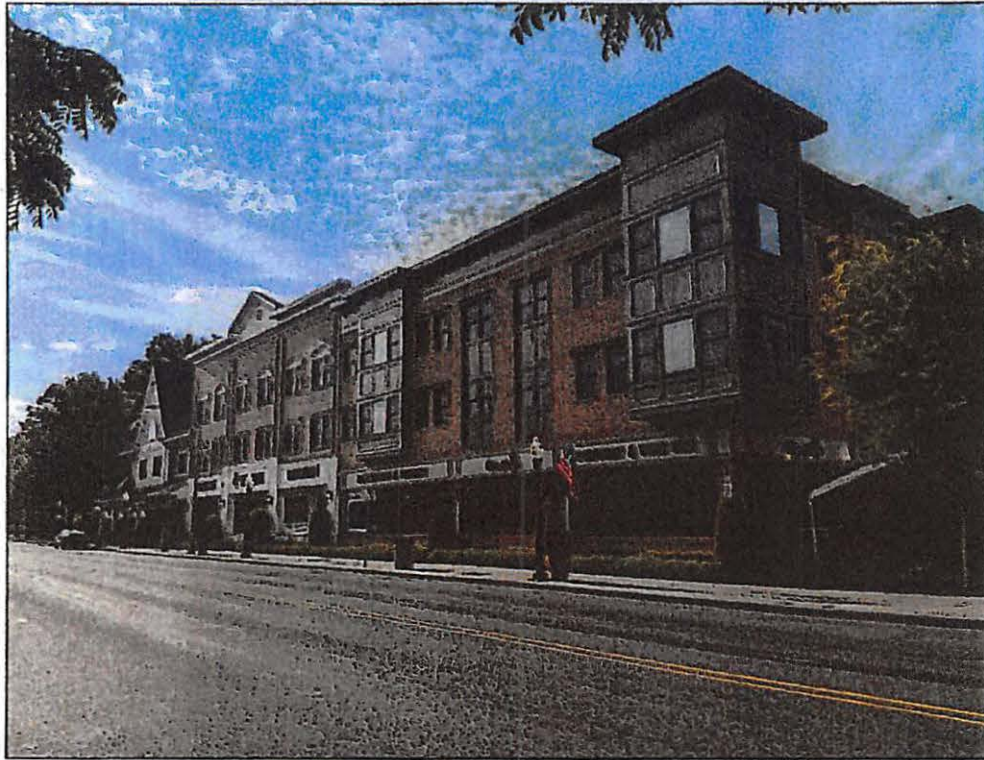


- iii. Façade treatments break up the continuity of the structure and create the illusion of multiple buildings.





iv. Decorative rooflines add character to structures.







b. Stylistic Examples

i. Samples of Italianate



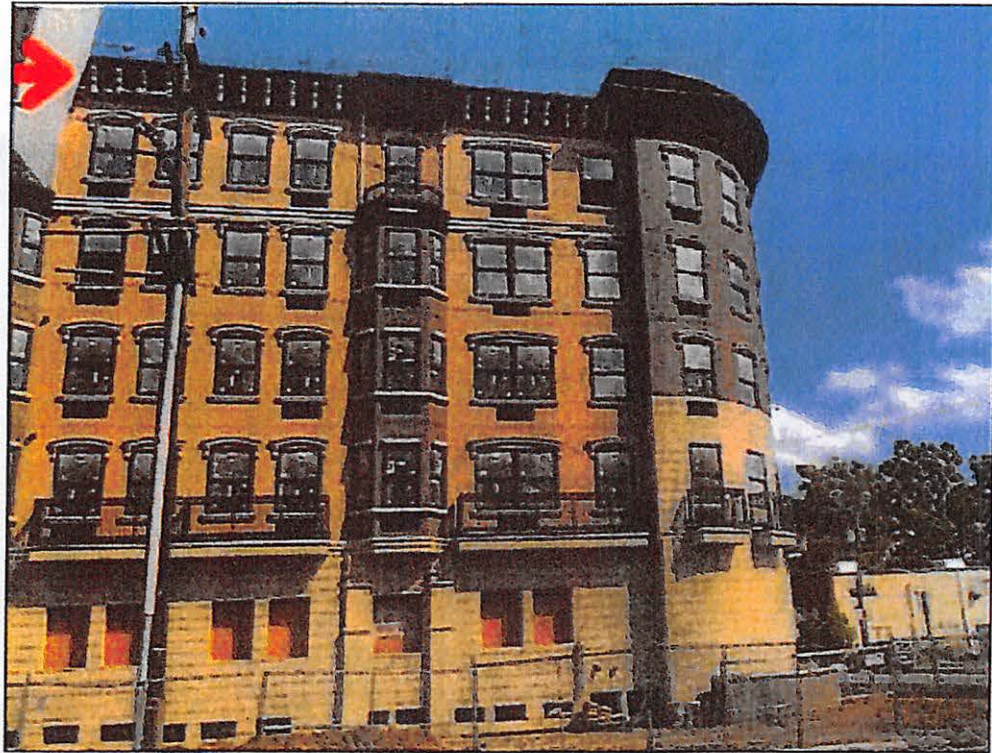




ii. Samples of Romantic Architectural Styles











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 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  
 DIVISION OF TAXATION  
 APPROVED & FILED FOR PUBLICITY  
 JUNE 11 2014  
 VINCENT CREEVY, P.L.L.C.  
 NJ License No. 38716  
 APR 27 2014 1062

**TAX MAP**  
 BOROUGH OF FREEHOLD  
 MONMOUTH COUNTY, NEW JERSEY  
 SCALE: 1" = 50' JUNE 2014  
 VINCENT CREEVY, P.L.L.C.  
 NJ License No. 38716  
 ADDINGTON ENGINEERING, LLC  
 117 STATE ROUTE 33  
 FREEHOLD, NJ 07728

THIS MAP HAS BEEN REPRODUCED USING COMPUTER AIDED  
 DRAUGHTSMANSHIP (CAD) BASED ON THE MAP PREPARED BY  
 JAMES P. ADAMS, P.E. S.L.S. NO. 1278 AND DATED MARCH 2003

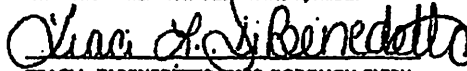


## **APPENDIX 1**

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

OFFERED BY:	<b>Reich</b>				SECONDED BY	<b>Jordan</b>			
	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, EMC, 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.



## **ORDINANCE #2023/9**

### **AN ORDINANCE TO AMEND AND SUPPLEMENT TITLE 18 "ZONING" OF THE CODE OF THE BOROUGH OF FREEHOLD**

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 18 "Zoning" of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline.

#### **18.73.010 Minimum required off-street parking spaces**

E. A parking requirement for a use may be satisfied through the provision of dedicated parking at an off-site location. The off-site location shall be located within ~~one-quarter mile (one thousand three hundred twenty (1,320))~~ a 700-foot radius of the property whose parking requirement is being satisfied. The parking arrangement shall be formalized through a legal instrument such as a deed, lease, or easement deemed acceptable by the borough ~~zoning officer~~ attorney. Any off-street parking supplied in this manner shall run with the land (not be invalidated by change in ownership), and any subsequent change in use that requires more parking shall require subsequent action to satisfy any additional parking requirements.

#### **18.73.020 Parking deficiency**

Any developer who may require a parking space variance from the requirements of Section 18.73.010 shall, as a condition of that variance, make a contribution to the municipal parking capital improvement fund in the amount of one thousand five hundred dollars (\$1,500.00) for each parking space the project is deficient, ~~for a maximum contribution of five thousand dollars (\$5,000.00).~~

#### **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**

**BOND ORDINANCE NO. 2023-12**

**BOND ORDINANCE PROVIDING FOR THE THROCKMORTON STREET ROADWAY IMPROVEMENT PROJECT, APPROPRIATING \$1,440,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,110,860 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF FREEHOLD, IN THE COUNTY OF MONMOUTH, NEW JERSEY**

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF FREEHOLD, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Freehold, in the County of Monmouth, New Jersey (the "Borough"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$1,440,000, said sum being inclusive of all appropriations heretofore made therefor, including \$329,140 grant funds expected to be received from the New Jersey Department of Transportation (NJDOT). No down payment is required or appropriated herein, in accordance with N.J.S.A. 40A:2-11c of the Local Bond Law.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of a down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$1,110,860, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of the Throckmorton Street Roadway Improvement Project, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$1,110,860, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$1,440,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$1,440,000 over the estimated maximum amount of bonds or notes to be issued therefor being the \$329,140 grant funds expected to be received from the NJDOT for said project.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"),

provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is twenty (20) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,110,860 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$240,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto. This ordinance shall constitute a declaration of official intent for the purposes and within the meaning of Section 1.150-2(e) of the United States Treasury Regulations.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the

form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**Public Hearing Announcement**  
**2023 NJ DEP Green Acres Program**  
**Borough of Freehold**

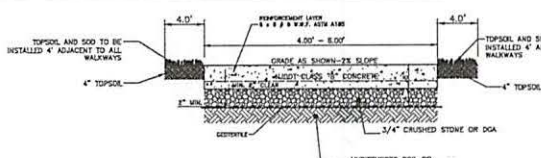
**PURPOSE:** The Borough of Freehold is seeking funding through the State of NJ Green Acres Program for improvements at Musgrave Park located at 7 Avenue C near the intersection of Avenue C and Court Street.

**PROJECT SCOPE:** The Borough of Freehold proposes to create the following new facilities at Musgrave Park: playground with swings, a chess table, picnic tables, and benches. A concept plan showing the proposed changes, a preliminary cost estimate, and an environmental impact report can be found at: <https://www.freeholdboroughnj.gov/>.

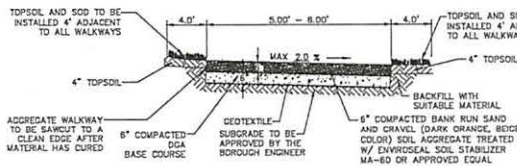
**PUBLIC HEARING INFORMATION:** The public is encouraged to attend a public hearing to learn more about the proposal and to ask questions or provide comments on the proposed plan on Monday, February 27, 2023, at 6:30 PM. The meeting will be held in person as part of the regularly scheduled Council meeting. Written comments on the proposed application may be directed to Steve Gallo, Borough Administrator, [sgallo@freeholdboro.org](mailto:sgallo@freeholdboro.org), 30 Mechanic Street Freehold, NJ 07728.







**REINFORCED 6\"/>**

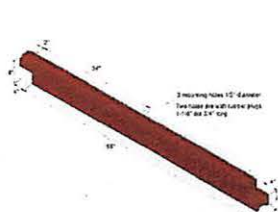


**PATH SPECIFICATIONS:**

1. AGGREGATE MATERIAL SHALL CONFORM TO THE FOLLOWING SAE REQUIREMENTS:  

SIZE	PERCENT PASSING
1/2\"/>	

**PATH DETAIL**  
NTS



**FLEXIBLE RUBBER CURB BOARDER - HEAVY DUTY**  
NTS

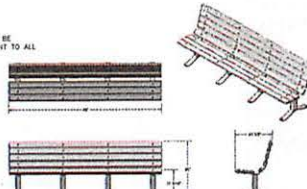
SITE FURNISHING: MODEL RW3 (4\"/>

CURBING TO BE INSTALLED AROUND PLAYGROUND SURFACING AS DIRECTED BY THE BOROUGH ENGINEER IN ORDER TO PROVIDE UNOBSTRUCTED ACCESS TO PLAYGROUND SURFACE.

