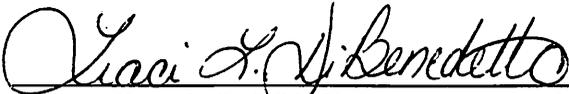


A REMOTE VIDEO CONFERENCING ONLINE COUNCIL MEETING OF THE BOROUGH OF FREEHOLD WILL BE HELD MONDAY, JUNE 15, 2020 AT 6:30 PM.

1. Open Public Meetings Notice.
2. Salute to the Flag.
3. Roll Call.
4. Approval of Minutes: Council Meeting June 1, 2020.
5. Introduction of and Authorization to Publish Bond Ordinance #2020/12 Providing for Improvements to Various Roads, Appropriating \$1,100,000 Therefor and Authorizing the Issuance of \$752,000 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.
6. Public Hearing and Resolution Adopting the 2020/2021 Budget of the Special Improvement District.
7. Resolution Confirming the Special Assessment Roll of the Special Improvement District.
8. Resolution Authorizing Payment of Funds Collected on Behalf of the Special Improvement District.
9. Resolution of the Borough of Freehold, County of Monmouth, State of New Jersey, Amending Temporary Appropriations for 2020.
10. Resolution of the Mayor and Council of the Borough of Freehold Authorizing the Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Stokes Street Roadway Improvements Project.
11. Resolution Authorizing Renewal of a Shared Services Agreement for the Western Monmouth Active Shooter Training Group.
12. Resolution of the Mayor and Council of the Borough of Freehold Authorizing Professional Services Agreement with Pennoni for Preparation of a Redevelopment Plan.
13. Resolution Pledging to Review Police Policies and Engage the Entire Community by Including a Diverse Range of Input, Experiences and Stories.

14. Resolution Authorizing Contract for Purchase of Real Property.
15. Resolution of the Mayor and Council of the Borough of Freehold, County of Monmouth Waiving Sidewalk Café and Temporary License Fees for Outdoor Sales and Dining for 2020 Due to COVID-19 Restrictions.
16. Approval of Bills.
17. Late Communications.
18. Item for Discussion:
Redevelopment Presentation – Salvatore Alfieri, Esq. representing Auto Pro (Auto Body Repair Shop), Market Yard/Hudson Street, Block 62, Lots 23.01 & 24.
19. Public Comments.
20. Council Comments.
21. Adjournment.


TRACI L. DI BENEDETTO, RMC

**BOROUGH OF FREEHOLD
COUNTY OF MONMOUTH**

BOND ORDINANCE NO. 2020-12

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO VARIOUS ROADS, APPROPRIATING \$1,100,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$752,000 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 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 \$1,100,000, said sum being inclusive of all appropriations heretofore made therefor, including \$310,000 grant funds expected to be received from the New Jersey Department of Transportation (NJDOT); and the sum of \$38,000 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$752,000, 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 to be undertaken consist of improvements to various roads, including, but not limited to, Frances Drive, Berkeley Place and Yard Avenue, together with all purposes necessary, incidental or apparent thereto, all as shown on and in accordance with plans, specifications or requisitions therefor on file with or through the Borough Chief Financial Officer, 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 \$752,000, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$1,100,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$1,100,000 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$38,000 down payment for said purposes, and the \$310,000 grant funds expected to be received from the NJDOT.

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, 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 \$752,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$120,000 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.

Offered by:

Aye Nay Absent Abstain
DiBenedetto
Jordan
Reich

Seconded by:

Aye Nay Absent Abstain
Rogers
Schnurr
Shutzer

I hereby certify the following to be a true and exact copy of a Resolution adopted by the Mayor and Council of the Borough of Freehold at the regular meeting held on June 15, 2020.

Traci DiBenedetto, R.M.C..

Resolution No. _____

**RESOLUTION ADOPTING THE 2020/2021 BUDGET OF THE
SPECIAL IMPROVEMENT DISTRICT**

Be it resolved, by the Mayor and Council of the Borough of Freehold, County of Monmouth, New Jersey that the budget set forth in the attachment to this Resolution is hereby adopted, and the sums therein as set forth shall constitute appropriations for the purposes stated, and the total budget of \$430,000.00 for the Special Improvement District (SID) purposes for the period July 1, 2020 to June 30, 2021 is hereby approved.

Whereas, the proposed Special Improvement District budget to be raised by taxation is \$265,000.00.

Be it further resolved that the attached budget of the Freehold Center Partnership shall become a permanent record of this Resolution.

Be it further resolved that \$132,500.00 of this budget shall be raised by taxes during the six month period July 1, 2020 to December 31, 2020, and the balance of \$132,500.00 shall be raised by taxes during the six month period of January 1, 2021 through June 30, 2021.

DowntownFreehold.com Budget

7/1/20-6/30/21

7/1/20-6/30/21 Revenue (Potential)	Cash	Barter	Total
TOTAL Sponsorship Revenue (Potential)	\$ 103,000.00	\$ 45,000.00	\$ 148,000.00
TOTAL Levy Revenue	\$ 265,000.00	\$ -	\$ 265,000.00
TOTAL Event Revenue	\$ 17,000.00	\$ -	\$ 17,000.00
TOTAL Revenue (Potential)	\$ 385,000.00	\$ 45,000.00	\$ 430,000.00
7/1/20-6/30/21 Expenses (Potential)	Cash	Barter	Total
EVENTS	\$ 98,200.00	\$ 17,000.00	\$ 115,200.00
MEMBER SERVICES	\$ 208,500.00	\$ 28,000.00	\$ 236,500.00
IMPROVEMENTS	\$ 71,800.00	\$ -	\$ 71,800.00
DONATIONS TO LOCAL EVENTS	\$ 6,500.00	\$ -	\$ 6,500.00
TOTAL EXPENSES	\$ 385,000.00	\$ 45,000.00	\$ 430,000.00

7/1/20-6/30/21 DTF Revnue

DowntownFreehold.com proposed 7/1/20-6/30/21 Revnue			
Name	Cash	Barter	Total
Sponsorship Income (Potential)			
Nestle	\$ 8,000.00	\$ -	\$ 8,000.00
Freehold Savings Bank	\$ 5,000.00	\$ -	\$ 5,000.00
Shore Distributors	\$ 5,000.00		\$ 5,000.00
JCP&L	\$ 1,000.00		\$ 1,000.00
Abel HR	\$ 1,500.00		\$ 1,500.00
Big Man Brew	\$ 3,500.00		\$ 3,500.00
OceanFirst Bank	\$ 8,500.00	\$ 1,500.00	\$ 10,000.00
VNA Nursing	\$ 1,000.00		\$ 1,000.00
REMAX	\$ 1,500.00		\$ 1,500.00
Amazing Escape Room	\$ 2,000.00		\$ 2,000.00
Write Impressions	\$ 1,000.00		\$ 1,000.00
Mattison Crossing	\$ 2,500.00		\$ 2,500.00
Robert Olkowitz	\$ 5,000.00	\$ -	\$ 5,000.00
The Earle Companies	\$ 6,000.00	\$ -	\$ 6,000.00
El Meson	\$ 1,000.00	\$ -	\$ 1,000.00
Immediate Appliance	\$ 2,500.00	\$ -	\$ 2,500.00
CentraState Healthcare	\$ 10,000.00	\$ -	\$ 10,000.00
iPlay America	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00
Medi-Solutions	\$ 2,000.00	\$ -	\$ 2,000.00
PepsiCo	\$ 2,500.00	\$ -	\$ 2,500.00
Ray Catena	\$ 10,000.00	\$ -	\$ 10,000.00
Stillwell Hansen	\$ 2,500.00	\$ -	\$ 2,500.00
Café 360	\$ -	\$ 1,500.00	\$ 1,500.00
Metropolitan Café	\$ 3,500.00	\$ 1,500.00	\$ 5,000.00
Court Jester	\$ 3,500.00	\$ 1,500.00	\$ 5,000.00
Federici's Family Restaurant	\$ 5,000.00	\$ -	\$ 5,000.00
Farmers Insurance	\$ 500.00	\$ -	\$ 500.00
Higgins Memorial Home	\$ 1,000.00	\$ -	\$ 1,000.00
Potential New sponsorships	\$ 5,000.00		\$ 5,000.00
American Hotel	\$ -	\$ 10,000.00	\$ 10,000.00
News Transcript	\$ -	\$ 10,000.00	\$ 10,000.00
Shore Luxury Limo	\$ -	\$ 10,000.00	\$ 10,000.00
Stefanos	\$ -	\$ 1,500.00	\$ 1,500.00
Hegerty & Scalia Services	\$ -	\$ 5,000.00	\$ 5,000.00
TOTAL Sponsorship Revnue(Potential)	\$ 103,000.00	\$ 45,000.00	\$ 148,000.00

