

The Meeting of the Mayor and Council of the Borough of Freehold was held on Monday, June 4, 2018 at 7:00 p.m. in the Municipal Building.

Council President Shutzer stated that the notice of the time, date and location of the meeting had been provided pursuant to the provisions of Chapter 231 of the Laws of 1975 (Open Public Meetings Act).

Council President Shutzer explained Mayor Higgins would arrive late as he was attending the Monmouth County Freeholders Meeting where Tona Construction was being honored with a historic preservation award. Mayor Higgins nominated the company for their work on the Bennett Street School building.

Council President Shutzer opened the meeting with the Salute to the Flag, followed by a moment of silence.

ROLL CALL

ABSENT	MAYOR J. NOLAN HIGGINS
PRESENT	COUNCILMAN MICHAEL DIBENEDETTO
PRESENT	COUNCILMAN RONALD GRIFFITHS
PRESENT	COUNCILMAN KEVIN KANE
PRESENT	COUNCILMAN GEORGE SCHNURR
PRESENT	COUNCILWOMAN SHARON SHUTZER
ABSENT	COUNCILMAN JAYE SIMS

Council President Shutzer read Item No. 4 on the Agenda as follows:

“Approval of Minutes: Council Meeting May 7, 2018.”

Councilman Kane offered a motion to accept the minutes and was seconded by Councilman Griffiths:

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

Council President Shutzer read Item No. 5 on the Agenda as follows:

“Presentation of the Memorial Day Parade Awards.”

Council President Shutzer introduced Memorial Day Parade Committee Chairperson, Alice McCobb and Co-Chair Amanda McCobb. Councilman Schnurr and Ms. McCobb recognized the 1st and 2nd Place winning units in each category from the 2018 Memorial Day. Ms. McCobb presented the Chairman’s Choice Award to Colt Neck High School NJROTC and Eisenhower Elementary School with the traveling trophy and tee shirts for having the most students volunteer at the parade.

Councilman Schnurr thanked CN NJROTC for their assistance at the service at Elks Point.

Councilman DiBenedetto stated the service at Elks Point humbles you and makes you very appreciative of the lives that were lost and the lives at risk today for this great country. Councilman DiBenedetto encouraged everyone to try to make it and added the St. Rose Choir, American Legion, Boy Scouts, NJROTC all help.

Councilman Schnurr stated this was the 144th Freehold Memorial Day Parade. He added when this parade started there were only 37 states in the nation. He stated Ms. McCobb is the glue that holds everything together throughout the year. He announced the committee will start preparations for the 145th parade soon. Councilman Schnurr thanked Ms. McCobb and all the committee members for their hard work.

Ms. McCobb announced News 12 had a story on the parade and several people were interviewed for PBS Channel 13.

Council President Shutzer announced 2019 is the 100th anniversary of the incorporation of Freehold Borough. She stated there will be festivities during the year including a parade which Ms. McCobb is helping to organize.

Council President Shutzer read Item No. 6 on the Agenda as follows:

“Introduction of and Authorization to Publish Bond Ordinance #2018/5 Providing for Road Resurfacing, Storm Drainage Repairs and Crosswalk Improvements, Appropriating \$800,000 Therefor and Authorizing the Issuance of \$583,000 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.”

Councilman DiBenedetto offered the following resolution and moved its adoption, seconded by Councilman Griffiths:

BE IT RESOLVED, by the Mayor and Council of the Borough of Freehold that a Bond Ordinance entitled “BOND ORDINANCE #2018/5 PROVIDING FOR ROAD RESURFACING, STORM DRAINAGE REPAIRS AND CROSSWALK IMPROVEMENTS, APPROPRIATING \$800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$583,000 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, and same is hereby approved on first reading; and

BE IT FURTHER RESOLVED that the Clerk be and she is hereby authorized to publish said Ordinance in the Asbury Park Press and that shall be further considered for final passage after public hearing at a meeting held on June 18, 2018 at 7:00 PM and that during the week of said meeting copies of the Ordinance shall be made available at the Clerk’s office to members of the general public who shall request same.

Councilman DiBenedetto stated this is for improvements to Phyllis Road.

Council President Shutzer reported this covers Vrendenburgh Avenue as well.