SHOP DRAWINGS FOR ALL EQUIPMENT TO BE PROVIDED BY CONTRACTOR PRIOR TO CONSTRUCTION.

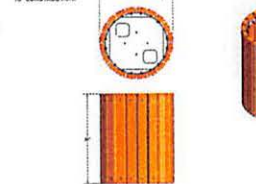
NOTE:

MORE DETAILED INFORMATION FOR SITE FURNISHINGS AND PLAYGROUND EQUIPMENT SHOWN HEREON CAN BE OBTAINED FROM MRC (1-800-922-0070) OR APPROVED EQUAL.



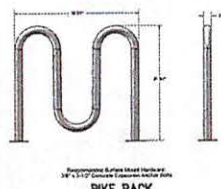
**SURFACE MOUNT BENCH WITH BACK**  
NTS

SITE FURNISHING: MODEL # BENCH-48 (EQM - CEDAR RECYCLED PLASTIC) AS MANUFACTURED BY ULTRASTE, A PLAYCORE COMPANY, OR APPROVED EQUAL.



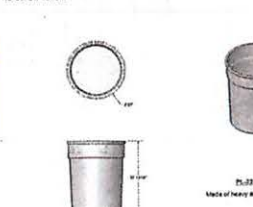
**TRASH RECEPTACLE**  
NTS

SITE FURNISHING: MODEL # TR-24-8 (EQM - CEDAR RECYCLED PLASTIC) AS MANUFACTURED BY ULTRASTE, A PLAYCORE COMPANY, OR APPROVED EQUAL.



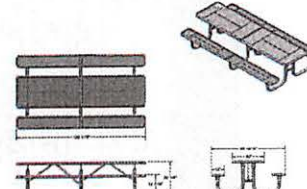
**BIKE RACK**  
NTS

SITE FURNISHING: MODEL # BSRM-48 (EQM - CEDAR RECYCLED PLASTIC) AS MANUFACTURED BY ULTRASTE, A PLAYCORE COMPANY, OR APPROVED EQUAL.



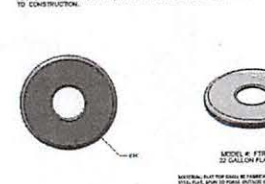
**TRASH RECEPTACLE LINER**  
NTS

SITE FURNISHING: MODEL # PL-24-8 AS MANUFACTURED BY ULTRASTE, A PLAYCORE COMPANY, OR APPROVED EQUAL.



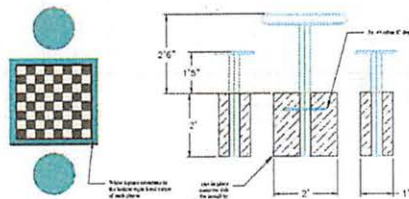
**10\"/>**

SITE FURNISHING: MODEL # 230-3-VIS (GREEN THERMOPLASTIC FINISH) AS MANUFACTURED BY ULTRASTE, A PLAYCORE COMPANY, OR APPROVED EQUAL.

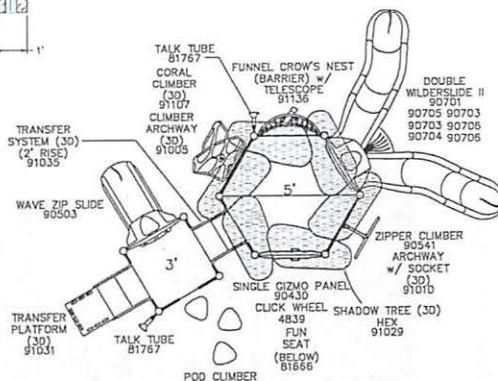


**TRASH RECEPTACLE LID**  
NTS

SITE FURNISHING: MODEL # TR-24-8 AS MANUFACTURED BY ULTRASTE, A PLAYCORE COMPANY, OR APPROVED EQUAL.



**CHESS TABLE DETAIL**  
NTS



**PLAY STRUCTURE DETAIL**  
NTS

EQUIPMENT: CREST CANOPY - MODEL NUMBER: PS16035 AS MANUFACTURED BY GAMETIME, A PLAYCORE COMPANY, OR APPROVED EQUAL.

SHOP DRAWINGS FOR ALL EQUIPMENT, EQUIPMENT FOUNDATIONS AND FOOTINGS, TO BE PROVIDED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ANTHONY MALTESE, P.E., P.L.S., P.P., C.M.E.  
 PROFESSIONAL ENGINEER  
 NJ LICENSE NO. 42579  
 CERTIFICATE OF AUTHORIZATION #240423000



ABBINGTON ENGINEERING, LLC.  
 902 NJ-33, SUITE #3  
 FREEHOLD, NJ 07728  
 TEL: (732) 431-5440 FAX: (732) 987-5078

ENGINEERING  
 SITE PLANNING  
 ENVIRONMENTAL  
 LANDSCAPE ARCHITECTURE  
 www.abbingtonengineering.com

REVISIONS	DATE
DATE: 02/22/2023	AC
SCALE: AS SHOWN	SK
AE FILE NAME: CONCEPT PLAN	MM
AE FILE NUMBER: 1315 FREEHOLD BORO	MM

**DETAILS**  
 PREPARED FOR  
**MUSGRAVE PARK  
 BLOCK 5  
 LOT 11**  
 SITUATED IN  
**BOROUGH OF FREEHOLD  
 MONMOUTH COUNTY  
 NEW JERSEY**



## ENGINEER'S ESTIMATE



Abbington Engineering, LLC


PROJECT NAME: Musgrave Park  
 MUNICIPALITY: Freehold Borough  
 PREPARED BY: LR

DATE: February 10, 2023  
 PROJECT NO.  
 REVIEWED BY: SRK

ITEM NO	DESCRIPTION	APPROX. QTY	UNIT	UNIT PRICE	TOTAL
1	CONCRETE WASHOUT SYSTEM	100%	L.S.	\$ 500.00	\$ 500.00
2	SILT FENCE	360	L.F.	\$ 4.00	\$ 1,440.00
3	CLEARING SITE	100%	L.S.	\$ 25,000.00	\$ 25,000.00
4	CONCRETE SIDEWALK, 6" THICK	85	S.Y.	\$ 60.00	\$ 5,100.00
5	AGGREGATE TRAIL PATHWAY W/ ENVIROSEAL MA-60	160	S.Y.	\$ 90.00	\$ 14,400.00
6	BENCHES	5	UNITS	\$ 1,800.00	\$ 9,000.00
7	TRASH RECEPTABLE	1	UNIT	\$ 900.00	\$ 900.00
8	PICNIC TABLE	3	UNITS	\$ 2,400.00	\$ 7,200.00
9	BIKE RACK	1	UNIT	\$ 1,200.00	\$ 1,200.00
10	PLAYGROUND EQUIPMENT	100%	L.S.	\$ 75,000.00	\$ 75,000.00
11	PLAYGROUND SURFACE & SUBGRADE FOR PLAYGROUND EQUIPMENT W/ GEOTEXTILE	225	S.Y.	\$ 95.00	\$ 21,375.00
12	SWING SET/DOUBLE BAY SINGLE POST	1	UNIT	\$ 8,000.00	\$ 8,000.00
13	REMOVE AND REPLACE 4' HIGH CHAIN LINK FENCING	360	L.F.	\$ 35.00	\$ 12,600.00
14	CHESS TABLES	2	UNITS	\$ 4,000.00	\$ 8,000.00
15	8" FLEXIBLE RUBBER CURB BORDER - HEAVY DUTY	210	L.F.	\$ 35.00	\$ 7,350.00
16	2 - 2 1/2" CALIPER SHADE TREES	11	UNITS	\$ 2,500.00	\$ 27,500.00
17	TOPSOILING, 4" THICK	800	S.Y.	\$ 6.00	\$ 4,800.00
18	FERTILIZING AND SEEDING	800	S.Y.	\$ 3.00	\$ 2,400.00
				<b>Total Estimated Cost</b>	<b>\$ 231,765.00</b>

Notes:

1. The quantities enumerated above are approximate and intended for budgeting purposes only. The actual quantities constructed as part of this project may differ.
2. The unit prices utilized in this estimate are based upon prices bid for work similar in nature and magnitude, by qualified contractors in the prevailing project area.
3. Unit prices are based upon certain published sources, including the NJDOT Bid Price Index, as well as non-published sources.

  
 Anthony Maitese, PE, PLS, PP, CME  
 Office of the Borough Engineer



## **Environmental Impact Assessment Report**

**Musgrave Park  
7 Avenue "C", Block 5, Lot 11  
Borough of Freehold, Monmouth County, NJ  
February 8, 2023**

A blue ink signature of Vincent Creevy, consisting of a stylized 'V' followed by a series of loops and a vertical line.

**Vincent Creevy, P.E., P.L.S.-Lic. No. 36716  
Director of Environmental Services**

A black ink signature of Anthony Maltese, featuring a complex, overlapping scribble of lines.

**Anthony Maltese, P.E., P.L.S., C.M.E., P.P.-Lic. No. 42579  
C.E.O.**



- d. As previously stated there are no wetlands or surface waters on or in the immediate vicinity of the site and therefore no water resources/hydrology associated with this site.
- d. A review the GeoWeb (See Figure-2) indicates that there are no historic/archeological resources associated with the site. The nearest listed Historic property is the Court Street School; which is located approximately 250 feet northwest of the site.
- e. Transportation to the site is either by motor vehicle or on foot. Access to site is from Avenue "C".
- f. Adjacent land uses are entirely residential. The surrounding neighborhood is primarily residential use a few commercial office uses intermixed.

### **3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION**

- a. The greatest direct on-site impact will be the removal and replacement of the existing lawn area with the new grading, playground equipment, chess tables topsoil, sod and landscaping. No trees will be removed as part of this project. As previously stated approximately 500 Cubic Yards of earthwork will be required to complete this project.
- b. The short term impact to the site will occur while the site is under construction due to the previously mentioned new grading, topsoil, sod, playground equipment, chess tables and landscaping. The long term impacts to the environment are expected to be minimal once the construction of the proposed improvements are completed. It is expected that that there will be a modest overall improvement to the local environment due to the introduction of additional shade trees and landscaping. All existing drainage patterns will remain unchanged.
- c. It is anticipated the that there will be an increase in the recreational use of this local park, due to construction of the new playground equipment, ADA compliant features & chess tables. These proposed improvements will replace the current playground features that are in disrepair and antiquated. As most of the existing park use is local and accessed by foot from the surrounding residential neighborhood, it is anticipated that this method of park access will continue and not cause any significant increase in local traffic patterns. It is not anticipated that there will be any significant noise levels in the surrounding neighborhood.
- d. All adjacent properties are currently fully improved residential properties and as such the proposed improvements will have no environmental impacts thereon. Further there will be no disturbance to the adjoining properties
- e. The only construction permits that will be required for the proposed project will a municipal building permit and a Freehold Soil Conservation District Soil and Sediment Control plan permit. No NJDEP permitting will be required for proposed project.