7/1/20-6/30/21 DTF Revenue

Levy Revenue			
Freehold Borough	\$ 265,000.00		\$ 265,000.00
TOTAL Levy Revenue	\$ 265,000.00		\$ 265,000.00
Event Revenue (Potential)			
Fall 2018 Flavor of Freehold	\$ 5,000.00	\$ -	\$ 5,000.00
Irish Week 2019 Pub Crawl	\$ 500.00	\$ -	\$ 500.00
Spring 2019 Flavor of Freehold	\$ 2,500.00	\$ -	\$ 2,500.00
Jazz Fest (Vendor Fees)	\$ 4,000.00		\$ 4,000.00
2019 Jolly Trolley	\$ 3,000.00	\$ -	\$ 3,000.00
Other Event Revenue	\$ 2,000.00		\$ 2,000.00
TOTAL Event Revenue (Potential)	\$ 17,000.00	\$ -	\$ 17,000.00
7/1/20-6/30/21 Revenue (Potential)			
	Cash	Barter	Total
TOTAL Sponsorship Revenue(Potential)	\$ 103,000.00	\$ 45,000.00	\$ 148,000.00
TOTAL Levy Revenue	\$ 265,000.00	\$ -	\$ 265,000.00
TOTAL Event Revenue	\$ 17,000.00	\$ -	\$ 17,000.00
TOTAL Revenue (Potential)	\$ 385,000.00	\$ 45,000.00	\$ 430,000.00

7/1/20-6/30/21 DTF Expenses

DowntownFreehold.com proposed 7/1/20-6/30/21 Expenses			
TYPE	Cash Costs	Barter Cost	TOTAL COST
EVENTS			
Irish Week			
Printing	\$ 1,000.00		
Event Staff Parade	\$ 1,000.00		
Event Staff Flavor of Freehold	\$ 200.00		
New Banner	\$ 1,250.00		
Banner hanging	\$ 250.00		
Bagpipers	\$ 1,000.00		
United for Improvement Food Truck Fest			
Event Staff	\$ 500.00		
Printing	\$ 750.00		
County Seat Jazz & Blues Fest			
Printing	\$ 550.00		
Event Staff	\$ 1,000.00		
Bands	\$ 10,000.00		
Sound	\$ 1,500.00		
Banner	\$ 1,250.00		
Banner hanging	\$ 250.00		
Other	\$ 500.00		
Gazebo Concerts			
42 concerts @ \$100	\$ 4,200.00		
Event Staff	\$ 525.00		
Courtyard Concerts			
20 concerts @ \$150	\$ 3,000.00		
Event Staff	\$ 500.00		
Gazebo Sunday Jazz (FBAC PAYS BANDS)			
Event Staff; 12 nights	\$ 500.00		
Printing	\$ 550.00		
Thursdays Rock! Concerts			
Sound; \$500 x 12	\$ 6,000.00		
Bands;	\$ 20,000.00		
Printing	\$ 1,500.00		
Event Staff	\$ 5,500.00		
Banner hanging	\$ 250.00		
Other	\$ 500.00		
Freehold Family Movie Nights			
Sound, \$125 x 10	\$ 1,250.00		
Event Staff	\$ 2,500.00		
Banner	\$ 1,250.00		
Printing	\$ 500.00		
Banner hanging	\$ 250.00		
Other	\$ 300.00		
Open Space Pace			
Event Staff	\$ 300.00		
Sound	\$ 150.00		

7/1/20-6/30/21 DTF Expenses

African Arts Festival			
Event Staff	\$	150.00	
Latino Festival			
Event Staff	\$	150.00	
Senior Day			
Event Staff	\$	100.00	
Country Music Festival			
Other	\$	1,000.00	
Staff	\$	1,000.00	
Fall Concert Series			
Sound, \$500 x 6	\$	3,000.00	
Bands,	\$	10,000.00	
Printing	\$	550.00	
Event Staff	\$	2,750.00	
Banner hanging	\$	250.00	
Other	\$	200.00	
Alliance Flavor of Freehold			
Printing	\$	1,000.00	
Event Staff	\$	250.00	
Wed. Entertainment	\$	200.00	
Other	\$	100.00	
Sponsor Holiday Event			
Venue & Food @ Hotel	In Kind		\$ 7,000.00
Plaques	\$	500.00	
Entertainment	\$	500.00	
Event Staff	\$	500.00	
Other	\$	250.00	
Jolly Trolley			
Trolley	In Kind		\$ 10,000.00
Actors Director	\$	750.00	
Actors	\$	750.00	
Costumes	\$	750.00	
Event Staff	\$	500.00	
Other	\$	300.00	
Santa Train			
Event Staff	\$	200.00	
Menorah Lighting			
Event Staff	\$	75.00	
Other	\$	100.00	
Caroling			
Printing	\$	250.00	
Other	\$	100.00	
Tree Lighting			
Event Staff	\$	250.00	
Santa	\$	350.00	
Printing	\$	550.00	
Other	\$	300.00	
	\$	98,200.00	\$ 17,000.00
			\$ 115,200.00

7/1/20-6/30/21 DTF Expenses

MEMBER SERVICES			
Staff			
Event Coordinator	\$	48,000.00	
Event Coordinator, Comp., SS, etc.	\$	5,000.00	
Business Advocate	\$	65,000.00	
Interns	\$	5,500.00	
Office			
Rent & utilities	\$	21,500.00	
TV/PH/Internet	\$	1,600.00	
Paper, ink, pens, etc.	\$	750.00	
Other	\$	1,000.00	
Postage	\$	250.00	
Sandwich Board co-pay; 2 @\$750 each	\$	1,250.00	
Other Banner hangings	\$	1,000.00	
Business Development Packages	\$	500.00	
Fundraising Packets	\$	500.00	
Donor promotion costs Flags, Plaques, etc.	\$	750.00	
Bank Fees- Amboy	\$	150.00	
Business Expenses	\$	1,000.00	
Dues	\$	850.00	
Credit Card Charges	\$	500.00	
Loan Interest	\$	500.00	
Conferences	\$	500.00	
Insurance	\$	5,100.00	
Travel	\$	300.00	
Accounting	\$	2,400.00	
Auditing	\$	2,500.00	
Legal Services	\$	10,000.00	
Reserve	\$	6,500.00	
Board Meeting other at Hotel	In-kind	\$	3,000.00
Event Staff Food @ Stefanos	In-kind	\$	1,500.00
Gift Certificates iPlay America	In-kind	\$	2,500.00
Gift Certificates Metro	In-kind	\$	1,500.00
Gift Certificates Jester	In-kind	\$	1,500.00
Gift Certificates 360	In-kind	\$	1,500.00
Bank Fees Ocean First	In-kind	\$	1,500.00
District Advertising throughout year			
New Transcript/Centraljersey.com	In-kind	\$	10,000.00
Hergity & Scalia Services Billboard	In-kind	\$	5,000.00
Downtown Guide			
Printing	\$	500.00	
WebSite/App			
Maintenance	\$	1,200.00	
Hosting, email, etc.	\$	1,200.00	
App Management	\$	1,250.00	
Video Production			
Shoots and Editing	\$	950.00	

7/1/20-6/30/21 DTF Expenses

	\$ 188,000.00	\$ 28,000.00	\$ 216,000.00
IMPROVEMENTS			
Signage	\$ 2,000.00		
Other improvements	\$ 2,000.00		
Shared Services	\$ 21,500.00		
With Freehold Borough	In-kind		
Garbage			
As needed extra help	\$ 900.00		
Flower Planting and Maintenance			
Flowers	\$ 35,000.00		
Flower planting	\$ 15,000.00		
Holiday Decorations/lights			
Banner hanging	\$ 500.00		
Installation	\$ 5,500.00		
Upkeep	\$ 2,500.00		
Parts	\$ 1,200.00		
Gazebo Decoration	\$ 500.00		
Holiday Planting			
Material	\$ 2,000.00		
Labor	\$ 3,700.00		
	\$ 92,300.00	\$ -	\$ 92,300.00
DONATIONS TO LOCAL EVENTS			
Downtown Concert Series	\$ 1,000.00		
Center Players	\$ 1,000.00		
Freehold Borough Arts Council (Sunday Jazz)	\$ 1,000.00		
Freehold Borough Arts Council (Parade)	\$ 1,000.00		
Fireworks Sponsorship	\$ 2,500.00		
	\$ 6,500.00	\$ -	\$ 6,500.00
7/1/20-6/30/21 Expenses (Potential)	Cash	Barter	Total
EVENTS	\$ 98,200.00	\$ 17,000.00	\$ 115,200.00
MEMBER SERVICES	\$ 188,000.00	\$ 28,000.00	\$ 216,000.00
IMPROVEMENTS	\$ 92,300.00	\$ -	\$ 92,300.00
DONATIONS TO LOCAL EVENTS	\$ 6,500.00	\$ -	\$ 6,500.00
TOTAL EXPENSES	\$ 385,000.00	\$ 45,000.00	\$ 430,000.00

Offered by:

Aye Nay Absent Abstain

DiBenedetto
Jordan
Reich

Seconded by:

Aye Nay Absent Abstain

Rogers
Schnurr
Shutzer

I hereby certify the following to be a true and exact copy of a Resolution adopted by the Mayor and Council of the Borough of Freehold at the regular meeting held on June 15, 2020.