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

Council President Shutzer read Item No. 7 on the Agenda as follows:

“Introduction of and Authorization to Publish Bond Ordinance #2018/6 Providing for Various Capital Improvements and the Acquisition of Various Capital Equipment, Appropriating \$240,000 Therefor and Authorizing the Issuance of \$228,000 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.”

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

BE IT RESOLVED, by the Mayor and Council of the Borough of Freehold that a Bond Ordinance entitled “BOND ORDINANCE #2018/6 PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$240,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF THE \$228,000 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, and same is hereby approved on first reading; and

BE IT FURTHER RESOLVED that the Clerk be and she is hereby authorized to publish said Ordinance in the Asbury Park Press and that shall be further considered for final passage after public hearing at a meeting held on June 18, 2018 at 7:00 PM and that during the week of said meeting copies of the Ordinance shall be made available at the Clerk’s office to members of the general public who shall request same.

Councilman Schnurr explained this is for an equipment transport trailer, six air packs, heavy duty pick up truck, fire chief vehicle, fire house building improvements and municipal building security upgrades.

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

Council President Shutzer read Item No. 8 on the Agenda as follows:

“Introduction of and Authorization to Publish Bond Ordinance #2018/7 Providing for Various Water/Sewer Utility Improvements, Appropriating \$210,000

Therefor and Authorizing the Issuance of \$199,000 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.”

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

BE IT RESOLVED, by the Mayor and Council of the Borough of Freehold that a Bond Ordinance entitled “BOND ORDINANCE #2018/7 PROVIDING FOR VARIOUS WATER/SEWER UTILITY IMPROVEMENTS, APPROPRIATING \$210,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$199,000 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, and same is hereby approved on first reading; and

BE IT FURTHER RESOLVED that the Clerk be and she is hereby authorized to publish said Ordinance in the Asbury Park Press and that shall be further considered for final passage after public hearing at a meeting held on June 18, 2018 at 7:00 PM and that during the week of said meeting copies of the Ordinance shall be made available at the Clerk’s office to members of the general public who shall request same.

Councilman Kane explained this consists of various water and sewer improvements.

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

Council President Shutzer read Item No. 9 on the Agenda as follows:

“Resolutions of the Mayor and Council of the Borough of Freehold Honoring the 2017 John G. McGackin Award Recipients Robert “Babe” Warrington and Robert G. Kash.”

Councilman Griffiths offered the following Resolutions and moved its adoption, seconded by Councilman Kane:

RESOLUTIONS OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD HONORING THE 2017 JOHN G. McGACKIN AWARD RECIPIENTS ROBERT “BABE” WARRINGTON AND ROBERT G. KASH.

Councilman Griffiths reported the awards ceremony was a great evening which honored two gentlemen. He stated the McGackin Awards have turned out to be a great event and encouraged everyone to attend. Councilman Griffiths stated the speeches by both recipients were wonderful and worth the price of admission.

Councilman Kane thanked the committee for all of their hard work and congratulated the two recipients.

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

Council President Shutzer read Item No. 10 on the Agenda as follows:

“Resolutions of the Mayor and Council of the Borough of Freehold Honoring: the Freehold Borough Educational Foundation and Freehold Borough YMCA Community Center.”

Council President Shutzer offered the following Resolutions and moved their adoption, seconded by Councilman Griffiths:

RESOLUTIONS OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD HONORING THE FREEHOLD BOROUGH EDUCATION FOUNDATION AND FREEHOLD BOROUGH YMCA COMMUNITY CENTER.

Council President Shutzer reported the Education Foundation has raised and donated to the school over \$250,000 through 100% volunteers and should be commended. Council President Shutzer stated the YMCA provides programs for kids and seniors that are remarkable.

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

Council President Shutzer read Item No. 11 on the Agenda as follows:

“Resolution of the Mayor and Council of the Borough of Freehold Honoring Reverend James Conover on the Occasion of his 40th Anniversary.”

Councilman Griffiths offered the following Resolution and moved its adoption, seconded by Councilman DiBenedetto:

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD HONORING REVEREND JAMES CONOVER ON THE OCCASION OF HIS 40TH ANNIVERSARY.

Councilman Griffiths announced this award was presented to Father Jim by Mayor Higgins.

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

Council President Shutzer read Item No. 12 on the Agenda as follows:

“Resolution Acknowledging Compliance with the Core Redevelopment Plan Re: Block 36 Lot 35; 12-16 Court Street.”