Mr. Creevy has served as the environmental consultant the following municipalities:

- Borough of Freehold-2004 to present
- Borough of Pemberton-2015 to 2022
- Borough of Shrewsbury-2005 to 2007, 2008 to 2014
- Borough of Fair Haven-2005 to 2007, 2008 to 2009

Mr. Creevy also has an extensive background in construction administration services including various municipal, County, State and private development projects throughout New Jersey. This work includes new construction of roads and highways, sanitary sewers and pump stations, potable water systems, site grading, landscaping, as well as soil erosion and sediment control.

**Work experience:**

1977-1984-Thomas M. Ernst & Associates-Land surveying and soils investigations

1984-2005-Abbington Associates, Inc.- Land surveying, Environmental Project Manager, Construction Manager

2005-2014- Cranmer Engineering, P.A.-Director of Environmental Services & Land Surveying

2014 to present-Abbington Engineering, LLC- Partner & Director of Environmental Services

**Professional Registrations:**

Professional Land Surveyor - New Jersey License # 36716

**Professional Affiliations:**

Society of Wetlands Scientists-Passed Member

New Jersey Society of Professional Land Surveyors

**Special Training:**

Rutgers University:

- Methodology of Wetlands Delineation Using the Federal Manual
- Freshwater Wetlands Permitting
- Threatened & Endangered Species
- Advanced Soils & Site Evaluation
- Hydrology of Wetlands
- Hydric Soils
- Wetlands Plant Identification
- Planning Hydrology for Wetlands Construction

# Anthony Maltese PE, PLS, PP, CME

Professional Engineer ♦ Professional Land Surveyor ♦ Professional Planner ♦ Certified Municipal Engineer

Email: [anthonym@abbingtonengineering.com](mailto:anthonym@abbingtonengineering.com) Mobile: (908) 910-8907 Hometown: Allentown, NJ 08501

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## PROFESSIONAL EXPERIENCE

### American Layout & Land Surveying, LLC

March 2015 – Present Jackson, NJ & Orlando, FL & Bradenton, FL

*National Land Surveying firm with a specialization in Construction Layout servicing the Heavy Highway, Commercial, Industrial and Residential construction markets in both the private and public sectors.*

#### Founder/Chief Financial Officer

Develop all financial statistical data.

Oversee and make changes to all operational procedures to decrease expenses and increase profits.

Review, negotiate and execute all contractual agreements.

Seek and establish new clientele in new areas we service.

Maintain and develop business relationships with past, current and new clientele.

Search and evaluate the potential acquisitions of other Land Survey firms.

Supervise and direct Account Manager with invoicing, accounts payable and receivable.

#### Professional Land Surveyor

Review and execute all Land Surveys for New Jersey and Florida.

Administer the Operations Manager, Project Managers and Field crews.

Provide oversight on an over \$200 million worth of construction projects yearly.

Risk Manage all potential or alleged errors by strategic mitigation.

- Successfully expanded operations into the bordering counties of Pennsylvania, the 5 boroughs of New York City and Florida.
- Improved the estimating department's procedures and lead generation process.
- Increased revenues by 200% in 2016.
- Decreased expenses while increasing productivity.

### Abbington Engineering, LLC

June 2014 – Present Freehold, NJ

*New Jersey based Civil Engineering firm providing Environmental, Structural, Land Surveying and Site Planning services to both the private and public sectors. Additionally, Abbington Engineering serves as a Municipal Engineer and Professional Planner for Borough of Freehold and the Borough of Pemberton.*

#### Founder/Chief Financial Officer

Develop and maintain all financial structure on public and private projects.

Establish Engineering and Construction budgets for all Municipal work.

Compile, review and execute all contractual agreements.

Supervise and direct Account Manager with invoicing, accounts payable and receivable.

#### Professional Engineer, Land Surveyor, Planner & Certified Municipal Engineer

Borough of Pemberton Municipal Engineer

Designed and reviewed numerous residential and commercial projects.

Prepare bid documents and specifications for public projects.

Assist Municipal Engineer in Land Use submittals for completeness and Engineering analysis review.

Performed various Construction Inspections for Municipal and private work.

## LICENSES & CERTIFICATIONS

### Florida

Professional Surveyor and Mapper (PSM)

### New Jersey

Professional Engineer (PE)

Professional Land Surveyor (PLS)

Professional Planner (PP)

Certified Municipal Engineer (CME)

### Pennsylvania

Professional Engineer (PE)

Professional Land Surveyor (PLS)

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## EDUCATION

**B.E. in Civil Engineering (Minor in Mathematics)**

**September 1999 – May 2006**

Hofstra University • Hempstead, NY

**B.S. Degree in Land Surveying**

**January 2006 – May 2010**

New Jersey Institute of Technology • Newark, NJ

**M.B.A. in Strategic Business Management**

**September 2017 – (Currently Pursuing)**

Hofstra University • Hempstead, NY

## TECHNICAL SKILLS

Proficient in Microsoft Office Suite – Advanced in Excel, Word and Outlook • QuickBooks Software • ArcGIS Software • AutoCAD  
2021 Civil 3D • STACKPro • Trimble, Topcon & Leica Robotics • GPS RTK Equipment

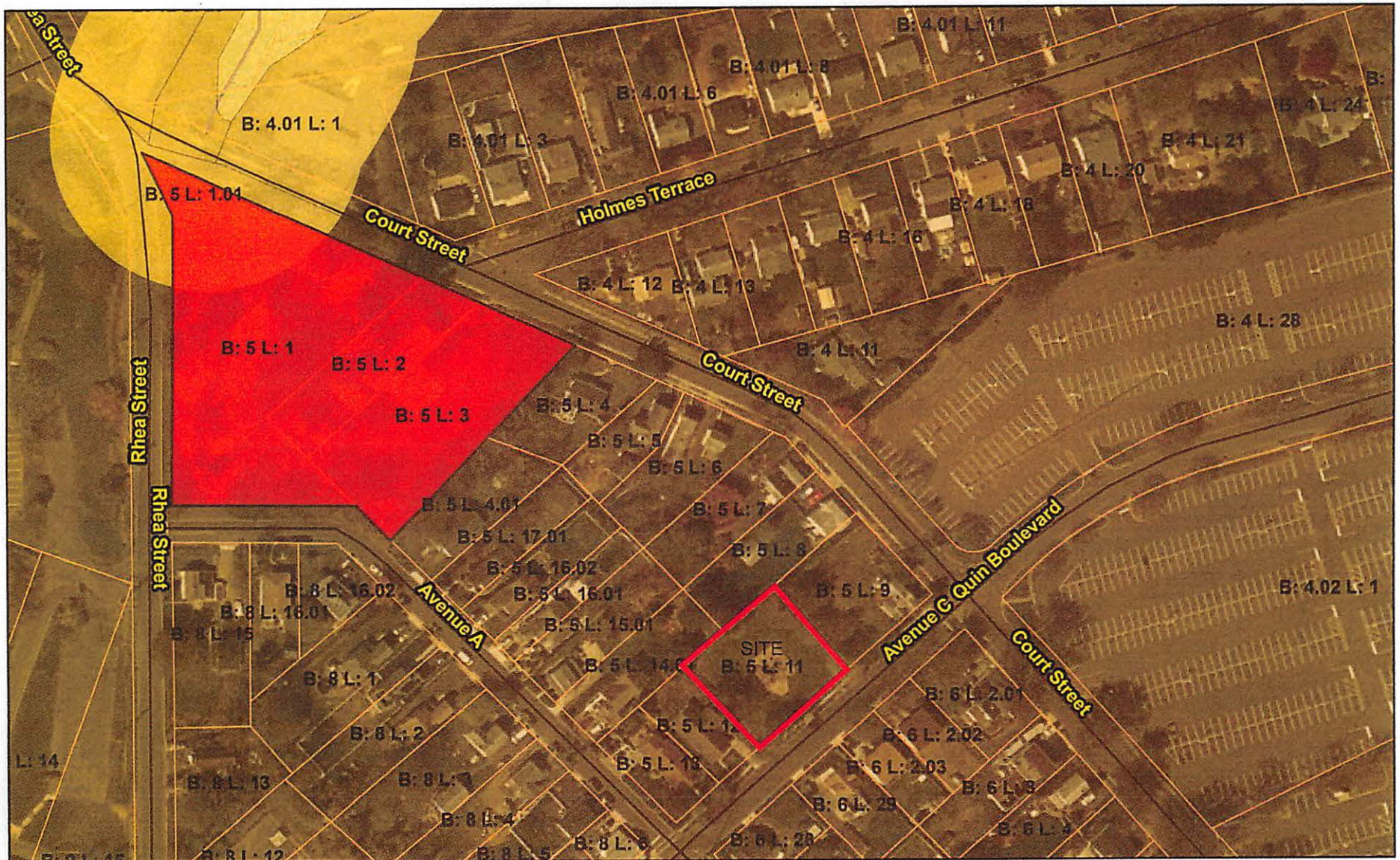
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## ORGANIZATIONAL MEMBERSHIPS

Utility and Transportation Contractors Association (UTCA)	2016 – Present
Florida Surveying & Mapping Society	2015 – Present
New Jersey Society of Municipal Engineers	2015 – Present
Surveyors Historical Society	2013 – Present
National Society of Professional Surveyors	2013 – Present
New Jersey Asphalt Paving Association (NJAPA)	2008 – Present
New Jersey Society of Professional Land Surveyors (NJSPLS)	2006 – Present
Construction Institute (CI)	2005 – Present
American Society of Civil Engineers (ASCE)	2000 – Present
Awarded “Most Outstanding Student Leader” in the Metropolitan Area	2005
Elected President of the Hofstra University Chapter	2004 – 2005
Elected Treasurer of the Hofstra University Chapter	2003 – 2004
Student Government Association (SGA)	2004 – 2005

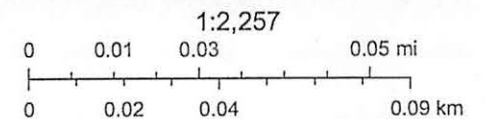


# NJ-GeoWeb **FIGURE-2**



1/19/2023, 1:59:31 PM

- |                   |                               |                              |
|-------------------|-------------------------------|------------------------------|
| Wetlands (2012)   | Historic Properties           | Parcels Data (Block and Lot) |
| County Boundaries | Listed INDV                   | Road Centerlines of NJ       |
|                   | Landscape Regions             |                              |
|                   | (3) Piedmont Plains Landscape |                              |



Esri Community Maps Contributors, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

New Jersey Department of Environmental Protection

Esri Community Maps Contributors, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | NJDEP | NJDEP, Bureau of Energy and Sustainability



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

**RESOLUTION NO.**

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT  
CONTRACT WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION'S GREEN ACRES PARK DEVELOPMENT PROGRAM**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Freehold desires to further the public interest by obtaining funding in the amount of \$115,882.50, in the form of a \$115,882.50 matching grant and; if available, a \$0.00 loan, from the State to fund the following project: Musgrave Park Improvements Project at a cost of \$231,765.00; and

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the governing body/board resolves that:

Kevin Kane or the successor to the office of Mayor is hereby authorized to:

- a.) make application for such a loan and/or such a grant,
- b.) provide additional application information and furnish such documents as may be required, and
- c.) act as the authorized correspondent of the above-named applicant;

The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$115.882.50;

In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;

The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

This resolution shall take effect immediately.

**CERTIFICATION**

I, Traci DiBenedetto, Borough Clerk, do hereby certify that the foregoing is a true copy of a resolution adopted by the Council of the Borough of Freehold at a meeting held on the 27th day of February, 2023.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this  
27th day of February, 2023.