Traci DiBenedetto, R.M.C.

Resolution No.

**RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL OF THE SPECIAL
IMPROVEMENT DISTRICT**

Whereas, the Council of the Borough of Freehold adopted the annual budget of the Special Improvement District of the Borough of Freehold; and

Whereas, pursuant to Section 5 of the Ordinance entitled "An Ordinance Creating a Special Improvement District Within the Borough of Freehold and Designating a District Management Corporation", the Tax Assessor of the Borough of Freehold prepared an Assessment Roll establishing the properties to be assessed and the values thereof; and

Whereas, the Assessment Roll was filed with the Borough Clerk on May 4, 2020; and

Whereas, a public hearing on the Assessment Roll was held on Monday, June 15, 2020 (Agenda No. 12/2020) pursuant to notice given to the property owners.

Now, therefore be it resolved by the Mayor and Council of the Borough of Freehold, County of Monmouth, that the Assessment Roll is hereby approved, and the Borough Clerk is authorized to forward this Assessment Roll to the Monmouth County Tax Board for inclusion in the 2020/2021 tax bill for the affected properties.

Be it further resolved that certified copies of this Resolution be provided to the Tax Collector, Tax Assessor, Chief Finance Officer, Auditor, and the Administrator of the Borough of Freehold, and to the Freehold Center Partnership.

B-I-O	CLA	PROPERTY OWNER	PROPERTY LOCATION	TAXND/IMPR
28	2	YANG, NAN HENG	430 MOUNTS CORNER DR. FREEHOLD, NJ	230,900
17				168,500
34	4A	CHIU'S PROPERTY, INC. & KRINSKY & CO	225 GORDON CORNER RD 1B. FREEHOLD, NJ	399,400
31				1,425,000
31	4A	MANALAPAN, NJ		1,565,600
34	4A	MANALAPAN, NJ		2,990,600
34	4A	62 THROCKMORTON L.T.C.	62 THROCKMORTON ST FREEHOLD, NJ	260,700
33				101,500
34	4A	THE REALTY L.T.C.	80 THROCKMORTON STREET FREEHOLD, NJ	386,800
34				278,600
34	4A	LUSSIER, PAUL & LINDA	421 CRANBERRY ROAD FARMINGDALE, NJ	362,200
35				143,700
34	4A	MACH V PROPERTIES, L.T.C.	95 NEW BRUNSWICK AVENUE HOPELAWN, NJ	533,300
36.02				1,397,900
34	4A	TODD SINGH L.T.C.	21 BROAD ST FREEHOLD, NJ	456,700
37				294,600
35	4A	15 HARDY STREET CORP.	PO BOX 09016 STATEN ISLAND, NY	622,000
15				694,800
35	4A	HAMILTON KUSER ASSOCIATES, L.T.C.	5 STEWARD COURT CLARKSBURG, NJ	456,700
16				422,600
35	4A	BANK OF AMERICA CORP REAL ESTATE AS	28 BROAD STREET CHARLOTTE, NC	358,800
17				18,100
35	4A	NDB PROPERTIES FREEHOLD L.T.C.	79 WHITE RD SHREWSBURY, NJ	262,800
20				34,600
35	4A	PENNA, NYDIA	52 THROCKMORTON ST FREEHOLD, NJ	192,800
23				109,100
35	4A	PENNA, NYDIA	52 THROCKMORTON ST FREEHOLD, NJ	197,400
24				323,100
35	4A	46-50 THROCKMORTON STREET, L.T.C.	46-50 THROCKMORTON ST FREEHOLD, NJ	520,500
25				209,000
35	4A	NOBLE HOLDINGS L.T.C.	14 SAKON COURT FREEHOLD, NJ	476,100
26				207,900
35	4A	BANK OF AMERICA CORP. REAL ESTATE AS	53 WEST MAIN STREET CHARLOTTE, NC	532,500
29				23,100
35	4A	AMERICAN REALTY ENTERPRISES, L.T.C.	185 GATZMER AVE JAMESBURG, NJ	532,500
30				113,700
35	4A	MAINSTREAM 57, L.T.C.	57 WEST MAIN ST FREEHOLD, NJ	583,200
31				309,800
35	4A	BLITZ 61 WEST MAIN STREET L.T.C.	61 WEST MAIN ST MANALAPAN, NJ	413,900
32				264,900
35	4A	WOOD HILL, L.T.C. & GB LTD. OPER. CO. INC.	63 WEST MAIN ST FREEHOLD, NJ	330,600
33				1,705,800
				2,035,900
			TOTAL	

B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
35 36	4A	69 WEST MAIN STREET LLC 69 WEST MAIN ST FREEHOLD, NJ 07728	69 WEST MAIN ST	281,500 136,300 417,800
35 37	4A	71 WEST MAIN STREET REALTY, INC 38-04 WORTHINGTON COURT FREEHOLD, NJ 07728	71 WEST MAIN ST	293,800 1,385,000 1,678,800
35 39	4A	KRUPNICK, MARTIN I & FRIEDMAN, JAN 5 SULKY LANE MARLBORO, N J 07746	75 WEST MAIN ST	236,100 141,200 377,300
35 40	4A	77 WEST MAIN LLC 77 WEST MAIN ST FREEHOLD, NJ 07728	77 WEST MAIN ST	227,500 207,200 434,700
36 3	4A	MCI REALTY LLC C/O N. CALIENDO 8 BROAD ST FREEHOLD, NJ 07728	8-10 BROAD STREET	306,900 1,034,400 1,341,300
36 5.01	4A	K.F.M. PARTNERSHIP LLC C/O FRIEDMAN 1 BROAD ST FREEHOLD, NJ 07728	6 BROAD ST	237,400 116,200 353,600
36 6.01	4A	K.F.M. PARTNERSHIP LLC C/O FRIEDMAN 1 BROAD ST FREEHOLD, NJ 07728	4 BROAD ST	238,600 162,200 400,800
36 7	4A	K.F.M. PARTNERSHIP LLC C/O FRIEDMAN 1 BROAD STREET FREEHOLD, NJ 07728	2 BROAD ST	242,800 88,100 330,900
36 8	4A	MGN PROPERTIES LLC 28 COURT ST FREEHOLD, NJ 07728	28 COURT ST	195,400 183,900 299,300
36 9.01	4A	K.F.M. PARTNERSHIP LLC C/O FRIEDMAN 1 BROAD STREET FREEHOLD, NJ 07728	26 COURT ST	237,400 168,800 406,200
36 14	4A	ONE W. MAIN LLC PO BOX 906 FARMINGDALE, NJ 07727	8 COURT ST	220,400 260,200 480,600
36 15	4A	ONE W. MAIN, LLC PO BOX 906 FARMINGDALE, NJ 07727	1 WEST MAIN ST	189,500 570,400 759,900
36 16	4A	MARAGOS, NIKOS & ALEXIOU, STEPHANOS 1 IRON BRIDGE ROAD FREEHOLD, NJ 07728	3 WEST MAIN ST	164,500 437,900 602,400
36 18	4A	15 HARDY STREET CORP PO BOX 090116 STATEN ISLAND, NY 10309	5 WEST MAIN ST	226,800 381,300 608,100
36 19	4A	STONE GABLE LLC & MARVIN HARRIS 11 TUDOR ROAD FREEHOLD, NJ 07728	7 WEST MAIN ST	457,000 928,200 1,385,200
36 22	4A	HJB ASSOCIATES PO BOX 215 LAKEHURST, NJ 08733	13 WEST MAIN ST	228,500 156,900 385,400
36 23	4A	HJB ASSOCIATES PO BOX 215 LAKEHURST, NJ 08733	15-17 WEST MAIN ST	266,600 377,100 643,700
36 24	4A	19 WEST MAIN STREET LLC 93 EAST PARSONAGE WAY MANALAPAN, NJ 07726	19 WEST MAIN ST	271,300 345,600 616,900
36 25	4A	21 WEST MAIN STREET, LLC C/O MENAHEM 323 WALL STREET WEST LONG BRANCH, NJ 07764	21 WEST MAIN ST	276,100 1,178,600 1,454,700
36 26	4A	A&J SNEAKERS INC C/O KYU S. LEE 1112 BROOKSIDE AVE OCEAN, NJ 07712	23 WEST MAIN ST	285,600 409,300 694,900