Councilman Schnurr asked the applicant to present his plans.

Property Owner and applicant, Mr. Igor Kapelnikov, explained he lives in Manalapan and bought his first property in Freehold Borough six years ago. Mr. Kapelnikov detailed his various properties and the development he has done. Mr. Kapelnikov described the completed and proposed improvements for 12-16 Court Street. He explained he hopes to have retail on the first floor and two luxury apartments on the second floor.

Councilman Schnurr asked if the two apartments would be two bedroom.

Mr. Kapelnikov confirmed they would be two bedroom.

Borough Engineer, William Wentzien explained his report which confirmed the proposed uses are permitted. Mr. Wentzien reported there is an addition of one parking space needed as long as it does not pass the threshold of 10. Mr. Wentzien stated everything on the initial Core Zone review is compliant and noted the structure does fall within the Historical District.

Councilman Schnurr offered the following Resolution and moved its adoption, seconded by Councilman Griffiths:

RESOLUTION ACKNOWLEDGING COMPLIANCE WITH THE CORE REDEVELOPMENT PLAN RE: BLOCK 36 LOT 35; 12-16 COURT STREET.

Councilman Schnurr thanked the applicant for his continued investment in Freehold Borough.

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

Council President Shutzer read Item No. 13 on the Agenda as follows:

“Resolution of the Mayor and Council of the Borough of Freehold, County of Monmouth, New Jersey Authorizing a Discharge of Mortgage: Re: Rug Mill, LLC.”

Councilman DiBenedetto offered the following Resolution and moved its adoption, seconded by Councilman Griffiths:

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING A DISCHARGE OF MORTGAGE: RE: RUG MILL, LLC.

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

Council President Shutzer read Item No. 14 on the Agenda as follows:

“Resolution Authorizing a Contract for Professional Engineering Services to Design a Water Treatment Plant.”

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

RESOLUTION AUTHORIZING A CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES TO DESIGN A WATER TREATMENT PLANT.

Councilman Kane stated this was awarded to Mott MacDonald who submitted a proposal that the governing body determined best serves the needs of the residents.

Administrator Joseph B. Bellina reported 75% will be a 0% interest loan and the 25% balance will be based on market rates. He explained they are currently at 1% and they could change. Mr. Bellina stated he is hopeful a contractor would be selected next spring and noted there are quite a few environmental hurdles to get over.

Councilman Schnurr reported the municipality’s long term debt has rolled off the books and the town is positioned well to afford this project.

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

Council President Shutzer read Item No. 15 on the Agenda as follows:

“Resolution of the Mayor and Council of the Borough of Freehold Amending the Provisions of Chapter 48 (NJSA 52:14.17.38) Under Which a Public Employer May Agree to Pay for the State Health Benefits Program Coverage of Certain Retirees.”

Council President Shutzer offered the following Resolution and moved its adoption, seconded by Councilman Griffiths:

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AMENDING THE PROVISIONS OF THE CHAPTER 48 (NJSA 52:14.17.38) UNDER WHICH A PUBLIC EMPLOYER MAY AGREE TO PAY FOR THE STATE HEALTH BENEFITS PROGRAM COVERAGE OF CERTAIN RETIREES.

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

Council President Shutzer read Item No. 16 on the Agenda as follows:

“Resolution Approving the Mayor’s Nomination for Appointment to the Participatory Budget Committee:

- a. **Joanna S. Connelly, for a one year term, effective June 4, 2018.”**

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

RESOLUTION APPROVING THE MAYOR’S NOMINATION FOR APPOINTMENT TO THE PARTICIPATORY BUDGET COMMITTEE: 16A.

Councilman Griffiths welcomed Ms. Connelly to the committee and stated three new members have been added that are bi-lingual and they will have a great impact on reaching out to the Latino Community.

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

Council President Shutzer read Item no. 17 on the Agenda as follows:

“Resolution Confirming Personnel Appointments/Actions:

- a. **Resignation of Dianne D’Anna as a member of the Freehold Borough Board of Health, effective, June 1, 2018.**
- b. **Appointment of Daniel Grabowski as a member of the Freehold Fire Department’s Junior Firefighter Program, effective June 4, 2018.**
- c. **Resignation of Neekita Mercado as a Substitute School Crossing Guard, effective June 4, 2018.”**

Council President Shutzer offered the following Resolution and moved its adoption, seconded by Councilman Griffiths:

RESOLUTION CONFIRMING PERSONNEL APPOINTMENTS/ACTIONS NOS. 17A-17C.