---

Traci DiBenedetto, Borough Clerk

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: FEBRUARY 27, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION OF THE BOROUGH OF FREEHOLD, COUNTY OF  
MONMOUTH, STATE OF NEW JERSEY  
CANCELLING AND REFUNDING TAX CHARGES REGARDING  
BLOCK 61 LOT 15 ---54 BOND STREET, FREEHOLD, NEW JERSEY**

WHEREAS, The Assessor has determined that the owner of Block 61 Lot 15, 54 Bond Street, qualified as a Disabled Veteran for full veterans disability exemption as of January 1, 2023; and

WHEREAS, the taxpayer has made payments for the 2023 taxes since January 1, 2023 in the amount of \$1408.31; and

WHEREAS, the Tax Assessor had adjusted his records to reflect the full exemption; and

WHEREAS, the taxpayer is entitled to a refund of the taxes paid for the year 2023 since January 1, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the charges assessed to Block 61 Lot 15 for 1<sup>st</sup> & 2nd quarter of 2023 be cancelled and that the amount paid by the taxpayer, \$1408.31 be refunded to the taxpayer.

BE IT FURTHER RESOLVED that the Borough Clerk forward a copy of this Resolution certified to be true, to the Tax Assessor, Tax Collector and the Finance Officer.



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

I, TRACI L. DIBENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD FEBRUARY 27, 2023.

\_\_\_\_\_  
TRACI L. DIBENEDETTO, RMC  
BOROUGH CLERK

## Resolution No.

Agenda #4/2023

### RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AUTHORIZING THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN THE BOROUGH OF FREEHOLD

WHEREAS, the Monmouth County Board of Chosen Freeholders, pursuant to N.J.S.A. 26:9-27 et. seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county; and

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the county of Monmouth; and

WHEREAS, prior to conducting aerial dispensing operations over a designated "congested area" the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

WHEREAS, the Borough of Freehold is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

NOW THEREFORE, be it resolved as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understand that:
  - a. the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NJDEP) agencies, and
  - b. such operations will be performed in compliance with applicable Federal and State regulations; and
  - c. the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion. The number of people aged 65 and over is expected to increase from 200 million to 400 million. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion.

the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 35 million, and the number of people 75 years of age or older is projected to increase from 10 million to 17 million (U.S. Census Bureau, 1997).

*Journal of Management Education* 30(6)p.789-804  
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[illegible]

the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 35 million, and the number of people 75 years of age or older is projected to increase from 10 million to 15 million (U.S. Census Bureau, 1997). The number of people 85 years of age or older is projected to increase from 2 million to 4 million (U.S. Census Bureau, 1997). The number of people 90 years of age or older is projected to increase from 500,000 to 1 million (U.S. Census Bureau, 1997). The number of people 95 years of age or older is projected to increase from 100,000 to 200,000 (U.S. Census Bureau, 1997). The number of people 100 years of age or older is projected to increase from 10,000 to 20,000 (U.S. Census Bureau, 1997).

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

I, TRACI L. DIBENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD FEBRUARY 27, 2023.

\_\_\_\_\_  
TRACI L. DIBENEDETTO, RMC  
BOROUGH CLERK

**Resolution No.  
Agenda #4/2023**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY APPOINTING  
STEPHEN J. GALLO AS QUALIFIED PURCHASING AGENT**

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, N.J.A.C. 5:34-5 et. seq. establishes the criteria for qualifying as a Qualified Purchasing Agent; and

WHEREAS, Borough Administrator Stephen J. Gallo possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.A.C. 5:34-5 et. seq.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold, that Stephen J. Gallo is hereby appointed as the Qualified Purchasing Agent for the Borough of Freehold to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-9, with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit.

BE IT FURTHER RESOLVED that in pursuant with N.J.A.C. 5:34-5.2 the Borough Clerk is hereby directed to forward a certified copy of this resolution and a copy of Stephen J. Gallo's certification to the Director of the Division of Local Government Services.



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

I, TRACI L. DIBENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD FEBRUARY 27, 2023.

TRACI L. DIBENEDETTO, RMC  
BOROUGH CLERK

**Resolution No.**  
**Agenda #4/2023**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
THE USE OF BOROUGH HALL AND THE FREEHOLD PUBLIC LIBRARY  
BUILDING BY THE FREEHOLD ART SOCIETY**

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 Freehold Art Society is a non-profit organization that furthers appreciation of the visual arts in Western Monmouth County; and

WHEREAS, the FAS has requested to display certain artwork in the Borough municipal building at 30 Mechanic Street and the Freehold Public Library for a period of three (3) months, from February 21, 2023 through May 17, 2023; and

WHEREAS, the FAS will be fully responsible for managing and maintaining the displayed artwork; and

WHEREAS, the Borough agrees to allow the display subject to the terms and conditions contained in the agreement attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Freehold, County of Monmouth, State of New Jersey, that the request of the Freehold Art Society is granted subject to the terms and conditions contained in the agreement.

IT IS FURTHER RESOLVED that the Mayor, Borough Clerk, and any other necessary officials are authorized to execute the agreement on behalf of the Borough.

BOROUGH OF FREEHOLD  
ART DISPLAY AGREEMENT

THIS AGREEMENT made in duplicate this \_\_\_\_ of \_\_\_\_\_, 202\_\_

BETWEEN:

Borough of Freehold  
30 Mechanic Street  
Freehold, NJ 07728  
(the "Borough")

and

Freehold Art Society  
P.O. Box 6993  
Freehold, NJ 07728  
("FAS")

WHEREAS the Borough is a municipal corporation of the State of New Jersey; and

WHEREAS, the FAS is a non-profit organization that furthers appreciation of the visual arts in Western Monmouth County; and

WHEREAS, the FAS has requested to display certain artwork in the Borough municipal building at 30 Mechanic Street; and

WHEREAS, the FAS will be fully responsible for managing and maintaining the displayed artwork; and

WHEREAS, the Borough has agreed to allow the display subject to the terms and conditions contained herein; and

NOW, THEREFORE, the Parties, in consideration for the mutual covenants set forth below, for further consideration already received in hand, and intending to be legally bound, hereby agree as follows:

1. The duration of this Agreement shall be a period of three (3) months, from February 21, 2023 through May 17, 2023 (the "Term"). The parties may elect to extend the agreement for additional periods of time by mutual written agreement.

2. FAS agrees to be fully responsible for managing and overseeing the workings of the show including, but not limited to, selecting, installing, maintaining, and removing the artwork, and working directly with the artists. FAS shall assure that all works exhibited under this show are lawfully displayed by securing consent or authorization from the owners, authors, or creators of the original artworks, as applicable. It is agreed that nudity, obscenity, or politically themed artwork shall be not be displayed.

3. FAS shall be solely responsible for the installation and maintenance of the artwork and all other improvements which the artwork may need. The installation shall be completed in a workmanlike manner and without damage to municipal property. The Borough may inspect the installation, and if the Borough believes the artwork was not installed or maintained in a workmanlike manner, the Borough may require that FAS reinstall, repair, or remove the work.

4. FAS agrees to indemnify, defend, and hold the Borough harmless from and against any loss, liability, judgment, claim or damages asserted by any third-parties and arising out of the any act, omission, breach of duty, or other conduct of FAS, its officers, directors, employees, or volunteers in connection with the show.

5. FAS agrees all artists participating in the show shall sign a waiver, in a form acceptable to the Borough, releasing the Borough from any and all claims or liability arising from the artists' display of artworks or participation in the show. If FAS installs a display or piece of artwork without acquiring a signed waiver from the artist as indicated herein, FAS shall assume any and all claims or liability for that display until they acquire the waiver from the artist.

6. Each party to this Agreement acts solely as an independent contractor, and nothing in this Agreement is intended to constitute a partnership, agency relationship, or joint venture between the parties.

7. This document is the sole and complete agreement between the parties and no additional or different oral representation, promise, or agreement shall be binding on any of the parties with respect to the subject matter of this instrument. Modifications to this Agreement must be in writing and duly executed by both parties.

8. This Agreement is governed by New Jersey law; the sole venue for any dispute arising from this Agreement shall be the courts of Monmouth County, New Jersey.

9. This Agreement is a valid and binding obligation executed after each party has obtained all requisite legal authority.

10. Nothing in this Agreement shall constitute a waiver or release of any governmental immunity possessed by the Borough pursuant to any applicable law.

IN WITNESS OF WHEREOF, the Parties have signed this Agreement as of the date hereof.

BOROUGH OF FREEHOLD

FREEHOLD ARTS SOCIETY

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

I, TRACI L. DIBENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD FEBRUARY 27, 2023.

TRACI L. DIBENEDETTO, RMC  
BOROUGH CLERK

Resolution No.  
Agenda #4/2023

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING  
AN EMERGENCY TEMPORARY APPROPRIATION OF FUNDS FOR 2023**

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 intends to enter into contracts, commitments or payments prior to the final adoption of the 2023 municipal budget, and

WHEREAS, N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purposes, and

WHEREAS, the appropriations authorized by this emergency temporary appropriation represent 50% of the adopted 2022 municipal with exceptions noted by an asterisk in the worksheet below, and

WHEREAS, the total emergency temporary appropriation resolutions adopted in the year 2023 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total as follows:

Current Fund: \$ 8,533,991.50

Water and Sewer Utility Operating: \$ 2,584,987.00

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Freehold, in the County of Monmouth, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

- Emergency temporary appropriations be and the same are hereby made as follows:

Current Fund: \$ 8,533,991.50



Water and Sewer Utility Operating: \$ 2,584,987.00

2. That all expenditures, paid or charged against emergency temporary appropriations will be provided for in the 2023 municipal budget as detailed in the accompanying appropriation worksheet.