O W N E R F A D D R E S S R E P O R T

F R E E H O L D B O R O

B-I-Q	CIA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR
36	4A	MRBOM REALTY, L.T.C.	25 WEST MAIN ST	333,200
27	4A	21 KILMER DR. SUITE B MORGANTHALE, NJ	31 WEST MAIN ST	340,900
36	4A	31 WEST MAIN, LLC	31 WEST MAIN ST	210,000
28.01	4A	31 WEST MAIN STREET FREEHOLD, NJ		572,300
36	4A	JOSS LLC C/O GLENN HINTZE	33-35-37-39 WEST MAIN ST	782,300
28.02	4A	2 SEMINARY LANE GRANTIE SPRINGS, NY		473,800
36	4A	SAVAGE, KEITH A. & BLUNDELL JOANNE FREEHOLD, NJ	51 THROCKMORTON ST	298,000
31	4A	51 THROCKMORTON ST FREEHOLD, NJ		145,900
36	4A	BOGUSIAWSKI, JOSEPH 57 THROCKMORTON ST FREEHOLD, NJ	57 THROCKMORTON ST	443,900
32	4A	57 THROCKMORTON ST FREEHOLD, NJ		244,400
36	4A	BANDI FREEHOLD, LLC 1202 TILTON ROAD, STE 1 NORTHFIELD, NJ	59 THROCKMORTON ST	348,600
33	4A	GONZALEZ, RAMON JR 17 BROADWAY FREEHOLD, NJ	61 THROCKMORTON ST	330,000
36	4A	195 GLUTEN FREE LLC FARMINGDALE, NJ	12-16 COURT STREET	270,800
35	4A	PO BOX 906 FREEHOLD, NJ		346,900
36	4A	VIPP 20 COURT, LLC 93 E. PARSONAGE WAY MANALAPAN, NJ	20 COURT ST SUITE 100	126,400
36	4A	VIPP 20 COURT, LLC 93 E. PARSONAGE WAY MANALAPAN, NJ	20 COURT ST SUITE 101	105,300
36	4A	VIPP 20 COURT, LLC 93 E. PARSONAGE WAY MANALAPAN, NJ	20 COURT ST SUITE 102	91,300
36	4A	RB NEW JERSEY PROPERTIES, LLC 20 COURT ST SUITE 200 FREEHOLD, NJ	20 COURT ST SUITE 200	151,000
36	4A	VIPP 20 COURT, LLC 93 E. PARSONAGE WAY MANALAPAN, NJ	20 COURT ST SUITE 201	103,900
36	4A	VIPP 20 COURT, LLC 93 E. PARSONAGE WAY MANALAPAN, NJ	20 COURT ST SUITE 202	194,100
CO202	4A	ONE BROAD STREET, LLC 60 CENTERVILLE ROAD HOLMDEL, NJ	1 BROAD STREET	300,100
37	4A	THREE BROAD ST LLC 60 CENTERVILLE ROAD HOLMDEL, NJ	3 BROAD ST	300,800
501	4A	FREEHOLD FREEDOM PARTNERSHIP 205 WEST ELM STREET MEMONAH, NJ	7 BROAD STREET	584,700
37	4A	ROYAL RENTAL PROPERTIES LLC 11 BROAD ST FREEHOLD, NJ	11 BROAD STREET	270,200
16	4A	0. NERLIT. INVESTMENTS 3301-C ROUTE 66 NEPTUNE, NJ	17 BROAD STREET	619,200
37	4A	THROCKMORTON STREET, LLC 75 THROCKMORTON ST FREEHOLD, NJ	77-79 THROCKMORTON ST.	176,200
20	4A			644,300

B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
37 22	2	81 THROCKMORTON STREET, LLC 4 FITZPATRICK RUN MILLSTONE, NJ 08535	81 THROCKMORTON ST	95,600 111,200 206,800
37 23	2	WILLIAMS, ANDRE D 101 THROCKMORTON STREET FREEHOLD, NJ 07728	83 THROCKMORTON ST	114,000 95,400 209,400
37 26.01	4A	SAM GLEN, INC. 1306 SOUTH ROLLER RD OCEAN TOWNSHIP, NJ 07712	93 THROCKMORTON ST REAR	140,300 231,900 372,200
37 29	2	VEGA, JOHN & JANE 2 PLYMOUTH COURT JACKSON, NJ 08527	97 THROCKMORTON ST	140,900 141,400 282,300
39 7	4A	DEZKY, MICHAEL L & ANDORAE 45 COURT STREET FREEHOLD, NJ 07728	45 COURT ST	244,500 254,300 498,800
39 10	4A	L.J.R. COURT FAMILY LTD PARTNERSHIP 39 COURT ST FREEHOLD, NJ 07728	39 COURT ST	243,000 236,600 479,600
39 11	4A	FORT AWESOME, LLC 37 BIRCH DRIVE FREEHOLD, NJ 07728	37 COURT ST	270,200 216,800 487,000
39 12	4A	ZN 35 COURT STREET LLC 636 BANCROFT RD BRICK, NJ 08724	35 COURT ST	255,200 211,500 466,700
40 6.01	4A	45 EAST MAIN/FREEHOLD LLC 28 JEAN TERRACE RED BANK, NJ 07701	45 EAST MAIN ST	390,300 666,900 1,057,200
40 7.01	4A	GAR REALTY, L.L.C. 120 PLUMSTEAD DRIVE FREEHOLD, NJ 07728	41 EAST MAIN ST	466,500 468,100 934,600
40 8	4A	SNOW MYRTLE LLC PO BOX 7332 FREEHOLD, NJ 07728	35-37-39 EAST MAIN ST	476,000 566,100 1,042,100
40 9.01	4A	BOTTALICO REALTY & MICHAEL & PASQUA PO BOX 6262 FREEHOLD, NJ 07728	31 EAST MAIN ST	736,700 1,776,700 2,513,400
41 1	2	FREEMAN BROS. REALTY CO. 47 EAST MAIN ST FREEHOLD, NJ 07728	5 SHERIFF ST	81,400 130,000 211,400
41 2	4A	47 EAST MAIN STREET, LLC S 47 E MAIN ST FREEHOLD NJ 07728	7 SHERIFF ST	81,400 3,200 84,600
41 3	2	9 SHERIFF LLC 916 EAST END AVENUE LAKEWOOD, NJ 08701	9 SHERIFF ST	84,700 139,000 223,700
41 4	2	MCDERMOTT, PATRICK J&WENDY A, TRUSTEE 114 WEST MAIN STREET FREEHOLD, NJ 07728	11 & 13 SHERIFF ST	101,300 155,600 256,900
41 13	4A	MIAN PROPERTY TRST LLC 10-12 SPRING ST FREEHOLD, NJ 07728	10-12 SPRING ST	296,400 199,400 495,800
41 15	4A	HRS INVESTMENTS LLC 3 SQUIRE CT BASKING RIDGE, NJ 07920	63 EAST MAIN ST	614,900 35,600 650,500
41 16	4A	TAI PROPERTIES LLC 59 EAST MAIN ST FREEHOLD, NJ 07728	59 EAST MAIN ST	457,000 145,700 602,700
41 17	4A	55 E MAIN STREET, LLC 9 SHERIFF STREET FREEHOLD, NJ 07728	55 EAST MAIN ST	597,000 262,600 859,600

