

**MINUTES FOR THE NOVEMBER 21, 2011 WORKSHOP MEETING
HELD AT 7:00 PM
51 WEST MAIN STREET
FREEHOLD, NJ 07728**

ROLL CALL:

Present: Councilman Michael DiBenedetto, Councilman Kevin Kane, Councilman John Newman, Councilman George Schnurr, Councilwoman Sharon Shutzer and Councilman Jaye Sims.

Absent: Mayor Michael Wilson

Also present were Business Administrator Joseph B. Bellina, Borough Attorney Kerry Higgins and Borough Clerk Traci L. DiBenedetto

2. PUBLIC COMMENT

Kevin Coyne, 54 Broadway introduced Ken Roginski of 19 Lincoln Place to the council. Mr. Coyne stated their comments tie into Item Number 5 on the Workshop Agenda: Sidewalk Program – Concrete and Slate.

Mr. Coyne stated that Mr. Roginski lives on the corner of Lincoln Place and Kiawah Avenue and he has slate sidewalk. Mr. Roginski came to the Historic Preservation Commission asking if someone wanted to repair their slate sidewalk, could they be part of the sidewalk replacement program. After a series of letters and discussions with Mr. Bellina, the suggestion was that if a homeowner would like to keep the slate, the Borough would pay the same amount as if they were going to replace with concrete.

Mr. Roginski explained that he has already repaired his slate walkways. For other residents of the town, slate adds to the historic character of the neighborhood. Homeowners should be encouraged to maintain and keep their slate.

Mr. Bellina stated that he gets a unit cost when he bids this. The unit cost is universal so it would be very easy to do in that fashion. The tricky part with slate is that it's not as simple where you get the same unit cost. Some of the contractors who work with slate price it by the job and not by the unit.

Mr. Coyne stated the simple way to help homeowners who have replaced value on slate sidewalks is to be part of the program without any cost to the Borough.

Mr. Bellina stated we will start sending the letters out after the New Year so we can go to bid and have the work lined up for spring.

Councilman DiBenedetto questioned whether the Borough should take the slate and keep it at the Borough yard when we do road projects or a sidewalk project. We could use it in a situation like this.

Kerry Higgins stated usually the contractor has to dispose of the slate. Ms. Higgins stated she does believe that we have a stock pile and anything else that we do take up we can stock pile for future use.

Mr. Bellina asked if the council would approve of going forward with the sidewalk program using concrete and slate.

Councilman Sims stated he would like the Borough to move forward with this and suggested sending out an e-mail blast letting residents know they have the option.

Mr. Bellina explained when the initial letter goes out we can have the residents who want slate call us. It should be handled on a case by case basis.

Councilman Newman stated he would like to see this as part of our sidewalk program. He questioned when we have the projects where we are taking up the slate, should we be doing that or should we just reformat it so it's not popping up. It would be nice to have it more uniform instead of mismatched.

Mr. Bellina stated we can go over this during the design process.

Councilwoman Shutzer, Councilman Kane, Councilman DiBenedetto and Council President Schnurr agreed slate should be part of the sidewalk program.

Dave Loring, 106 Broad Street, Chairman of the Historical Preservation Commission, stated over the past few years the HPC has accumulated about \$3,000.00 and over the years we have utilized some of it. Recently, we have been issuing out grants for home preservation and to some businesses for sign work. It seems like we are having difficulty getting it out. He asked if there is a more expeditious way for us to get these grants out and utilize the money that we have put in.

Mr. Bellina suggested discussing Item Number 4 on the Workshop Agenda: Historic Preservation – Proposed Revisions to Ordinance.

Mr. Bellina explained it is not difficult for the HPC to get the money but there is no mechanism in place for them to get it. The HPC likes to conduct house tours during the year in which they sell tickets. In order to charge a fee for that you have to establish a fee via ordinance, particularly stating that the money being collected is to award grants. We will also have to devise account in a way that will accept the money and allow us to disperse funds from that. The HPC ordinance, as of now, does not allow them to award grants so the ordinance would have to be amended to do that. Mr. Bellina suggested sitting down with Kerry and members of the HPC to come up with language to allow it and criteria to award the grant.

Kerry Higgins explained if the council is in agreement, we would have to amend the ordinance to allow them to charge fees for their activities to be used for Historic Preservation and we would have to amend the ordinance to allow them to give money by way of grants. We would also have to establish a fee schedule.

Mr. Bellina stated he would not advocate rushing the grant for the end of the year. Exterior work will not be done in the winter anyway. We should get a list of criteria from the HPC to go over.