3. That one (1) certified copy of this resolution be filed with the Director of Local Government Services.

## 2023 Emergency Temporary Appropriation

### CURRENT FUND

#### IN CAP:

#### Office of the Business Administrator:

Salaries & Wages	90,000.00	
Other Expenses	150,000.00	*
Other Expenses-American Recovery Act	0.00	

#### Mayor and Council:

Salaries & Wages	51,811.00	*
Other Expenses	3,000.00	

#### Admin/Exec - Clerk's Office:

Salaries & Wages	66,000.00	
Other Expenses	13,425.00	

#### Central Functions:

Other Expenses	18,000.00	*
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#### Financial Administration:

Salaries & Wages	80,000.00	
Other Expenses	28,600.00	
Audit Services	30,000.00	*

#### Collection of Taxes:

Salaries & Wages	31,250.00	
Other Expenses	3,400.00	

#### Assessment of Taxes:

Salaries & Wages	39,750.00	
Other Expenses	19,150.00	

#### Legal Services:

Other Expenses	259,500.00	*
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#### Engineering Services:

Other Expenses	63,450.00	*
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#### Planning/Zoning Board:

Salaries & Wages	2,100.00	
Other Expenses	10,225.00	

#### Historic Preservation:

Salaries and Wages	2,550.00	
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#### Code Enforcement:

Salaries & Wages	92,000.00	*
Other Expenses	11,000.00	

#### Insurance:

Other Insurance	105,000.00	*
Workers Comp Insurance	100,000.00	*
Group Insurance	910,000.00	
Payment in Lieu-Group Insurance	0.00	

#### Police:

2023  
Emergency  
Temporary  
Appropriation  
02-27-2023

Salaries & Wages	1,800,000.00	
Salaries & Wages-American Recovery Act	0.00	
Other Expenses	100,000.00	*
Office of Emergency Management:		
Salaries & Wages	0.00	
Other Expenses	1,500.00	
Aid to Volunteer Fire Companies: Other Expenses	4,500.00	
Fire Department:		
Salaries & Wages	25,200.00	
Other Expenses	74,158.50	
American Recovery Act-Vehicles	0.00	
Fire Prevention:		
Salaries & Wages	37,500.00	
Other Expenses	5,200.00	
Municipal Prosecutor:		
Salaries & Wages	15,000.00	
Road Repair and Maintenance:		
Salaries & Wages	347,500.00	
Other Expenses	57,650.00	
Public Parking Lots:		
Other Expenses	7,000.00	
Shade Tree Commission:		
Other Expenses	41,000.00	
Refuse Collection:		
Salaries & Wages	0.00	
Other Expenses	249,000.00	*
Public Buildings & Grounds:		
Other Expenses	111,808.50	
Vehicle Maintenance:		
Other Expenses	15,000.00	
Condo Reimbursement:		
Other Expenses	0.00	
Board of Health:		
Salaries & Wages	5,075.00	
Other Expenses	2,225.00	
Court Street School:		
Other Expenses	3,000.00	*
Senior Citizens Program:		
Other Expenses	1,000.00	
Parks & Recreation:		
Salaries & Wages	2,500.00	
Other Expenses	8,000.00	
Park Maintenance:		
Other Expenses	8,000.00	
Utility Expenses:		
Electricity	50,000.00	
Street Lighting	84,000.00	
Telephone	35,500.00	
Natural Gas	20,000.00	*
Gasoline	60,000.00	

Landfill/Solid Waste Disposal Costs:		
Other Expenses	315,000.00	
Municipal Court:		
Salaries & Wages	130,000.00	
Other Expenses	15,000.00	
Public Defender:		
Other Expenses	13,000.00	*
Uniform Construction Code:		
Salaries & Wages	90,000.00	*
Other Expenses	8,250.00	
Celebration of Events:		
Other Expenses	2,000.00	
Contrib. to Accum. Absenses-Other Expenses	0.00	
Salary Adj/Seasonal Employment-Other Expenses	5,000.00	
Contingent	5,000.00	
Deficit Parking Utility	0.00	
Public Employees Retirement System	301,554.00	*
Police and Fire Retirement System	1,118,845.00	*
Social Security	133,250.00	
Defined Contribution Retirement System	3,150.00	
Unemployment Disability	9,500.00	

<b>Total IN CAP Salaries &amp; Wages:</b>	<u>2,908,236.00</u>
<b>Total IN CAP Other Expenses:</b>	<u>4,592,841.00</u>

O/S CAP:

Library:		
Salaries & Wages	87,187.50	
Other Expenses	117,220.00	
Business Personal Prop. Adjustment		
Due to Local School	0.00	
Due to Regional School	0.00	
LOSAP Fire: Other Expenses	0.00	
Landfill/Solid Waste Disposal Costs:		
Other Expenses	0.00	
Reimburse Multi Family Dwelling/Refuse Disposal:		
Other Expenses	0.00	
Interlocals:		
Health Svces-Freehold Township	39,166.00	
Animal Control-Manalapan Township	14,500.00	
911/Police Dispatch Services	206,313.00	*
Information Technology-Freehold Township	11,202.00	
Lake Topanemus Commission-Freehold Twp	4,500.00	
Vehicle Maintenance	31,000.00	
Plan Review-Freehold Township-S/W	15,250.00	
Downtown Freehold-Shared Laborer		
Salaries & Wages	8,411.32	
Other Expenses	4,484.00	
Electrical Inspections-Freehold Township	5,000.00	



Recycling Tonngge Grant	0.00
Body Armor Replacement Program	0.00
Body Worn Cameras	0.00
Drunk Driving Enforcement Fund	0.00
NJHTS-Year End Holiday Crackdown-Drive Sober-Ch159	0.00
Contribution from Private Source: Community Policing	0.00
Contribution from Private Source: Community Pol-Ch159	0.00
Safe & Secure Grant:	
Salaries & Wages	16,200.00
Safe & Secure Grant: Match	
Salaries & Wages	116,636.64
Other Expenses	60,844.04
Neighborhood Preservation Program Grant-S/W	20,000.00
Neighborhood Preservation Program Grant-O/E	105,000.00
Neighborhood Preservation Program Grant-Match-S/W	0.00
Neighborhood Preservation Program Grant-Match-O/E	25,000.00
Clean Communities Grant-2022	0.00
Clean Communities Grant-2023-Ch159	0.00
NJUCF Stewardship Grant	0.00
NJDOT FY2022 Municipal Aid Program-Ford Ave	0.00
Inclusive Healthy Communities Grant-159	0.00

**Total O/S CAP Salaries & Wages:**

263,685.46

**Total O/S CAP Other Expenses:**

624,229.04

Capital Improvement Fund/Capital Projects

0.00

Purchase of Fire Dept Equipment

0.00

Purchase of Police Equipment

0.00

Debt Service:

Bond Principal

0.00

Bond Interest

145,000.00

Note Interest

0.00

**Total Debt Service**

145,000.00

Reserve for Uncollected Taxes

0.00

**TOTAL GENERAL APPROPRIATIONS**

8,533,991.50

**WATER-SEWER UTILITY OPERATING FUND**

	<u>2023</u>	
	<u>Emergency</u>	
	<u>Temporary</u>	
	<u>Appropriation</u>	
	<u>02-27-2023</u>	
Salaries & Wages	640,000.00	*
Other Expenses	800,000.00	*
M.R.R.S.A.	750,000.00	
Interlocal-Freehold Twsp-Water Plant	1,000.00	
Capital Improvement Fund	0.00	
Payment of Bond Principal	0.00	
Interest on Bonds	215,000.00	*
Interest on Notes	0.00	
Public Employees Ret. System	129,237.00	*
Social Security	47,250.00	
Unemployment Compensation Insurance	2,500.00	
Deferred Charge - Emergency Authorization		
Surplus (General Budget)		
<b>TOTAL WATER/SEWER UTILITY OPERATING BUDGET</b>	<hr/> <u>2,584,987.00</u>	

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

I, TRACI L. DIBENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD FEBRUARY 27, 2023.

\_\_\_\_\_  
TRACI L. DIBENEDETTO, RMC  
BOROUGH CLERK

**Resolution No.  
Agenda #4/2023**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY EXTENDING  
THE DATE FOR PET LICENSE APPLICATIONS**

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, Borough Code 6.04 and 6.12 require all dog and cat owners to renew their licenses for their pets by March 1<sup>st</sup> of each year or incur late fees; and

WHEREAS, the Borough amended its ordinance to allow for the first-time licenses of 3 years at its meeting on February 13, 2023; and

WHEREAS, a number of owners were awaiting the passage of same to apply for the 3-year license and thus only have a short window of time to submit same; and

WHEREAS, the Borough is of the opinion that these pet owners should be provided additional time to submit their application without incurring late fees.

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. The Borough hereby waives late fees for 2023 pet licenses pursuant to Borough Code Section 6.04 and 6.12 if the applications and fees associated with same are submitted by April 1, 2023.

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 Borough Department of Health.

<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: FEBRUARY 27, 2023.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

**Resolution No.**

**Agenda No:**

**RESOLUTION APPROVING THE FOLLOWING APPLICATIONS:**

- a. Juneteenth Festival, 6/17/2023, Hall of Records Parking Lot and Lafayette Street, 12:00 PM – 4:00 PM. c/o Monmouth County Diversity Alliance
- b. Raffle License #12-23, United Way of Monmouth & Ocean Counties, 50/50 Raffle, 4/30/2023, 31 West Main Street.
- c. Raffle License #13-23, Land O' Pines PTO, 50/50 Raffle, 4/21/2023, 18 East Main Street.
- d. Raffle License #14-23, Land O' Pines PTO, Gift Auction, 4/21/2023, 18 East Main Street.
- e. Raffle License #15-23, Land O' Pines PTO, Casino Night, 4/21/2023, 18 East Main Street.



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

**February 27, 2023**

**CURRENT FUND**

Freehold Borough Payroll	Pay #3 - pd 2/15/2023	\$ 262,494.06
EnergySolve, LLC	Utilities - pd 2/16/2023	15,024.21
		<u>\$ 277,518.27</u>

**WATER-SEWER OPERATING FUND**

Freehold Borough Payroll	Pay #3 - pd 2/15/2023	\$ 57,923.18
EnergySolve, LLC	Utilities - pd 2/16/2023	2,182.40
		<u>\$ 60,105.58</u>

**PAYROLL ACCOUNT**

Freehold Borough Payroll	Pay #3 - pd 2/15/2023	\$ 1,820.92
		<u>\$ 1,820.92</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	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00264	ACTION UNIFORM CO. LLC															
22-01514	11/17/22 new shirts / jacket alteration				B											
	2 new shirts / jacket alteration			206.00	2-01-2	-200-208			B	FIRE DEPT - DRESS UNIFORMS	R	11/17/22	02/24/23		47171	N
	3 HAT			142.00	2-01-2	-200-208			B	FIRE DEPT - DRESS UNIFORMS	R	11/17/22	02/24/23		47751	N
				348.00												
22-01721	12/22/22 members hats															
	1 members hats			550.00	2-01-2	-200-208			B	FIRE DEPT - DRESS UNIFORMS	R	12/22/22	02/24/23		48034	N
	Vendor Total:			898.00												
01123	ALL HANDS FIRE EQUIPMENT															
22-01689	12/19/22 Rescue tools															
	1 Rescue tools			503.45	2-01-2	-200-506			B	FIRE DEPT - TRAVEL/TRAINING	R	12/19/22	02/24/23		18383	N
				178.24	2-01-2	-200-217			B	FIRE DEPT - EQUIPMENT REPLACEMENT						
				681.69												
	Vendor Total:			681.69												
01139	ALL INDUSTRIAL-SAFETY PROD INC															
22-01717	12/22/22 Road/Safety Signage															
	1 Road/Safety Signage			723.60	2-01-3	-300-261			B	ROAD REPAIR & MAINT - SIGNS, PAINTING	R	12/22/22	02/24/23		232828-1	N
	2 SHIPPING FEES			82.60	2-01-3	-300-261			B	ROAD REPAIR & MAINT - SIGNS, PAINTING	R	02/06/23	02/24/23		232828-1	N
				806.20												
	Vendor Total:			806.20												
01225	AMERICAN WEAR INC															
22-01610	12/05/22 DECEMBER UNIFORMS															
	1 DECEMBER UNIFORMS			268.60	2-01-3	-300-208			B	ROAD REPAIR & MAINT - UNIFORMS	R	12/05/22	02/24/23		10030702	N
	2 DECEMBER UNIFORMS-W/S			320.21	2-09-8	-800-208			B	W/S ADMIN -- UNIFORMS	R	12/05/22	02/24/23		10030699	N
	3 DECEMBER UNIFORMS-WTP			44.75	2-09-8	-800-208			B	W/S ADMIN -- UNIFORMS	R	12/05/22	02/24/23		10030701	N