B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
41 18	4A	49 EAST MAIN ST LLC 47 EAST MAIN ST FREEHOLD, NJ 07728	49 EAST MAIN ST	634,000 0 634,000
41 19	4A	47 EAST MAIN ST LLC 47 EAST MAIN ST FREEHOLD, NJ 07728	47 EAST MAIN ST	437,800 732,200 1,170,000
42 10	4A	B&B REAL ESTATE INVESTMENTS LLC 13 BROADWAY FREEHOLD, NJ 07728	13 BROADWAY	195,100 178,500 373,600
42 11	4A	BROADWAY INVESTMENT, LLC 11 BROADWAY FREEHOLD, NJ 07728	11 BROADWAY	184,200 370,800 555,000
42 12	4A	SAKER, PAUL K. 633 OCEANVIEW RD BRILLE, NJ 08730	9 BROADWAY	180,100 269,500 449,600
42 13	4A	KELLY PROPERTIES, LLC 7 BROADWAY FREEHOLD, NJ 07728	7 BROADWAY	173,800 237,300 411,100
42 15	4A	MDB PROPERTIES FREEHOLD, LLC 79 WHITE RD SHREWSBURY, NJ 07702	1 BROADWAY	402,900 100,400 503,300
42 16	4A	JG2 REALTY ASSOCIATES, LLC 10 CENTER STREET FREEHOLD, NJ 07728	7 SPRING ST	167,400 153,800 321,200
51 1	4A	BELL ATLANTIC-NJ C/O DUFF & PHELPS PO BOX 2749 ADDISON, TX 75001	56-58 EAST MAIN ST	730,000 1,847,300 2,577,300
51 3	4A	DIBELLA ENTERPRISES, LLC 60 EAST MAIN STREET FREEHOLD, NJ 07728	60 EAST MAIN STREET	239,000 205,000 444,000
51 4	4A	REINE PROPRIETS LLC 74 WEST GEORGE STREET FREEHOLD, NJ 07728	62 EAST MAIN STREET	239,000 238,000 477,000
51 5	4A	THREE BUDDIES LLC 2 TOLL HOUSE LANE COLTS NECK, NJ 07722	64 EAST MAIN STREET	306,300 686,500 992,800
51 6	4A	AMBOY NATIONAL BANK 3590 US HIGHWAY 9 OLD BRIDGE, NJ 08857	68 EAST MAIN STREET	302,400 835,500 1,137,900
51 8	4A	NJ BELL TELEPHONE C/O DUFF & PHELPS PO BOX 2749 ADDISON, TX 75001	53 HUDSON STREET	93,800 12,800 106,600
51 13	2	HIGGINS, GREGORY C 53 DUTCH LANE RD FREEHOLD, NJ 07728	15 CENTER STREET	87,600 138,000 225,600
51 14	2	HIGGINS, GREGORY 53 DUTCH LANE RD FREEHOLD, NJ 07728	13 CENTER STREET	92,700 109,900 202,600
62 1	4A	VJM REALTY HOLDING, L.L.C. 14 HEYWARD HILLS DRIVE HOLMDEL, NJ 07733	2 EAST MAIN STREET	285,900 558,600 844,500
62 2	4A	CHURCHHILL TOBACCO CO INC PO BOX 257 MARLBORO, NJ 07746	4 EAST MAIN STREET	156,800 288,300 445,100
62 3	4A	MALDONADO, HECTOR H & JUANITA, TRUS 857 WOODBURY DRIVE JACKSON, NJ 08527	6 EAST MAIN STREET	154,300 312,700 467,000
62 4	4A	EIGHT REAL ESTATE COMPANY, INC. 8 EAST MAIN STREET FREEHOLD, NJ 07728	8 EAST MAIN STREET	151,200 425,400 576,600

FREEHOLD BORO

OWNER & ADDRESS REPORT

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B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
62 5	4A	DAST REALTY, LLC 52 MINE BROOK ROAD COLTS NECK, NJ 07722	10 EAST MAIN STREET	495,600 526,000 1,021,600
62 6	4A	FRANK FEDERICI & SONS INC 14 EAST MAIN STREET FREEHOLD, NJ 07728	14 EAST MAIN STREET	205,800 540,300 746,100
62 7	4A	J & G INNKEEPERS INC 16 E MAIN ST FREEHOLD, N J 07728	16 EAST MAIN STREET	147,000 465,500 612,500
62 8.01	4A	18-20 E.MAIN ST.LLC %GOLDBERG 18-20 EAST MAIN ST FREEHOLD, NJ 07728	18 EAST MAIN ST	1,025,900 3,244,200 4,270,100
62 9.01	4A	REMA REALTY LLC 52 MINE BROOK COLTS NECK, NJ 07722	20-28 EAST MAIN ST	673,200 809,200 1,482,400
62 11	4A	30 EAST MAIN/FREEHOLD,LLC C/O GUHA 91 ABERDEEN RD MATAWAN, NJ 07747	30 EAST MAIN STREET	427,700 992,600 1,420,300
62 12	4A	34 EAST MAIN STREET, LLC PO BOX 2010 RED BANK, NJ 07701	34 EAST MAIN STREET	455,000 1,650,800 2,105,800
62 14	4A	42 E MAIN STREET LLC 1390 STATE ROUTE 36 ST103 HAZLET, NJ 07730	42 EAST MAIN STREET	546,000 2,005,800 2,551,800
62 16	4A	GILPIN, JOSEPH & EFFIE 10 CENTER ST FREEHOLD, NJ 07728	10-12 CENTER STREET	266,200 235,800 502,000
62 18	4A	HIGGINS, J NOLAN 117 WEST MAIN STREET FREEHOLD, NJ 07728	20 CENTER STREET	312,200 536,800 849,000
62 20	4A	BROWN COW, LLC 22 CENTER ST FREEHOLD, NJ 07728	22 CENTER STREET	263,500 218,300 481,800
62 21	2	HIGGINS, J. NOLAN 117 WEST MAIN STREET FREEHOLD, N.J. 07728	35 HUDSON STREET	114,500 198,100 312,600
62 22	2	HASSAN, YILMAZ A & AUDREY A 36 CATTAIL DR HOWELL, NJ 07731	33 HUDSON STREET	110,200 200,400 310,600
62 23	2	HASSAN, YILMAZ A & AUDREY A 36 CATTAIL DR HOWELL, NJ 07731	31 HUDSON STREET	110,200 227,100 337,300
62 23.01	4A	38 EAST MAIN STREET, LLC 38 EAST MAIN STREET FREEHOLD, NJ 07728	HUDSON STREET REAR	380,800 304,700 685,500
62 24	2	HASSAN, YILMAZ & AUDREY 36 CATTAIL DRIVE HOWELL, NJ 07731	29 HUDSON STREET	110,400 306,200 416,600
62 26.01	1	BEALE, HOWARD 14 MAC ARTHUR WAY LONG BRANCH,NJ 07740	HUDSON STREET REAR	110,200 0 110,200
62 27	4A	GOLDEN AGE REST HOME INC C/O HURLEY PO BOX 445 LONG BRANCH, NJ 07740	21 HUDSON STREET	277,000 313,300 590,300
62 35.02	1	MECHANIC ST. URBAN RENEWAL LLC 928 WEST STATE ST. TRENTON, NJ 08618	33 MECHANIC ST. BLDG. #2	260,200 0 260,200
62 35.03	1	MECHANIC ST URBAN RENEWAL,LLC 928 WEST STATE ST TRENTON, NJ 08618	33 MECHANIC ST BLDG 2	808,000 0 808,000

B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
62 37.01	4A	MARKET YARD PROPERTIES LLC 1503 ALLEN AVE OCEAN, NJ 07712	11 MECHANIC STREET	229,300 338,200 567,500
62 39	4A	JBBA FREEHOLD II LLC C/O MJ PROPERT 53 WEST 36TH ST 4TH FLOOR NEW YORK, NY 10018	3-5 MECHANIC STREET	206,500 2,600 209,100
62 40	4A	JBBA FREEHOLD I LLC C/O MJ PROPERT 53 WEST 36TH ST 4TH FLOOR NEW YORK, NY 10018	29-31-33-35 SOUTH ST	330,400 651,900 982,300
62 41.01	4A	LLIF, LLC 112 PELICAN COURT MARLBORO, NJ 07746	27 SOUTH STREET	294,400 268,800 563,200
62 41.02	4A	MARKET YARD PROPERTIES LLC 1503 ALLEN AVE OCEAN, NJ 07712	2 MARKET YARD	202,800 242,200 445,000
62 41.03	4A	JBBA FREEHOLD II LLC C/O MJ PROPERT 53 WEST 36TH ST 4TH FLOOR NEW YORK, NY 10018	7 MECHANIC STREET	296,600 104,300 400,900
62 42	4A	MARKET YARD PROPERTIES LLC 1503 ALLEN AVE OCEAN, NJ J 07712	23 SOUTH STREET	230,800 254,700 485,500
62 43	4A	MALDONADO, HECTOR H & JUANITA, TRUST 21 SOUTH ST FREEHOLD, NJ 07728	21 SOUTH STREET	301,800 470,700 772,500
62 44	4A	17-19 SOUTH STREET, LLC 33 WHIRLAWAY ROAD MANALAPAN, NJ 07726	17-19 SOUTH STREET	330,700 811,200 987,100
62 46	4A	13 SOUTH REALITY LLC 9 CLUB PLACE FREEHOLD, NJ 07728	13 SOUTH ST	228,300 17,700 246,000
62 47	4A	COLIROSA, LLC 9 CLUB PLACE FREEHOLD, NJ 07728	11 SOUTH ST	230,100 35,900 266,000
62 48	4A	PONFOR, LLC 187 CINDY ST OLD BRIDGE, NJ 08857	7-9 SOUTH ST	302,700 401,700 704,400
62 48.01	4A	10 WATER STREET LLC HARRIS, ROB 13 NORTH POINT DRIVE COLTS NECK, NJ 07722	5 SOUTH ST	109,700 148,600 258,300
71 2	4A	TORRES-GAYNOR LLC 738 DELANCY DR DAVENPORT, FL 33837	40 WEST MAIN ST	259,700 161,300 421,000
71 3.03	4A	36 MAIN STREET FREEHOLD, LLC 107 MONMOUTH ROAD, STE 102 WEST LONG BRANCH, NJ 07764	36-38 WEST MAIN ST	499,000 1,511,300 2,010,300
71 4	4A	JYOTUL, LLC 9 BELLA VISATA COURT MARLBORO, NJ 07746	32-34 WEST MAIN ST	467,000 609,000 1,016,000
71 5	4A	GORANITES, PETER & RIMA 40 BRETWOOD DR COLTS, NECK, NJ 07722	26-28 WEST MAIN ST	200,300 262,000 462,300
71 6	4A	DOSHI, VARDHAMAN R & REKHA V 2 OAK STREET N BRUNSWICK, NJ 08901	22-24 WEST MAIN ST	204,700 302,100 506,800
71 7	4A	GORANITES, PETER & RIMA 40 BRETWOOD DR COLTS NECK, NJ 07722	18-20 WEST MAIN ST	176,400 300,400 476,800
71 8	4A	10-12 REALTY, L.L.C. 532 CEDAR AVENUE WEST LONG BRANCH, NJ 07764	14-16 WEST MAIN ST	513,100 1,089,800 1,602,900