Council President Shutzer stated Ms. D'Anna's resignation from the Board of Health is accepted with regret as she has given her time and talents to the Borough in many ways.

Councilman Kane stated she is not just a member of the Board of Health, but also a long time trustee of the Freehold First Aid Squad.

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

Council President Shutzer read Item No. 18 on the Agenda as follows:

“Resolution Approving the Following Applications:

- a. **Memorializing the Freehold Borough Human Relations Committee Unity Walk, 6/2/18, 10:30 AM, beginning at the Hall of Records and concluding at the Freehold Fire House Annex.**
- b. **Block Party, 6/30/18, Avenue A from Avenue C to Rhea Street, 4:00 PM to 10:00 PM. c/o Romonda Hickman.**
- c. **Raffle License #19-18, Monmouth County Sheriff's Officers PBA Local 314, August 8, 2018, Off Premise Merchandise Raffle, 71 Monument Street.**
- d. **Raffle License #20-18, B.P.O.E. Freehold Elks No. 1454, Year round pull tab, 6/27/18 to 6/27/19, 73 East Main Street.**
- e. **Raffle License #21-18, St. Rose of Lima Sports Association, Year round pull tab, 6/15/18 to 3/31/19, 51 Lincoln Place.**
- f. **Raffle License #22-18, St. Rose of Lima Church, On-Premise Draw Raffle during the Monday night bingo, 7/2/18 to 5/27/19.**
- g. **Raffle License #23-18, St. Rose of Lima Sports Association, On-Premise Draw Raffle during the Saturday night bingo, 7/7/18 to 5/25/19.**
- h. **Taxi Owner Licenses (7), Leon's Taxi & Car Service.**
- i. **Taxi Owner License, Cris Taxi.**
- j. **Permanent Taxi Driver License, Guadalupe Hinojosa, Freehold.**
- k. **Permanent Taxi Driver License, Juan Hinojosa-Velazquez, Freehold.”**

Councilman DiBenedetto asked if the name of the company on item “H” is correct.

Municipal Clerk Traci DiBenedetto confirmed that is the correct name of the company.

Councilman DiBenedetto offered the following Resolution and moved its adoption, seconded by Councilman Griffiths:

RESOLUTION APPROVING APPLICATIONS NOS. 18A – 18K.

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

Mayor Higgins arrived and presided over the meeting.

Mayor Higgins read Item No. 19 on the Agenda as follows:

“Approval of Bills.”

Councilman Griffiths offered the following Resolution and moved its adoption, seconded by Councilman DiBenedetto:

BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the bills on the attached list in the amount of \$3,249,972.16 be paid as presented.

Council President Shutzer reported she will be abstaining from Voucher #18-00814.

Councilman Kane reported he will be abstaining from Voucher #18-00632.

On roll call Council Members DiBenedetto, Griffiths and Schnurr voted its adoption; opposed none; abstain Kane and Shutzer; absent Sims. Mayor Higgins declared the motion adopted.

Mayor Higgins read Item No. 20 on the Agenda as follows:

“Redevelopment Presentation – Robert Kash and Jeff Friedman.”

Mr. Jeff Friedman, managing partner of KFM Partnership, LLC gave a brief description of the partners; Rob Kash, Joseph Mosco, George Dittmar and Michael Federicci and their ties to Freehold Borough. He announced the consultants that helped with design, architecture, construction and finance. Mr. Friedman described the vision for the lots located at the corner of Court Street and Broad Street. He quoted reports and studies that focused on the walking downtown and the necessity to have a built in consumer base residing above the retail, commercial and office use. Mr. Friedman explained the rundown condition of 2, 4 and 6 Broad Street as well as 26 Court Street and the lack of historical integrity. Mr. Friedman stated he would like to demolish the existing buildings and redevelop the entire corner. Mr. Friedman described the “Statesman” Design which is a four story, mixed use building comprised of retail, office and apartments. He stated all buildings have been designed in compliance with the Core Redevelopment Plan so no variances or waivers are needed. He added the designs are consistent with all ten of the goals set forth in the 2016 Freehold Borough Vision Report.