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Bill List By Vendor Id

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Vendor # Name		Contract PO Type		First Rcvd		Chk/Void	1099
PO #	PO Date Description	Amount Charge Account	Acct Type Description	Stat/Chk	Enc Date Date	Date Invoice	
Item Description							Excl
01225 AMERICAN WEAR INC	Continued						
22-01610 12/05/22 DECEMBER UNIFORMS	Continued						
4 DECEMBER UNIFORMS-FIRE	42.75	2-01-2 -200-209	B FIRE DEPT - UNIFORMS DISPATCH	R	12/05/22	02/24/23	10030703 N
	676.31						
23-00020 01/18/23 JANUARY UNIFORMS							
1 JANUARY UNIFORMS-STG/RDS	214.88	3-01-3 -300-208	B ROAD REPAIR & MAINT - UNIFORMS	R	01/18/23	02/24/23	10042313 N
2 JANUARY UNIFORMS-W/S	265.51	3-09-8 -800-208	B W/S ADMIN -- UNIFORMS	R	01/18/23	02/24/23	10042310 N
3 JANUARY UNIFORMS-WTP	35.80	3-09-8 -800-208	B W/S ADMIN -- UNIFORMS	R	01/18/23	02/24/23	10042312 N
4 JANUARY UNIFORMS-FIRE	34.20	3-01-2 -200-209	B FIRE DEPT - UNIFORMS DISPATCH	R	01/18/23	02/24/23	10042314 N
	550.39						
Vendor Total:	1,226.70						
01820 GANNETT NJ NEWSPAPERS							
23-00014 01/18/23 JANUARY LEGAL ADS							
1 AD 5545648 CONTRACT AWARD	59.64	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
2 AD 5546196 CONTRACT AWARD	57.00	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
3 AD 5557402 PL BD CONTRAT AWARD	48.20	3-01-1 -160-151	B PLANNING BOARD - SUPPLIES	R	01/18/23	02/24/23	5341523 N
4 AD 5557473 PL BD MEETINGS	62.28	3-01-1 -160-151	B PLANNING BOARD - SUPPLIES	R	01/18/23	02/24/23	5341523 N
5 AD 5558304 PL BD NOTICE	59.64	3-01-1 -160-151	B PLANNING BOARD - SUPPLIES	R	01/18/23	02/24/23	5341523 N
6 AD 5571379 HPC MEETINGS	77.24	3-01-1 -160-151	B PLANNING BOARD - SUPPLIES	R	01/18/23	02/24/23	5341523 N
7 AD 5567839 QUALIFYING PROF.	107.60	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
8 AD 5567866 CONTRACT AWARDS	97.48	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
9 AD 5544553 M & C MEETINGS	67.56	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
10 AD 5567971 CONTRACT AWARD	49.08	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
11 AD 5565607 AUCTION	51.72	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
12 AD 5564136 2023/1	80.76	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
13 AD 5564366 2023/3	83.40	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
14 AD 5564474 ORD 2023/4	154.68	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
15 AD 5564519 ORD 2023/2	148.52	3-01-1 -101-314	B ADM/EXEC. PRINTING LEGAL NOTIC	R	01/18/23	02/24/23	5341523 N
16 AD 5572904 BD OF HEALTH	57.00	3-01-4 -400-151	B BOARD OF HEALTH - SUPPLIES	R	01/18/23	02/24/23	5341523 N
	1,261.80						
Vendor Total:	1,261.80						

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Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description				
01931 ATLANTIC TOMORROWS OFFICE							
23-00035 01/25/23 COURT COPIER 1/1-3/31/23							
1 COURT COPIER 1/1-3/31/23	390.00	3-01-6 -655-301	B MUNICIPAL COURT - COPY MACHINE/EQUIP M&R R	01/25/23	02/24/23	476986	N
23-00051 01/25/23 BORO HALL COPIER 10/1-12/31							
1 BORO HALL COPIERS 10/1-12/31	546.42	2-01-1 -110-151	B CENTRAL FUNCTIONS R	01/25/23	02/24/23	466458	N
23-00052 01/25/23 LIBRARY COPIER MAINT 1/1-12/31							
1 LIBRARY COPIER MAINT 1/1-12/31	441.00	3-01-7 -750-298	B PUBLIC LIBRARY - FURNITURE & SUPPLIES R	01/25/23	02/24/23	466457	N
Vendor Total:	1,377.42						
02626 BAKER & TAYLOR LLC							
23-00006 01/18/23 new books		B					
2 BOOKS INV. 5018121381	57.26	3-01-7 -750-168	B PUBLIC LIBRARY - NEW BOOKS R	01/18/23	02/24/23	5018121381	N
3 BOOKS INV. 5018141941	90.96	3-01-7 -750-168	B PUBLIC LIBRARY - NEW BOOKS R	01/18/23	02/24/23	5018141941	N
4 BOOKS INV. 5018125037	279.75	3-01-7 -750-168	B PUBLIC LIBRARY - NEW BOOKS R	01/18/23	02/24/23	5018125037	N
	427.97						
Vendor Total:	427.97						
03043 BEIERSCHMITT, MICHAEL							
23-00076 01/25/23 2022 MEDICARE REIMBURSEMENT							
1 2022 MEDICARE REIMBURSEMENT	2,029.20	2-01-6 -605-736	B RETIREE MEDICARE REIMBURSEMENTS R	01/25/23	02/24/23		N
Vendor Total:	2,029.20						
04309 BRIARWOOD WEST CONDOMINIUM							
22-01565 11/27/22 2021 TRASH REIMBURSEMENT							
1 2021 TRASH REIMBURSEMENT	35,870.93	2-01-3 -325-003	B CONDO REIMB--BRIARWOOD WEST R	11/27/22	02/24/23		N
Vendor Total:	35,870.93						
05249 CAMPBELL SUPPLY INC							
22-01735 12/23/22 1575 electrical							
1 1575 electrical	3,428.24	2-01-2 -200-421	B FIRE DEPT - UPKEEP APPARATUS R	12/23/22	02/24/23	R112005564:01	N
Vendor Total:	3,428.24						

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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 Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
05275	CARROT-TOP INDUSTRIES															
22-01690	12/19/22 Grave Markers															
	1 Grave Markers				711.56	2-01-2 -200-214			B	FIRE DEPT -GRAVE MARKERS/FLAGS	R	12/19/22	02/24/23		113161	N
	Vendor Total:				711.56											
05390	CAVANAUGHS EXTERMINATING CO															
22-01606	12/05/22 DECEMBER EXTERMINATING															
	1 DECEMBER EXTERMINATING-PD				55.00	2-01-1 -190-405			B	PUBLIC B&G - POLICE STATION	R	12/05/22	02/24/23		897180	N
	2 DECEMBER EXTERMINATING-DPW				75.00	2-01-1 -190-413			B	PUBLIC B&G - DPW	R	12/05/22	02/24/23		896764	N
					130.00											
	Vendor Total:				130.00											
06685	CONTRACTOR SERVICE															
22-01691	12/19/22 Re-Stock Markout Paint															
	1 Re-Stock Markout Paint				570.24	2-09-8 -815-298			B	WATER SERVICE -MISC. SUPPLIES	R	12/19/22	02/24/23		59001	N
	Vendor Total:				570.24											
06686	CORE & MAIN LP															
22-01647	12/13/22 PURCHASE OF WATER METERS															
	1 PURCHASE OF WATER METERS 3/4				4,556.59	W-06-7 -717-103			B	2015/9 - PURCHASE OF WATER METERS	R	12/13/22	02/24/23		S097174	N
	2 PURCHASE OF WATER METERS 1"				705.00	W-06-7 -717-103			B	2015/9 - PURCHASE OF WATER METERS	R	12/13/22	02/24/23		S097174	N
	3 PURCHASE OF WATER METERS 1"				208.41	2-09-8 -815-244			B	WATER SERVICE - METERS	R	02/16/23	02/24/23		S097174	N
					5,470.00											
23-00163	02/09/23 SENSUS ANALYTICS															
	1 SENSUS ANALYTICS YEAR 8 FEE				9,855.00	3-09-8 -800-505			B	W/S ADMIN - ANNUAL SENSUS METER FEE (HD)	R	02/09/23	02/24/23		R886591	N
	2 ANNUAL RNI YEAR 8 FEE				9,990.00	3-09-8 -800-505			B	W/S ADMIN - ANNUAL SENSUS METER FEE (HD)	R	02/09/23	02/24/23		R886591	N
					19,845.00											
	Vendor Total:				25,315.00											
06699	CGP&H LLC															
23-00184	02/21/23 RCA PROGRAM ADMINISTRATION-JAN															
	1 RCA PROGRAM ADMINISTRATION-JAN				1,038.00	C-04-3 -308-101			B	#2002/6-03/20-04/13 FREE TWPII	R	02/21/23	02/24/23		46140	N



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Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item	Description	Amount	Charge	Account	Acct Type	Description						
06699	CGP&H LLC			Continued								
23-00184	02/21/23 RCA PROGRAM ADMINISTRATION-JAN			Continued								
2	RCA PROGRAM ADMINISTRATION	1,951.50		C-04-3 -308-101	B	#2002/6-03/20-04/13 FREE TWPII	R	02/21/23	02/24/23		46087	N
		2,989.50										
	Vendor Total:	2,989.50										
08250	DEMCO SUPPLY INC											
22-01762	12/30/22 children's room shelving											
1	children's room shelving	6,766.96		2-01-7 -750-298	B	PUBLIC LIBRARY - FURNITURE & SUPPLIES	R	12/30/22	02/24/23		-7243215	N
	Vendor Total:	6,766.96										
08255	DERASMO EXCAVATING											
23-00185	02/21/23 EMERGENCY SEWER LINE REPAIR											
1	EMERGENCY SEWER LINE REPAIR	69,900.00		W-06-7 -716-107	B	2014/6,15/12 - W/S EMERGENCY REPAIRS	R	02/21/23	02/24/23		2389	N
	Vendor Total:	69,900.00										
09535	DRAWINGBOARD PRINTING											
22-01482	11/09/22 Borough of Freehold labels											
1	Borough of Freehold labels	180.55		2-01-1 -101-151	B	ADM/EXEC(CLERK)--SUPPLIES,EQUIPMENT	R	11/09/22	02/24/23		2975214	N
	Vendor Total:	180.55										
13011	FAIL SAFE TESTING INC.											
22-01214	09/23/22 Fire Hose Testing											
1	Fire Hose Testing	2,744.55		2-01-2 -200-218	B	FIRE DEPT - HOSE/NOZZLES	R	09/23/22	02/24/23		051632	N
22-01215	09/23/22 Ground ladder testing											
1	Ground ladder testing	765.00		2-01-2 -200-217	B	FIRE DEPT - EQUIPMENT REPLACEMENT	R	09/23/22	02/24/23		051626	N
22-01216	09/23/22 pump testing engines/ladder											
1	pump testing engines/ladder	1,375.00		2-01-2 -200-421	B	FIRE DEPT - UPKEEP APPARATUS	R	09/23/22	02/24/23		031347	N