B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
71 9	4A	10-12 REALTY CO C/O R ISAACSON 532 CEDAR AVE WEST LONG BRANCH, NJ 07764	10-12 WEST MAIN ST	204,000 1,075,000 1,279,000
71 10	4A	RENEGADE REALTY LLC PO BOX 77 ALLENHURST, NJ 07711	2-B WEST MAIN STREET	602,100 683,800 1,285,900
71 11	4A	16 SOUTH STREET, LLC 70 WESTLEY ROAD OLD BRIDGE, NJ 08857	10-12-14-16 SOUTH ST	331,800 879,900 1,211,700
71 12	4A	SUNRISE K REALTY LLC 21 VIRGINIANA TERRACE FREEHOLD, NJ 07728	18-20-22-24 SOUTH ST.	347,000 438,100 785,100
71 13	4A	MYBUMI FREEHOLD LLC 265 ARRETON ROAD PRINCETON, NJ 08540	26 SOUTH STREET	292,800 170,000 462,800
71 14	4A	Y&Y INVESTMENTS LLC 2716 AVENUE Y BROOKLYN, NY 11235	30 SOUTH STREET	293,700 407,400 701,100
71 15	4A	32 SOUTH STREET REALTY LLC 2233 NOSTRAND AVE, 3RD FL BROOKLYN, NY 11210	32-38 SOUTH ST.	418,800 883,700 1,302,500
71 21	4A	SOUTH FREEHOLD REALTY LLC 2456 ST GEORGES AVENUE RAHWAY, NJ 07065	44-48 SOUTH STREET	311,800 416,000 727,800
71 26	4A	FRANKEL, RANDY & ZANDMAN, MICHELE 195 ROUTE 9 S SUITE 204A MANALAPAN, NJ 07726	13 THROCKMORTON ST	239,800 110,500 350,300
72 1.01	4A	FREEHOLD BANK 68 WEST MAIN ST FREEHOLD, NJ 07728	68 WEST MAIN STREET	1,095,600 1,438,900 2,534,500
72 2.01	4A	TPM-1AAA, LLP 200 VILLAGE CENTER #6668 FREEHOLD, NJ 07728	64 WEST MAIN STREET	504,900 40,800 545,700
72 4	4A	RIEHL, JOHN E 1 MILLAR COURT WEST WINDSOR, NJ 08550	58 WEST MAIN STREET	530,400 209,800 740,200
72 5	4A	HALLERAN, VINCENT E JR & LOUISE A 56 WEST MAIN ST FREEHOLD, N J 07728	56 WEST MAIN STREET	221,300 144,500 365,800
72 6	4A	CONCETTA'S INC. 2009 MIDDLETOWN LINCROFT MIDDLETOWN, NJ 07748	54 WEST MAIN ST	243,700 365,100 608,800
72 6.01	4A	MAIN FREEHOLD, LLC 2571 EAST 17TH STREET BROOKLYN, NY 11235	WEST MAIN ST REAR	250,400 373,400 623,800
72 7	4A	CONCETTA'S INC 2009 MIDDLETOWN LINCROFT MIDDLETOWN, NJ 07748	52 WEST MAIN STREET	266,000 153,900 419,900
72 8	4A	CONCETTA'S INC 2009 MIDDLETOWN LINCROFT MIDDLETOWN, NJ 07748	50-48 WEST MAIN ST	408,000 176,500 584,500
72 9	4A	CONCETTA'S INC 2009 MIDDLETOWN LINCROFT MIDDLETOWN, NJ 07748	46 WEST MAIN STREET	187,200 277,800 465,000
72 10	4A	VIOS EN MILY, LLC 20-22 THROCKMORTON STREET FREEHOLD, NJ 07728	20-22 THROCKMORTON ST	283,100 418,500 701,600
72 11	4A	TELEXI CORPORATION 16 FOUNTAYNE LANE MANALAPAN, NJ 07726	18 THROCKMORTON ST	204,900 186,300 391,200

B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
72 12	4A	TELEXI CORPORATION 16 FOUNTAYNE LANE MANALAPAN, NJ 07726	16 THROCKMORTON ST	303,800 323,000 626,800
72 13	2	THROCKMORTON REALTY INC 16 FOUNTAYNE LANE MANALAPAN, NJ 07726	14 THROCKMORTON ST	256,600 169,000 425,600
72 15	4A	36 MAIN ST FREEHOLD LLC 107 MONMOUTH RD SUITE 102 WEST LONG BRANCH, NJ 07764	10 THROCKMORTON ST	256,600 13,900 270,500
72 16	4A	D&P NARAYAN LLC 18 OCEAN PORT AVE WEST LONG BRANCH, NJ 07764	8 THROCKMORTON ST	251,400 262,100 513,500
72 17.01	4A	6 THROCKMORTON STREET ASSOC., LLC C/O JOHN GRAY PO BOX 647 PALM CITY, FL 34991	6 THROCKMORTON ST	248,000 273,300 521,300
72 18	4A	FREEHOLD DEVELOPMENT LLC 66 SOUTH STREET FREEHOLD, NJ 07728	64 SOUTH STREET	316,300 99,700 416,000
72 19	2	BRYANT PROPERTIES LLC 42 BACKBONE HILL RD MILLSTONE TWP., NJ 08510	68 SOUTH STREET	227,600 113,400 341,000
72 21	2	YILDIZCAN, MEHMET 1605 DAHLIA COURT JACKSON, NJ 08527	72 SOUTH STREET	207,300 81,800 289,100
72 22	4A	KASTELLA, LLC C/O KIRLY PROPERTIES 7 BROADWAY FREEHOLD, NJ 07728	74 SOUTH STREET	214,000 142,100 356,100
73 1.01	1	HAGER BROTHERS URBAN RENEWAL CO LLC 101 CRAWFORDS CNR RD 1300 HOLMDEL, NJ 07733	30 MECHANIC ST LAND ONLY	918,000 0 918,000
73 22	4A	DOLLY-MARCHETTI ENTERPRISES 17-19 ELM STREET FREEHOLD, NJ 07728	17-19 ELM ST.	236,700 55,100 291,800
73 24	4A	GLADJOAN REALTY CO 25 SHOEMAKER RD MANALAPAN, NJ 07726	11 ELM ST	245,700 265,400 511,100
73 25	2	GLADJOAN REALTY CO 25 SHOEMAKER RD MANALAPAN, NJ 07726	9 ELM ST	103,300 7,800 111,100
73 26	4A	GLADJOAN REALTY 25 SHOEMAKER RD MANALAPAN, NJ 07726	7 ELM ST	103,300 3,300 106,600
73 27	4A	GLADJOAN REALTY CO 25 SHOEMAKER RD MANALAPAN, NJ 07726	51-49 SOUTH & ELM ST	534,500 852,200 1,386,700
76 1	4A	JV INVESTMENT GROUP II, LLC 208 THOMPSON GROVE ROAD MANALAPAN, NJ 07726	65 SOUTH STREET	218,200 130,900 349,100
76 2	2	NARCISSE, AMOS 235 THROCKMORTON ST FREEHOLD, NJ 07728	63 SOUTH STREET	242,600 311,700 554,300
76 3	2	BEVAQUI, SUSN L. & MARANDI, JAMES R 128 RUMSON ROAD RUMSON, NJ 07760	61 SOUTH STREET	253,400 182,700 436,100
76 4	2	ROCKETS REALTY, LLC 33 FERRY STREET SOUTH RIVER, NJ 08882	59 SOUTH STREET	240,600 238,700 479,300
76 5	4A	ELM SOUTH, LLC 6 ELM STREET FREEHOLD, NJ 07728	57 SOUTH STREET	344,700 274,000 618,700