Councilman Newman explained they have been conducting these tours for years and have been taking in money. There is a section in the ordinance that discusses grants but the HPC was operating under them giving out grants not seeking grants. There are a lot of different projects out there but the HPC can't do anything with the money right now.

Mr. Loring stated they wanted to incorporate, not only the businesses, but also the homes.

Kerry Higgins stated that the HPC is confined to what has been designated as a historic district. This really needs to be looked at. She stated that something very general and limited could be done now and refine it later.

Councilman Sims would like to have the recommendations from the committee before the ordinance is introduced so we can review them.

Council President Schnurr stated there was mention of \$3,000.00 and he would like to know where it is.

Mr. Bellina stated in the early days it just went into the general fund.

Mr. Loring stated he could track the records and let the council know precisely how much was handed in.

Ms. Higgins explained it may not be recoverable if it went into the general operating account.

Council President Schnurr recommended that Kerry Higgins focus on the ordinance and let the HPC come up with the guidelines and give them to the council for review.

Council President Schnurr asked council if they agreed with the HPC being able to award grants depending on what the guidelines are provided we are able to review them.

Council Members Sims, Newman, Shutzer, Kane and DiBenedetto were all in agreement.

Tom Baldwin, 3 Vought Avenue, made a complaint about the leaves along Manalapan Avenue and Stokes Street. They are not being contained to the curb.

Mr. Bellina explained that customarily before the weekend we do go up and down all the main drags in town to make sure that the leaves are picked up.

Councilman Kane stated that you tend to see the lawn services blowing the leaves back into the street. The landscapers need to be aware that they need to be contained.

Chief Roberts stated he would put a word out to his guys.

Councilman Sims stated that in the past we have discussed requiring the residents to bag the leaves.

Kerry Higgins explained the issue with that was the farmers who take our leaves wouldn't take them if they were bagged.

Jeff Friedman, 3 Broad Street, stated he can't imagine how long it would take for him to bag his leaves. He stated that would be very labor intensive for the residents.

Councilman Sims stated he was just bringing it to the table as a suggestion.

Mr. Bellina explained the road department tries to get through the town each week but sometimes weather doesn't allow for that.

Councilman Kane offered the following Resolution and moved its adoption, seconded by Councilwoman Shutzer:

RESOLUTION TO CLOSE PUBLIC PORTION.

On roll call Council Members DiBenedetto, Kane, Newman, Schnurr, Shutzer and Sims voted its adoption, opposed none, absent none, abstain none. Council President Schnurr declared the Resolution adopted.

3. ROUTINE TRANSACTIONS-SUPPLEMENTAL AGENDA (See Attachment I).

See the permanent minute book for the minutes and the resolution book for the attachments.

4. HISTORIC PRESERVATION – PROPOSED REVISIONS TO ORDINANCE. (See Attachment II.)

5. SIDEWALK PROGRAM – CONCRETE AND SLATE.

Items 4 and 5 were discussed during the public portion of the meeting.

6. FREEHOLD COMMUNITY HEALTH CENTER. (See Attachment III.)

Margaret Jahn, Health Officer, Freehold Area Health Department, stated she wanted to give a little information with regards to something the Board of Health is proposing and something we would like to move forward with on behalf of the community. There is money coming down from the federal government for health reform. Back in January there was a request for applications to apply for a planning grant for a federally qualified health center. This center would be subsidized by federal dollars and owned by the community. Ms. Jahn applied for the grant in March for \$80,000.00 to do all of the planning work and business model. She was not one of the ones awarded that. In the meantime, Ms. Jahn was contacted by the New Jersey Primary Care Association who was very interested in our looking into trying to develop a community center here in the Borough. They have given us \$12,500.00 to begin exploration within the community to see if there is any interest. There are some stakeholders who are interested in participating. Ms. Jahn stated they did not want to move forward unless they had the support of the council and if the council felt that this was something that would be rewarding for the community.

Council President Schnurr asked if this would be an existing health center or is this something that would be created brand new.

Ms. Jahn stated she had proposed for an existing facility and expand it.

Councilman Sims stated there is definitely a need in the community for this. He asked if the Paul McGuire Health Center takes in a lot of patients.

Ms. Jahn stated that they do not. Ms. Jahn explained we are not looking to compete with existing businesses in the area. We are looking to augment and find out where the gaps are within the community for services and coordinate them. This would be a facility for the uninsured to go and if they are not able to provide full services they would provide a network for them to go.

Councilman Sims asked how something like this would be staffed.