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13011 FAIL SAFE TESTING INC.	22-01217 09/23/22 1590 Ladder test	Continued						
	1 1590 Ladder test		750.00 2-01-2 -200-421	B FIRE DEPT - UPKEEP APPARATUS	R	09/23/22 02/24/23	51625	N
	Vendor Total:		5,634.55					
14714 FREEHOLD CENTER MANAGEMENT COR	23-00069 01/25/23 2022-2023 TREE LIGHTING ADD ON							
	1 2022-2023 TREE LIGHTING ADD ON		3,500.00 T-15-9 -900-548	B COMMUNITY EVENTS - MAYORS RECOGNITION	R	01/25/23 02/24/23	1/4/23	N
	Vendor Total:		3,500.00					
15650 GANN LAW BOOKS, INC.	23-00071 01/25/23 2023 NJ POLICE MANUAL							
	1 2023 NJ POLICE MANUAL		495.00 3-01-2 -240-298	B POLICE DEPT - MISCELLANEOUS EXPENSES	R	01/25/23 02/24/23	D674383	N
	2 SHIPPING		18.00 3-01-2 -240-298	B POLICE DEPT - MISCELLANEOUS EXPENSES	R	01/25/23 02/24/23		N
			513.00					
	Vendor Total:		513.00					
16422 GILBERTSON, MARGUERITE	23-00093 01/27/23 2022 MEDICARE REIMBURSEMENT							
	1 2022 MEDICARE REIMBURSEMENT		2,041.20 2-09-8 -800-734	B W/S ADMIN - MEDICARE REIMBURSEMENTS	R	01/27/23 02/24/23		N
	Vendor Total:		2,041.20					
16502 GIBSON, ELLSWORTH	23-00050 01/25/23 2022 LEAF RECYCLING							
	1 2022 LEAF RECYCLING		11,425.00 2-01-3 -332-489	B SOLID WASTE - LEAF/BRUSH DISPOSAL/GRIND	R	01/25/23 02/24/23		N
	Vendor Total:		11,425.00					
17086 GOVERNMENT STRATEGY GROUP	22-00322 03/07/22 2022 GEN.MGMT/OVERSIGHT SVCS	B						
	7 SEPT 22 - OCT 21, 2022		3,950.00 2-01-1 -115-510	B BUS.ADMIN--CONSULTANT SVCS.	R	07/18/22 02/24/23	2022-8	N

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		Item Description			Amount	Charge Account	Acct Type Description	Enc Date	Date	Date	Invoice	Excl
17086	GOVERNMENT STRATEGY GROUP			Continued								
22-00322	03/07/22	2022 GEN.MGMT/OVERSIGHT SVCS		Continued								
	9 NOV 22 - DEC 21, 2022				3,950.00	2-01-1 -115-510	B BUS.ADMIN--CONSULTANT SVCS.	R	07/18/22	02/24/23	2022-10	N
					7,900.00							
	Vendor Total:				7,900.00							
18611	VALLEY HEALTH MEDICAL GROUP											
23-00056	01/25/23	DRUG/ALCOHOL TESTING										
	1 DRUG/ALCOHOL TESTING				65.00	2-01-6 -603-725	B INSURANCE-TESTING, ETC.	R	01/25/23	02/24/23	661383C5622	N
	Vendor Total:				65.00							
31211	MANALAPAN TOWNSHIP TREASURER											
23-00045	01/25/23	NOVEMBER ANIMAL PICK UPS										
	1 NOVEMBER ANIMAL PICK UPS				685.00	2-01-4 -400-438	B BOARD OF HEALTH - CONTRACTUAL	R	01/25/23	02/24/23	2022-11-FB	N
	Vendor Total:				685.00							
31438	MC MANIMON, SCOTLAND & BAUMANN											
22-00338	03/09/22	2022 LEGAL-REDEV/CANNABIS				B						
	27 DEC 22	LEGAL-REDEV/CANNABIS			3,977.84	2-01-1 -141-350	B LEGAL - REDEVELOPMENT COUNSEL	R	03/09/22	02/24/23	202143	N
	28 DEC 22	LEGAL-REDEV/CANNABIS			195.00	2-01-1 -141-350	B LEGAL - REDEVELOPMENT COUNSEL	R	03/09/22	02/24/23	202142	N
					4,172.84							
22-00339	03/09/22	2022 LEGAL-LABOR COUNSEL				B						
	16 2022	LEGAL-LABOR COUNSEL-DEC			1,496.25	2-01-1 -141-355	B LEGAL - LABOR COUNSEL	R	03/09/22	02/24/23	202140	N
23-00062	01/25/23	PARKING BOND ORDINANCE										
	1 PARKING BOND ORDINANCE				600.00	C-04-7 -766-101	B 2022/13-PARKING UTILITY IMPR-40A:2-20	R	01/25/23	02/24/23	195440	N
23-00085	01/27/23	DECEMBER COAH & 200 PARK										
	1 DECEMBER PROF SVCS-COAH				1,131.00	2-01-1 -115-510	B BUS.ADMIN--CONSULTANT SVCS.	R	01/27/23	02/24/23	202141	N
	2 DECEMBER PROF SVCS-200 PARK				1,875.00	2-01-1 -115-510	B BUS.ADMIN--CONSULTANT SVCS.	R	01/27/23	02/24/23	202144	N
					3,006.00							
	Vendor Total:				9,275.09							

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		Item	Description	Amount	Charge Account	Acct Type Description		Enc Date	Date	Date	Invoice	Excl
32756	MONMOUTH WIRE RECYCLING CO.											
23-00040	01/25/23	DECEMBER ELECTRONICS RECYCLING										
1	DECEMBER ELECTRONICS RECYCLING	150.00	2-01-3	-332-478	B SOLID WASTE - ELECTRONICS	R	01/25/23	02/24/23		24671	N	
Vendor Total:				150.00								
33258	MY CORPORATE HOSTING SOL. LLC											
23-00073	01/25/23	EMAIL HOSTING 2/6-5/5/23										
1	EMAIL HOSTING 2/6-5/5/23	584.25	3-01-1	-135-306	B FINANCE, COMPUTER MAINTENANCE	R	01/25/23	02/24/23		36976/36817	N	
2	EMAIL HOSTING 2/6-5/5/23	564.20	3-09-8	-800-501	B W/S ADMIN--M.I.S.	R	01/25/23	02/24/23		36976/36817	N	
3	EMAIL HOSTING 2/6-5/5/23	288.50	3-01-2	-200-225	B FIRE DEPT - YEARLY CONTRACTS	R	01/25/23	02/24/23		36976/36817	N	
4	EMAIL HOSTING 2/6-5/5/23	1,111.50	3-01-2	-240-324	B POLICE DEPT - COMPUTER M&R	R	01/25/23	02/24/23		36976/36817	N	
5	EMAIL HOSTING 2/6-5/5/23	229.50	3-01-7	-750-306	B PUBLIC LIBRARY - COMPUTER M&R/INTERNET	R	01/25/23	02/24/23		36976/36817	N	
6	EMAIL HOSTING 2/6-5/5/23	114.00	3-01-6	-655-304	B MUNICIPAL COURT - COMPUTER/NT/REPAIR	R	01/25/23	02/24/23		36976/36817	N	
				2,891.95								
Vendor Total:				2,891.95								
34214	NEW JERSEY CLEAN COMMUNITIES											
23-00061	01/25/23	SEMINAR REGISTRATION										
1	SEMINAR REGISTRATION	245.00	G-02-9	-900-036	B CLEAN COMM O/E	R	01/25/23	02/24/23		23-36	N	
Vendor Total:				245.00								
34709	NJCM											
23-00092	01/27/23	2023 MEMBERSHIP DUES										
1	2023 MEMBERSHIP DUES	475.00	3-01-1	-102-506	B MAYOR/COUNCIL - OTHER EXPENSES	R	01/27/23	02/24/23			N	
Vendor Total:				475.00								
34735	TREASURER-STATE OF NJ											
23-00111	02/08/23	Water allocation permit fee										
1	Water allocation permit fee	8,390.00	3-09-8	-831-542	B WATER PLANT - STATE FEES	R	02/08/23	02/24/23		222411220	N	
Vendor Total:				8,390.00								





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40775	PROSHRED SECURITY	23-00015	01/18/23	JANUARY SHREDDING											
	1 JANUARY SHREDDING				200.00	3-01-1 -110-151			B CENTRAL FUNCTIONS	R	01/18/23	02/24/23		800037776	N
	Vendor Total:				200.00										
44206	RACHLES/MICHELE'S OIL COMPANY	23-00057	01/25/23	DECEMBER GASOLINE/DIESEL											
	1 DECEMBER GASOLINE				7,579.58	2-01-4 -448-448			B GASOLINE	R	01/25/23	02/24/23		376856/377494	N
	2 DECEMBER DIESEL				5,399.72	2-01-4 -448-448			B GASOLINE	R	01/25/23	02/24/23		375516	N
					12,979.30										
	Vendor Total:				12,979.30										
48324	SPECTROTTEL OF NEW JERSEY LLC	23-00166	02/09/23	FEBRUARY TELEPHONE & INTERNET											
	1 FEBRUARY TELEPHONE & INTERNET				1,161.20	3-01-4 -440-440			B TELEPHONE SERVICE	R	02/09/23	02/24/23		11380940	N
	2 FEBRUARY TELEPHONE & INTERNET				976.91	3-01-4 -440-440			B TELEPHONE SERVICE	R	02/09/23	02/24/23		11380940	N
	3 FEBRUARY TELEPHONE & INTERNET				325.63	3-01-6 -655-362			B MUNICIPAL COURT - TELEPHONE	R	02/09/23	02/24/23		11380940	N
	4 FEBRUARY TELEPHONE & INTERNET				362.82	3-01-4 -440-440			B TELEPHONE SERVICE	R	02/09/23	02/24/23		11380940	N
	5 FEBRUARY TELEPHONE & INTERNET				194.16	3-01-4 -440-440			B TELEPHONE SERVICE	R	02/09/23	02/24/23		11380940	N
	6 FEBRUARY TELEPHONE & INTERNET				188.93	3-01-7 -750-362			B PUBLIC LIBRARY - TELEPHONE	R	02/09/23	02/24/23		11380940	N
	7 FEBRUARY TELEPHONE & INTERNET				188.93	3-01-7 -750-306			B PUBLIC LIBRARY - COMPUTER M&R/INTERNET	R	02/09/23	02/24/23		11380940	N
	8 FEBRUARY TELEPHONE & INTERNET				203.03	3-09-8 -831-362			B WATER PLANT - TELEPHONE	R	02/09/23	02/24/23		11380940	N
					3,601.61										
	Vendor Total:				3,601.61										
51122	TREVI ITALIAN RESTAURANT	23-00044	01/25/23	FOCUS GROUP REFRESHMENTS											
	1 FOCUS GROUP REFRESHMENTS				74.50	G-02-22-900-004			B GRANT FD-SNJ-INCLUSIVE HEALTHY COMM.	R	01/25/23	02/24/23			N
	23-00090 01/27/23 HydrantFlushing--Lunch for men														
	1 HydrantFlushing--Lunch for men				122.25	3-09-8 -800-298			B W/S ADMIN. MISCELLANEOUS	R	01/27/23	02/24/23			N