Mr. Friedman explained the Statesman project could make them a lot of money as would keeping the buildings the same and maintaining the leases. Mr. Friedman stated based on the NJDOT Transit Village study, the partners began to think of a different arrangement for downtown to utilize the most valuable property which would encourage a large developer to make a huge

investment in the town. Mr. Friedman explained the idea of consolidating Borough Property (Bus Station to Bank of America parking lot) and moving Borough Hall to Broad Street. He explained this would generate more income from a developer and produce cash flow and ratables. He added the current location of Borough Hall is like beach front property.

Mr. Rob Kash thanked Mayor and Council for the McGackin Award and he stated it is always a pleasure working with the Borough officials. Mr. Kash reviewed the Statesman Plan and then explained the positives of moving Borough Hall off Main Street, additional parking being one of the positives. Mr. Kash explained the architectural drawing of the proposed Borough Hall and reiterated these drawings are only conceptual. Mr. Kash described the proposed Phase II which is the redevelopment of Throckmorton Street to Bank of America Parking Lot and back to Broad Street. The idea is mixed use buildings and a hotel. Mr. Kash proposed extending the redevelopment area further down West Main Street to McLean Street and back to Broad Street to include the Broad Street School. Mr. Kash stated these developments would be in phases and the changes could be a reality.

Council President Shutzer asked if the property of the current Borough Hall location would be sold and would the apartments be high end.

Mr. Friedman stated the Borough property should not be sold, but leased for annual cash flow.

Mr. Kash stated the apartments would be high end and mentioned several towns in New Jersey that have a high walking resident population. He stated many people don't drive to work and they want to walk to their destinations.

Councilman Kane stated any residential development has to address the school issue. He asked if any thought has been given to converting the Broad Street school building back to a school.

Mr. Kash stated that has not been discussed. He stated there have been discussions to limit the apartments to studios or one bedroom as the trend is to cater to couples with no children or empty nesters.

Councilman Kane asked that they keep the school issues in mind.

Mr. Friedman stated there has been interest from people that currently live in town, who would like a place to go when they are ready to downsize. He added the rents, in many ways, would take care of it.

Councilman DiBenedetto asked the age of the houses that will be demolished.

Mr. Friedman stated they are from 1880-1890's. He added there is no architectural integrity left in them.

Councilman DiBenedetto asked if there was any discussion with the Water Dept to see if there would be problems the water and sewer.

Mr. Bellina stated a preliminary discussion was had for the Statesman plan. He did not think there would be any problems.

Councilman DiBenedetto asked how much more traffic will be generated from these uses.

Mr. Kash stated the question is which one will be a more intense use, an apartment building or municipal building. He stated Court Street would handle most of the traffic. He added Borough Hall would be less intense on the water and sewer.

Councilman DiBenedetto asked if a traffic study would be done.

Mr. Friedman stated all necessary studies would be done including traffic, soil, etc.

Mr. Kash stated he would get everything done if given the go ahead.

Mr. Friedman stated once the Transit Authority studies are done there will be more restrictions and regulations on how the Transit Village is developed.

Councilman DiBenedetto asked if the site will be like a campus.

Mr. Friedman confirmed Borough Hall would be in Phase I, located at Broad and Court Street. He explained after moving Borough Hall, it would open up the current Borough Hall location for development.

Mr. Kash noted Phase II is not their development, they simply offered ideas based on the Transit Village vision.

Councilman DiBenedetto asked if there was an idea of how many guest rooms the hotel would have and if there is a minimum number needed to be a hotel.

Mr. Kash stated the hotel would have about 50 rooms.

Mr. Friedman stated 50 rooms are needed to get a liquor license.

Councilman DiBenedetto responded he believed it is 100 rooms.

Mr. Kash stated Phase II is strictly conceptual at this point. He stated he is just trying to offer ideas.

Ms. Higgins, Borough Attorney asked for the plans to be labeled so Council could identify the various phases.

Councilman Schnurr confirmed there is currently no pending applications. He stated the partners are presenting a conceptual idea of what might be appropriate.

Mr. Kash stated their hope is they would be approached about looking further into Phase I and discuss it becoming a reality. He added more feasibility studies would then be conducted and cost can be estimated.

Mr. Friedman stated the partners could also be told Mayor and Council is not interested at all and they can move forward in another direction.

Ms. Higgins asked how many apartments are planned.

Mr. Friedman stated 32 per building. He stated Phase II is completely open to suggestion.