FREEHOLD BORO

OWNER & ADDRESS REPORT

04/28/20 Page 10 of 10

B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION	LAND/IMPR TOTAL
76 15	4A	RICKROB REALTY, LLC 11 MARCY STREET FREEHOLD, NJ 07728	11 MARCY STREET	267,100 230,000 497,100
76 16	2	BENDER, SCHMUEL 42 ENGLEBERG TERRACE LAKEWOOD, NJ 08701	9 MARCY STREET	75,500 89,400 164,900
76 17	2	BRYANT PROPERTIES LLC 42 BACKBONE HILL RD MILLSTONE TWP., NJ 08510	7 MARCY STREET	75,500 89,700 165,200
80 1	4A	TROPPECA INVESTMENTS LLC 86 WEST MAIN ST FREEHOLD, NJ 07728	86 WEST MAIN ST	277,500 302,100 579,600
80 2	4A	BBRF LLC C/O ROBERT FELDMAN 81 FAIR HAVEN RD FAIR HAVEN, NJ 07704	84 WEST MAIN ST	249,800 202,700 452,500
80 3	4A	BBRF LLC C/O ROBERT FELDMAN 81 FAIR HAVEN RD FAIR HAVEN, NJ 07704	82 WEST MAIN STREET	249,800 35,400 285,200
80 4	4A	ENM REALTY HOLDINGS LLC 80 WEST MAIN ST FREEHOLD, NJ 07728	80 WEST MAIN ST	247,100 148,700 395,800
80 5	4A	SSW PROPERTIES, LLC 78 WEST MAIN STREET FREEHOLD, NJ 07728	78 WEST MAIN ST	241,600 131,000 372,600
80 6	4A	JV INVESTMENT GROUP, LLC PO BOX 407 TENNETT, NJ 07763	76 WEST MAIN ST	245,700 376,200 621,900
80 7	4A	WACHOVIA BANK, C/O THOMPSON REUTERS PO BOX 2609 CARLSBAD, CA 92018	72 WEST MAIN ST	875,000 1,289,900 2,164,900
82 16	4A	NAGI, A. OAK HILL DELI 78 SOUTH ST FREEHOLD, NJ 07728	78 SOUTH ST	214,500 61,500 276,000
83 5	2	24 AVENUE A, LLC C/O KIELY PROPERTI 7 BROADWAY FREEHOLD, NJ 07728	71 SOUTH STREET	211,600 75,400 287,000
83 6	2	CKAJA MUABLE LLC 40 CLIFTON AVE LAKEWOOD, NJ 08701	69 SOUTH STREET	209,300 54,100 263,400
83 7	4A	SIXTY SEVEN SOUTH STREET PROPERTY M 49 EAST LAGOONA DRIVE BRICK, NJ 08723	67 SOUTH STREET	231,800 369,700 601,500
83 7.02 801	2	SWAIN, ROBERT 200 PESKIN RD FARMINGDALE, NJ 07727	8 MARCY ST	182,700 59,600 162,300
88 4	4A	TEITTELBAUM, HOWARD S. 1976 HWY 18 EAST BRUNSWICK, NJ 08816	96 WEST MAIN STREET	228,100 108,100 336,200
88 5	4A	L&H ASSOCIATES LLC 94 WEST MAIN STREET FREEHOLD, NJ 07728	94 WEST MAIN STREET	231,600 134,200 365,800
88 6	4A	HELMER REALTY LLC 111 WHITEHORSE PIKE HADDON HEIGHTS, NJ 08035	92 WEST MAIN STREET	230,500 122,800 353,300
88 7	4A	CASE HOUSE, LLC 387 HERBERTSVILLE RD BRICK, NJ 08724	90 WEST MAIN STREET	270,600 370,900 641,500

Count: 199
 Land: 60452500
 Improvement: 75237400
 Total: 135689900

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 THE REGULAR MEETING HELD: JUNE 15, 2020.

TRACI L. DIBENEDETTO, BOROUGH CLERK

Resolution No.

RESOLUTION AUTHORIZING PAYMENT OF FUNDS COLLECTED ON BEHALF OF THE SPECIAL IMPROVEMENT DISTRICT

WHEREAS, pursuant to the fiscal requirements of Chapter 18.06.090 the Borough is required to pay over to the management corporation of the Special Improvement District funds collected on its behalf on a quarterly basis thirty days from the date that taxes are due for each quarter; and

WHEREAS, the finance officer has reported that tax funds have been collected which are designated for the operation and maintenance of the Special Improvement District.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Freehold that the finance officer is directed to pay over to the management corporation of the Special Improvement District the funds collected on its behalf.

BE IT FURTHER RESOLVED that the Clerk forward a certified copy of this resolution to the Finance Officer and the management corporation of the Special Improvement District.

Offered by:

Seconded:

Aye Nay Absent Abstain

Aye Nay Absent Abstain

DiBenedetto
Jordan
Reich

Rogers
Schnurr
Shutzer

I HEREBY CERTIFY the following Resolution was adopted by the Mayor and Council of the Borough of Freehold at the Meeting held on June 15, 2020.

Traci L. DiBenedetto, Borough Clerk

RESOLUTION NO. ____-20

**RESOLUTION OF THE BOROUGH OF FREEHOLD,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY,
AMENDING TEMPORARY APPROPRIATIONS FOR 2020**

WHEREAS, N.J.S.A 40A:4-20 provides that the Governing Body by a 2/3 vote of the full membership thereof may make emergency temporary appropriations for any purpose for which appropriation may lawfully be made for the period between the beginning of the current fiscal year and the final adoption of the budget for the said year; and

WHEREAS, the previously adopted temporary budget did not provide sufficient funds for the operational costs prior to the final adoption of the 2020 budget,

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the following Emergency Temporary Appropriation for the year 2020 be adopted and a certified copy of this resolution be provided to the Borough's Chief Financial Officer and the Director of Division of Local Government Services, Department of Community Affairs, State of New Jersey.

Current Fund Operating Fund:	<u>From</u>	<u>To</u>
Other Insurance Premiums	\$110,000.00	\$153,400.00
Worker Compensation Insurance	150,000.00	194,200.00
Public Buildings & Grounds – O/E	150,000.00	200,000.00
Shade Tree Commission – O/E	25,000.00	40,000.00
Refuse Collection – O/E	233,000.00	310,000.00
Landfill/Solid Waste Collection – O/E	293,000.00	393,000.00
Telephone	30,000.00	40,000.00
Purchase of a Copy Machine – PD	0.00	14,500.00

COUNCIL OF THE BOROUGH OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

RESOLUTION NO. 2020-__

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Stokes Street Roadway Improvements project.

NOW, THEREFORE, BE IT RESOLVED that the Council of Freehold Borough formally approves the application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2021-Stokes Street Roadway Improvements-0059 to the New Jersey Department of Transportation on the behalf of the Borough of Freehold.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Freehold and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council
On this 15th day of June, 2020.

Traci DiBenedetto
Borough Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approved the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL

Traci DiBenedetto
Borough Clerk

Kevin Kane
Mayor

Offered by:

Aye Nay Absent Abstain
DiBenedetto
Reich
Jordan

Seconded by:

Aye Nay Absent Abstain
Shutzer
Schnurr
Rogers

I hereby certify the following to be a true and exact copy of a Resolution adopted by the Mayor and Council of the Borough of Freehold at a Council meeting held on June 15, 2020.

Traci DiBenedetto, RMC

Resolution No.
Agenda No.