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Item Description	Amount Charge Account	Acct Type Description		Enc Date Date	Date Invoice	Exc
51122 TREVI ITALIAN RESTAURANT	Continued					
23-00098 01/27/23 REFRESHMENTS FOCUS GROUP						
1 REFRESHMENTS FOCUS GROUP	95.10 G-02-22-900-004	B GRANT FD-SNJ-INCLUSIVE HEALTHY COMM.	R	01/27/23 02/24/23	60936	N
Vendor Total:	291.85					
51463 TOWER SPRING TERRACE LLC						
22-01559 11/27/22 2021 TRASH REIMBURSEMENT						
1 2021 TRASH REIMBURSEMENT	8,153.63 2-01-7 -749-111	B LANDFILL/REIMB.MULTI FAMILY	R	11/27/22 02/24/23		N
Vendor Total:	8,153.63					
57220 BILL WAGNER & SON INC						
23-00019 01/18/23 JANUARY SUPPLIES						
1 JANUARY SUPPLIES	247.77 3-09-8 -815-298	B WATER SERVICE -MISC. SUPPLIES	R	01/18/23 02/24/23		N
2 JANUARY SUPPLIES-WTP	359.34 3-09-8 -831-238	B WATER PLANT - EQUIPMENT M/R	R	01/18/23 02/24/23	198504/540/678	N
	607.11					
Vendor Total:	607.11					
57625 WEINER LAW GROUP, LLP						
23-00010 01/18/23 Planning Board						
1 Planning Board	32.00 L-12-2 -221-020	B KRISTIN MARTINS-PBUV-2021-010	R	01/18/23 02/24/23	288962	N
2 Planning Board	496.00 L-12-2 -222-020	B SONNENBLICK MEHR & LICATA-PBDW-2022-008	R	01/18/23 02/24/23	288965	N
	528.00					
23-00082 01/25/23 Planning Board and General						
1 Planning Board and General	704.00 3-01-1 -160-338	B PLANNING BOARD - ATTORNEY	R	01/25/23 02/24/23	289810	N
2 Planning Board and General	48.00 L-12-2 -220-001	B ANDREW KIELY-PBSD-2020-001 53 INSTITUTE	R	01/25/23 02/24/23	289811	N
3 Planning Board and General	48.00 L-12-2 -221-002	B JOHN F. MARSHALL - PB-UV-2021-003	R	01/25/23 02/24/23	289812	N
4 Planning Board and General	256.00 L-12-2 -222-001	B MONMOUTH WELLNESS & HEALING-PBSP2022-001	R	01/25/23 02/24/23	289813	N
5 Planning Board and General	112.00 L-12-2 -222-015	B ZUKAS PROPERTIES LLC - PBSO-2022-006	R	01/25/23 02/24/23	289814	N
6 Planning Board and General	48.00 L-12-2 -222-025	B 146 FREEHOLD LLC - PBUV-2022-011	R	01/25/23 02/24/23	290549	N
7 Planning Board and General	48.00 3-01-1 -160-338	B PLANNING BOARD - ATTORNEY	R	01/25/23 02/24/23	290549	N

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57625 WEINER LAW GROUP, LLP	Continued											
23-00082 01/25/23 Planning Board and General	Continued											
8 Planning Board and General	<u>160.00</u>	L-12-2 -222-027	B DAST REALTY - PBSP-2022-010	R	01/25/23	02/24/23	289816	N				
	1,424.00											
Vendor Total:	1,952.00											
58023 WIGENTON, KEVIN P.												
22-01702 12/22/22 ALTERNATE PUBLIC DEFENDER												
1 ALTERNATE PUBLIC DEFENDER	200.00	2-01-6 -656-151	B PUBLIC DEFENDER - OTHER EXPENSES	R	12/22/22	02/24/23	KOW0422A	N				
Vendor Total:	200.00											
COPP0005 COPPOLA SERVICES INC												
23-00182 02/21/23 WTP CONSTRUCTION PAY # 25	20-00003 C											
1 WTP CONSTRUCTION PAY # 25	55,791.40	w-06-7 -722-102	B 18-2,19-8-WATER TREATMENT PLANT CONSTR.	R	03/16/20	02/24/23	10/11/22	N				
23-00183 02/21/23 WTP CONSTRUCTION PAY #26	20-00003 C											
1 WTP CONSTRUCTION PAY #26	204,560.81	w-06-7 -722-102	B 18-2,19-8-WATER TREATMENT PLANT CONSTR.	R	03/16/20	02/24/23	PAY #26	N				
Vendor Total:	260,352.21											
Total Purchase Orders:	62	Total P.O. Line Items:	119	Total List Amount:	503,686.86	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	114,068.53	0.00	114,068.53	0.00	0.00	114,068.53
W/S OPERATING	2-09	3,834.81	0.00	3,834.81	0.00	0.00	3,834.81
Year Total:		117,903.34	0.00	117,903.34	0.00	0.00	117,903.34
CURRENT FUND	3-01	11,485.72	0.00	11,485.72	0.00	0.00	11,485.72
W/S OPERATING	3-09	30,032.90	0.00	30,032.90	0.00	0.00	30,032.90
Year Total:		41,518.62	0.00	41,518.62	0.00	0.00	41,518.62
CAPITAL ACCOUNT	C-04	3,589.50	0.00	3,589.50	0.00	0.00	3,589.50
GRANT FUND	G-02	461.60	0.00	461.60	0.00	0.00	461.60
LAND USE TRUST	L-12	1,200.00	0.00	1,200.00	0.00	0.00	1,200.00
TRUST FUND	T-15	3,500.00	0.00	3,500.00	0.00	0.00	3,500.00
W/S CAPITAL ACCOUNT	W-06	335,513.80	0.00	335,513.80	0.00	0.00	335,513.80
Total of All Funds:		503,686.86	0.00	503,686.86	0.00	0.00	503,686.86

(Prior code § BH:7-3)

#### 8.56.320 Violations.

- A. Violations of this chapter shall be punishable in accordance with the provisions of ordinance Section 1.08, as revised from time to time.
- B. The provisions of this chapter may be enforced by the Freehold Health Department and/or health officers or employees so designated by the board.

(Prior code § BH:7-4)

(Ord. No. 2010/9, § I, 5-17-10)



#### 8.56.330 Retail food establishment fees and license.

- A. The retail food establishment license shall be issued annually by the board of health, on or about January 1 of each year. New establishments must obtain the license prior to opening the establishment.
- B. Failure to obtain a license within fourteen (14) days of its due date shall be a violation of this chapter.
- C. The following fees shall be submitted to the Borough of Freehold for inspections and issuance of retail food establishment licenses:
  - 1. Temporary food establishment license (to be open less than seven days): \$25.00
  - 2. Restaurants with one to fifty (50) seats or less than three thousand (3,000) square feet: \$100.00
  - 3. Restaurants with fifty-one (51) to one hundred (100) seats or three thousand and one (3,001) to ten thousand (10,000) square feet: \$200.00
  - 4. Restaurants with greater than two hundred (200) seats or more than ten thousand (10,000) square feet: \$300.00
- D. Late fees. Every licensed personnel/establishment that fails to complete the renewal application as of January 31 of the licensing year shall be assessed a late fee equaling fifty (50) percent of the license fee as set forth in Section 8.56.320C., above.

(Ord. 2005/1 § 1: prior code § BH:7-5)

(Ord. No. 2010/9, § I, 5-17-10; Ord. No. 2017/12, § I, 12-4-17)

Editor's note(s)—Ord. No. 2010/9, § I, adopted May 17, 2010, amended § 8.56.330 title to read as herein set out.  
Former § 8.56.330 title pertained to fees.

#### 8.56.340 Food handler's license.

- 1. a. Any person or entity owning and/or operating a retail food establishment as defined in the New Jersey State Sanitary Code must secure a food handler's license from the borough health department.
  - b. The food handler's license must be renewed every three years.
- 2. Food Service Training. Definition: "Basic food service training" — a minimum five-hour general course of instruction for personnel in retail food establishments which includes instruction in proper sanitation, personal hygiene, equipment storage and handling, food preparation and handling, food microbiology and



ORDINANCE NO. \_\_\_\_\_  
BOARD OF HEALTH MEETING DATE:

**AN ORDINANCE AMENDING CHAPTER 150 ((FEES), SECTION 150-52, BOARD OF HEALTH (PART III OF THE CODE) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

---

**BE IT ORDAINED** by the Board of Health of the Township of Freehold, County of Monmouth, and State of New Jersey as follows (additions are underlined and deletions are shown with ~~strikethroughs~~):

**I**

**Chapter 150 Fees** is hereby amended as follows:

**Section 150-52 Board of Health (Part III of the Code).**

A. Swimming Pool Code (Chapter 389) – No change.

B. Retail food establishments (Chapter 373).

(1) The following fees shall be paid for inspections and issuance of a food handler's license:

(a) Temporary food establishment to be open less than seven days: ~~\$25~~ \$35.

(b) Mobile food vendors (i.e. ice cream, seasonal food vendors, etc.): \$100.

~~(b)~~ (c) One to 50 seats or less than 3,000 square feet: ~~\$100~~ \$125.

~~(e)~~ (d) Fifty-one to 200 seats or 3,001 square feet to 10,000 square feet: ~~\$200~~ \$250.

~~(d)~~ (e) Two hundred one seats or more than 10,000 square feet: ~~\$300~~ \$375.

(2) Late fees. Every licensed personnel who fails to complete his/her renewal application as of January 31 of the licensing year shall be assessed a late fee equaling 50% of the license fee. The late fees are set forth as follows:

(a) One to fifty seats: ~~\$50~~ \$60 late fee.

(b) Fifty-one to 200 seats: ~~\$100~~ \$125 late fee.

(c) Two hundred plus seats: ~~\$150~~ \$200 late fee.

(3) No change.

C. – E. No change.

F. Schedule of Inspection Fees. The following fees shall be paid to the Township's Board of Health for plan reviews, inspections and reinspections of facilities used by the public:

**Schedule of Inspection Fees**

<b>Activity</b>	<b>Fee</b>
Animal facility operations	
Plan review	<del>\$150</del> <u>\$175</u>
Inspection	<del>\$75</del> <u>\$100</u>
Facility reinspection	\$75
Body art/tattoo establishments	
Plan review	\$300
Inspection	\$200
Reinspection	\$75
Day-care facilities/preschool	
New facility/preoperational inspection	<del>\$100</del> <u>\$125</u>
Facility audit	<del>\$75</del> <u>\$100</u>
Facility re-audit	\$75
Public campgrounds	
Facility plan review	\$200
Facility inspection	Included in cost of annual permit
Facility reinspection	\$75
Recreational bathing facilities	
Facility plan review	<del>\$200</del> <u>\$250</u>
Facility inspection	Included in cost of annual permit
Facility reinspection	\$75

Retail food establishments

Plan review	As per township ordinance, § 150-52
Food inspection	Included in cost of annual permit
Food reinspection	
1st offense annually	\$100
2nd offense annually	\$200
3rd offense annually	\$300
4th or more annually	\$500

Youth camps

Plan review	<del>\$200</del> <u>\$250</u>
Preoperational inspection	<del>\$100</del> <u>\$125</u>
Facility reinspection	\$75

**II**

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

**III**

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

**IV**

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

**EXPLANATORY STATEMENT:**

This ordinance modifies the fees in Chapter 150 (Fees), Section 15-52 Board of Health (Part III of the Code).

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

I, TRACI L. DIBENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD FEBRUARY 27, 2023.

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TRACI L. DIBENEDETTO, RMC  
BOROUGH CLERK

**Resolution No.  
Agenda #4/2023**

**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)(7), contract negotiation and 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 February 27, 2023 and determined that an Executive Session closed to the public shall be held on February 27, 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.