Ms. Higgins questioned why put Borough Hall on Broad Street and Court Street.

Mr. Friedman explained the North Jersey Transportation experts identified the areas directly around the bus station should be the most visible, highly useable and desirable property. He equated the area to beach front property.

Mayor Higgins thanked Mr. Friedman and Mr. Kash for their presentation and stated the governing body would take it under advisement.

Mayor Higgins read Item No. 21 on the Agenda as follows:

“Clerk – Late Communications

There were none.

Mayor Higgins read Item No. 22 on the Agenda as follows:

“Public Comments”

Mr. James McAllister, Freehold First Aid Squad, announced that June is Fund Drive month for the Freehold First Aid Squad and asked everyone to please respond to the recent mailer and make a donation. Mr. McAllister reported over 4,000 calls were answered last year and costs are increasing.

Jean Holtz, Broad Street asked Mr. Friedman and Mr. Kash if the new Borough Hall would be owned by the developing partners or by the town.

Mr. Kash stated that is something to be discussed.

Mr. Friedman stated there are a lot of possibilities and they want to do what is best for the town in the long run.

Ms. Holtz asked if a study has been done to determine how much square footage is needed for Borough Hall.

Mr. Bellina stated a firm was engaged to study the needs and two alternatives were provided; one optimum and one minimum. Mr. Bellina stated enough information is available to start the process.

Mr. Kash stated he figured 16,000 square feet.

Ms. Holtz offered her support to the Freehold First Aid Squad and encouraged everyone to donate.

Mr. McAllister asked who is going to pay to move Borough Hall.

Mr. Kash stated there is no answer yet. He stated he is aware there has been discussion about a new Borough Hall. Mr. Kash stated there have been developers interested in areas of town but want a larger parcel of land to work with rather than one or two lots.

Council President Shutzer announced the governing body has been talking about the future of Borough Hall for a while because there are some issue with the building that are real concerns.

Councilman Kane announced there is a lot of opportunity with private/public partnerships. He stated they are interested in exploring those opportunities.

Mr. Patrick McCobb asked if the security system that was previously approved would be put on hold until its decided if there is a new Borough Hall.

Mr. Bellina stated no, the security measure will be put in place. He stated some measures have already been done but the systems will improve with camera, locks, etc. Mr. Bellina added if a decision was made to build a new Borough Hall, it would be a few years from now.

Council President Shutzer made a motion to close Public Comments, seconded by Councilman Griffiths .

On roll call Council Members DiBenedetto, Griffiths, Kane, Schnurr and Shutzer voted its adoption; opposed none; abstain none; absent Sims. Mayor Higgins declared the motion adopted.

Mayor Higgins read Item No. 23 on the Agenda as follows:

“Council Comments.”

Councilman DiBenedetto thanked everyone for attending. He thank Ms. Alice McCobb and her family for a great Memorial Day Parade. He wished everyone a safe and happy summer.

Councilman Schnurr announced the June Library flyer is available and reported they are getting ready for their summer programs and getting a lot of inquiries for E-Books. Councilman Schnurr thanked Alice and Amanda McCobb and all of the volunteers for a job well done on the Memorial Day Parade. Councilman Schnurr thanked all of the parade award recipients and

congratulated the McGackin Awardees; Babe Warrington and Rob Kash as well as the Freehold Borough YMCA and Freehold Borough Education Foundation for their honors. Councilman Schnurr announced the Education Foundation gave out grants to teachers from all three schools and congratulated Ms. Jean Holtz for receiving an award from the school. Councilman Schnurr stated Ms. Diane D'Anna will be greatly missed.

Councilman Kane thanked everyone for attending. He congratulated the winners and honorees of the McGackin Award. Councilman Kane thanked the McGackin Award committee for their hard work on a great event. He congratulated the McCobb family on another successful Memorial Day Parade and service at Elks Point. He stated the day's events are very special and make our town look good. Councilman Kane congratulated Councilman Griffiths and Human Relations Committee on the recent Unity Walk. He stated it was a tremendous event to bring the town together. Councilman Kane thanked Mr. Friedman and Mr. Kash for their presentation and stated a lot of options are being considered. Councilman Kane acknowledged Mr. Brian Dougherty from Mott MacDonald who designed the water treatment plant improvements and thanked him for his work.