Ms. Jahn explained that it has to be an independent free standing business model. You would have a coordinator/owner or Director of Medical Services and they would staff it and it would be a separate business model overseen by an advisory board that is made up of community members.

Councilman Kane stated this was discussed at the Board of Health meetings because of the economic conditions we are in and the cost of insurance, we thought there would be a tremendous need.

Councilwoman Shutzer asked if this was going to cost the Borough taxpayer money.

Ms. Jahn stated that it would not but there is an obligation for the Borough to assure that there are some type of clinical services and access to preventative health services, which we do now. We currently have a contract with the Paul McGuire Center.

Council President Schnurr asked members of council if they were in agreement with Ms. Jahn moving forward with regards to the Freehold Community Health Center.

Council members DiBenedetto, Kane, Newman, Schnurr, Shutzer and Sims were all agreement.

7. SNOW REMOVAL ORDINANCE. (See attachment IV.)

Mr. Bellina explained they want to clean up the language of the ordinance. It will be amended for residents to have the snow removed within 24 hours of when the last flakes fall and 12 hours for businesses.

Councilman Newman asked about businesses that are not open over the weekend or businesses located on the side streets.

Mr. Bellina stated it is silent on that. The ordinance refers to any business.

Councilwoman Shutzer made mention of her sidewalks along Route 33. She explained at some point they widened the street and took away the grassy area between the sidewalk and the highway. When it snows, she goes out and shovels and then the State comes in with the plow and puts it “double” right back on.

Councilman Kane stated once the roads are clear by the plows, you can’t blow the snow back into the street.

Mr. Bellina stated that is a matter of enforcement and is part of the State traffic laws. Mr. Bellina stated they are putting together a list of snow tips for residents.

Councilman Newman stated the 24 hour rule for the residents doesn’t really take into consideration the school children. That is a lot of time to pass when those areas need to be used by the children walking to school.

Council President Schnurr asked the council if they agreed with amending the ordinance to 24 hour rule for residents and 12 hour rule for businesses.

Council agreed on the changes.

8. INTERSECTION OF MANALAPAN AND BROAD.

Council President Schnurr stated while he was out campaigning, there were a number of residents that indicated that this intersection was very dangerous. He would like the council to think about having a four way red light so everyone has to stop.

Councilwoman Shutzer explained that many times throughout the years we have studied this intersection, along with the State. There have been more accidents there than any place in the Borough. Every time we have requested a change at that intersection, we have been denied.

Mr. Bellina stated he does not recall the last time a study was done.

Council President Schnurr asked the council if they would agree on having another study done.

Council all agreed.

Mr. Bellina will send out a letter to the county.

Council President Schnurr also suggested soliciting the opinions of the Church and auto repair shop, which are on both corners of the intersection.

Council President Schnurr asked for council comments at this time.

Councilman Newman congratulated Councilmen DiBenedetto and Schnurr on their election victory.

Councilwoman Shutzer congratulated Councilmen DiBenedetto and Schnurr. Councilwoman Shutzer announced the Senior Holiday Party is December 3rd and reservations may be made at 732-462-1259, you must be a Borough resident and 62 or older.

Councilman Kane congratulated Councilmen DiBenedetto and Schnurr and wished everyone a Happy Thanksgiving.

Councilman DiBenedetto thanked the residents of Freehold Borough and it is an honor to serve for three more years. Councilman DiBenedetto congratulated Councilman Schnurr and Mayor-elect Higgins. Councilman DiBenedetto wished everyone a Happy Thanksgiving.

Councilman Sims stated that his mother had a pretty horrific fall a couple weeks ago and he thanked his fellow council members and all of those who sent their well wishes. She is making a remarkable recovery.

Council President Schnurr introduced and welcomed Alli Mechanic, who is the new guest editor for the Freehold Patch. She will be covering Freehold Borough.

Councilwoman Shutzer offered the following Resolution and moved its adoption seconded by Councilman DiBenedetto:

- 9. EXECUTIVE SESSION**
 - A. PERSONNEL MATTER**
 - B. LITIGATION**
 - C. CONTRACT NEGOTIATIONS**

On roll call Council Members DiBenedetto, Kane, Newman, Schnurr, Shutzer and Sims voted its adoption, opposed none, absent none, abstain none. Council President Schnurr declared the Resolution adopted.

10. ADJOURNMENT.

There being no further business to discuss, Councilman Kane moved to adjourn the meeting at 9:15 PM, seconded by Councilwoman Shutzer, with All in Favor.

Respectfully Submitted,

Traci L. DiBenedetto, RMC
BOROUGH OF FREEHOLD