Councilman Griffiths thanked the McCobb family on a terrific parade. Councilman Griffiths reported the Human Relations Committee's Unity Walk was coordinated with many other Borough Departments and volunteer organizations. He announced it raised funds for the YMCA Community Center. Councilman Griffiths thanked Mr. Joseph Bellina for his assistance in the last minute changes needed due to weather. Councilman Griffiths described the event, the turn out, the inspirational rocks and thanked the Human Relation members that were instrumental in organizing the walk. Councilman Griffiths announced the Human Relations Committee is selling magnets for \$5.00 to raise funds for the Freehold EMS. He encouraged everyone to purchase a magnet. Councilman Griffiths reported the Human Relations Committee recently concluded their beautification contest and will announce the winners at the June 18th Council Meeting. He stated the number of applications doubled from last year. He thanked Home Depot and Brock Farms for donating the prizes and the co-chairs for the success of the contest. Councilman Griffiths announced the Participatory Budget Committee is looking for a couple of teenagers, 14-17 to serve on the committee. The committee has increased with several bilingual members and they hope to reach further into all the communities. Councilman Griffiths explained how the Participatory Budget works. He announced the projects selected last year will be started soon.

Mr. Bellina stated the final set of plans for the pedestrian bridge at Lake Topanemus is being submitted to the County Engineer the next day.

Councilman Griffiths explained the many government entities that were involved in approving the Lake Topanemus pedestrian bridge. He thanked Mr. Wentzien, Borough Engineer for his work as well.

Council President Shutzer announced she, Mayor Higgins, Councilmen Griffith and Schnurr are pictured in a Chinese Newspaper. She stated the picture was taken at the signing of the partnership with Rider University. Council President Shutzer congratulated the McCobb family on another successful parade and all of their hard work. She stated she looks forward to working with Ms. McCobb on the Centennial Parade. Council President Shutzer reported the Unity Walk

was wonderful and congratulated the Human Relations Committee. She stated she received many compliments about our employees and the cooperation they provided to make the day successful. Council President Shutzer announced several upcoming Senior Events and stated they will be going out on email. Council President Shutzer announced on June 23rd the Reformed Church will sponsor the Gramercy Brass Quintet in concert. She stated the tickets cost \$15 and proceeds benefit the Freehold First Aid and EMS. Council President Shutzer announced the senior's bus is temporarily out of service. She stated the County Office on Aging will give some information about numerous topics at the next Council on Aging meeting. Council President Shutzer asked the Borough Clerk to announce the changes in polling locations.

Ms. Traci DiBenedetto, Municipal Clerk, announced District 4 polling has moved from Monmouth County Clerk's Office to the Elks Lodge, 73 East Main Street and District 5 previously at the Hall of Records Annex has moved the Fire House, 49 West Main Street. She stated these new polling locations are for the primary election and the general election in November.

Council President Shutzer announced Downtown Freehold is starting their summer season with Freehold Idol and Thursday Rock. She stated the Drum Circle will start on Friday nights and Jazz in the Gazebo will start on Sunday nights. She thanked everyone for coming out.

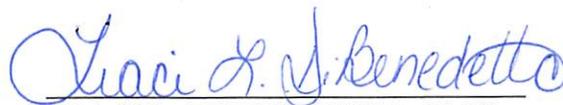
Mayor Higgins stated despite everyone asking him what happens if it rains Memorial Day, his reply is the Chairman assures him "it does not rain on my parade". Mayor Higgins congratulated Ms. McCobb and said she was proven right again this year. He added the parade makes us proud to be members of this community. Mayor Higgins announced he was late for the meeting because he nominated Tona Construction, the owners of the Bennett Street School, for the Monmouth County Historical Preservation Award. He is pleased to announce they received that award. He stated they have done a magnificent job and were recognized by the county for their restoration work. Mayor Higgins stated he was proud to be with them when they received their award. Mayor Higgins welcomed Lt. Wodell to the meeting.

Councilman DiBenedetto made a motion to adjourn, seconded by Council President Shutzer.

On roll call Council Members DiBenedetto, Griffiths, Kane, Schnurr and Shutzer voted its adoption; opposed none; abstain none; absent Sims. Mayor Higgins declared the motion adopted.

The meeting was adjourned at 8:50 PM.

Respectfully Submitted,



TRACI L. DIBENEDETTO, RMC
BOROUGH CLERK

TLD:lc