**RESOLUTION AUTHORIZING RENEWAL OF A SHARED SERVICES AGREEMENT FOR
THE WESTERN MONMOUTH ACTIVE SHOOTER TRAINING GROUP**

WHEREAS, Freehold Borough, Freehold Township, Manalapan Township, Howell Township, Colts Neck Township, Englishtown Borough, Allentown Borough, Marlboro Township and the Monmouth County Sheriff's Department are interested in implementing the Western Monmouth Shooter Training Group, in which Freehold Township will be the Lead Agency and Provider; and

WHEREAS, this cooperative Agreement between the above entities would be beneficial to the respective communities, allowing interagency standardization of active shooter response protocols and facilitating a rapid response and coordination in the likely event that officers from multiple agencies may be the first responders in neighboring communities for these types of incidents; and

WHEREAS, an Agreement entitled "Shared Services Agreement - Western Monmouth Active Shooter Training Group" has been proposed and found acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the Mayor and Municipal Clerk are hereby authorized to execute the aforementioned Agreement, effective July 1, 2020 and shall expire June 30, 2021; and

BE IT FURTHER RESOLVED that a copy of the Agreement be maintained in the Borough Clerk's office and available for public inspection; and

BE IT FURTHER RESOLVED that, pursuant to NJSA 40A:65-1, a certified copy of the within Resolution shall be forwarded to the New Jersey Department of Community Affairs, Division of Local Government Services; and

BE IT FURTHER RESOLVED that a certified copy of the within Resolution, and Agreements for execution, shall be forwarded to the Clerks of Freehold Township, Manalapan Township, Howell Township, Colts Neck Township, Englishtown Borough, Allentown Borough, Marlboro Township, and the Monmouth County Sheriff's Department, the Freehold Borough Administrator, the Freehold Borough Police Chief, the Freehold Borough Police Captain, and the Freehold Borough Director of Finance.

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 THE REGULAR MEETING HELD: JUNE 15, 2020.

TRACI L. DIBENEDETTO, BOROUGH CLERK

Resolution No.

**RESOLUTION OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF FREEHOLD
AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH PENNONI FOR
PREPARATION OF A REDEVELOPMENT PLAN**

WHEREAS, KFM Partnership, LLC ("KFM") a local redevelopment group, presented to the governing body a conceptual plan for the redevelopment of a certain area of Broad and Court Street: and

WHEREAS, KFM requested that the subject area be investigated as an area in need of redevelopment as defined under the Municipal Land Use Law and agreed to fund the cost of any such investigation; and

WHEREAS, the Mayor and Council determined it to be in the best interest of the Borough to proceed with an investigation into the properties known as 26 Court Street and 2, 4 and 6 Broad Street as an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6 the governing body authorized the Planning Board to conduct a preliminary investigation to determine whether the area known of the Borough Tax Map as 26 Court Street-Block 36, lot 9.01; 2 Broad Street-Block 36, lot 7; 4 Broad Street-Block 36, lots 6 & 6.01 and 6 Broad Street-Block 36, lots 5 & 5.01 is an area in need of redevelopment; and

WHEREAS, pursuant to a professional service agreement with the Borough, Robert P. Melvin, PP, AICP, of Pennoni agreed to conduct an investigation of the Study Area as well as the redevelopment plan in the event the area was declared in need of redevelopment; and

WHEREAS, by Resolution adopted May 27, 2020, the Planning Board, based upon the findings and conclusions set forth in the Resolution, and as contained in the Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation) Report dated March 2, 2020 prepared by Robert P. Melvin, PP, AICP, of Pennoni, the Planning Board found and recommended that the entire Study Area satisfies the statutory criteria necessary to be declared as An Area in Need of Redevelopment (Non-Condensation); and

WHEREAS, by Resolution No.140-19, the Borough Council adopted the findings of the Borough Planning Board and the contents of the Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation) Report dated March 2, 2020 prepared by Robert P. Melvin, PP, AICP, of Pennoni; and

WHEREAS, a Redevelopment Plan must be prepared to direct the development in the subject area; and

WHEREAS, Pursuant to the initial professional services agreement with Pennoni, it was agreed that Pennoni would develop a regulatory framework for redevelopment that is consistent with the vision and goals of Master Plan and various planning documents; and

WHEREAS, Pennoni has agreed to provide the necessary services outlined above under the previous contract; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the Mayor it hereby directs and authorizes Pennoni to proceed with the second part of the contract and prepare a comprehensive redevelopment plan for the area designated as an area in need of redevelopment.

BE IT FURTHER RESOLVED that the Borough Clerk forward a certified copy of this resolution to KFM Partnership, LLC, Salvatore Alfieri, Esq., the Borough Finance Officer, the Borough Administrator and Pennoni.

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

I, TRACI L. DiBENEDETTO, BOROUGH 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 THE REGULAR MEETING HELD: JUNE 15, 2020.

TRACI L. DiBENEDETTO, BOROUGH CLERK

Resolution No.

RESOLUTION PLEDGING TO REVIEW POLICE POLICIES AND ENGAGE THE ENTIRE COMMUNITY BY INCLUDING A DIVERSE RANGE OF INPUT, EXPERIENCES, AND STORIES

WHEREAS, our nation continues to be divided by hundreds of years of racial injustice and discrimination; and

WHEREAS, recent injustices by a few police officers have created a swell of Americans across all races to come together and peacefully protest these wrong doings by a few that are sworn to uphold the law; and

WHEREAS, this is not an indictment of all police officers, but just those that express a blatant disregard for their oath and human decency towards people of color; and

WHEREAS, police officers and elected officials must be held accountable and must put forward policies and laws that protect every citizen of this country; and

WHEREAS, towards this end, the Borough of Freehold pledges to continue to assess all of its laws and policies and engage the community at large in moving forward to eradicate systemic racism.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that it hereby pledges to work with our police department, residents and community leaders to:

1. **REVIEW** our police use of force policies.
2. **ENGAGE** our community by including a diverse range of input, experiences, and stories.
3. **REPORT** and keep the community apprised of the steps taken and seek feedback.
4. **REFORM** our community's police use of force policies as necessary.

BE IT FURTHER RESOLVED that the governing body of the Borough of Freehold stands against racism in any form and encourages the free and open exchange of ideas and stories.

BE IT FURTHER RESOLVED that the Clerk forward a copy of this resolution to the clerks of all municipalities in Monmouth County, the Monmouth County Board of Chosen Freeholders, Governor Murphy and our state and federal legislators.

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

I, TRACI L. DI BENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT A MEETING HELD ON: JUNE 15, 2020.

TRACI L. DI BENEDETTO, RMC, BOROUGH CLERK

Resolution No.

Agenda No:

RESOLUTION AUTHORIZING CONTRACT FOR PURCHASE OF REAL PROPERTY

WHEREAS, by Ordinance #2020/9, the governing body of the Borough of Freehold authorized the acquisition of Block 73, Lot 1.01 and 1.01X, 30 Mechanic Street, presently used by the Monmouth County Probation Department for use as Borough Hall, Police Department Headquarters and Municipal Court for a purchase price of Three million, three hundred twenty-five thousand (\$3,325,000.00) Dollars together with costs of retrofitting and renovating; and

WHEREAS, the acquisition was subject to the parties entering into a formal agreement detailing the terms and conditions, including the details of the retrofitting of the building for municipal use.

NOW THEREFORE, BE IT RESOLVED by the governing body that it hereby authorizes the contract to purchase from Hager Brothers Urban Renewal Co., LLC., the real property known and designated as

Block 73, Lot 1.01 and 1.01X, 30 Mechanic Street, for a purchase price of , Three million, three hundred twenty-five thousand (\$3,325,000.00) Dollars together with costs of retrofitting and renovating not to exceed __, the form of the contract to be on file in the office of the Borough Clerk.

BE IT FURTHER RESOLVED that the Mayor and Clerk are authorized to execute all necessary documents on behalf of Freehold Borough.

BE IT FURTHER RESOLVED that the Clerk provide a copy of this resolution to Hager Brothers Urban Renewal Co., LLC., the Chief financial Officer and bond Counsel.

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 THE REGULAR MEETING HELD: JUNE 15, 2020.

TRACI L. DiBENEDETTO, BOROUGH CLERK

Resolution No.

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD,
COUNTY OF MONMOUTH WAIVING SIDEWALK CAFÉ AND TEMPORARY LICENSE
FEES FOR OUTDOOR SALES AND DINING FOR 2020 DUE TO COVID-19
RESTRICTIONS**

WHEREAS, COVID-19 was declared a Pandemic by the World Health Organization on March 11, 2020 and states of emergency have been declared by Governor Murphy on March 9, 2020 and President Trump on March 13, 2020; and

WHEREAS, as a result of the Pandemic and the various Executive Orders, the ability of businesses to operate and serve customers has been severely impacted; and

WHEREAS, the Governor has announced phasing in ~~or~~ the partial or modified re-opening of certain businesses; and

WHEREAS, it is apparent that such businesses will not be able to operate at full capacity, greatly impacting the financial viability of the business; and

WHEREAS, businesses have suffered great financial hardship during the closure and/or severe restrictions; and

WHEREAS, in order to assist the local businesses in this difficult time, the Mayor and Council have determined to waive the usual sidewalk café fee and the fee for any temporary licenses issued to businesses to expand the area in which they can operate.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the fee for sidewalk café license and temporary licenses issued as a result of COVID-19 to allow businesses to expand the footprint of their operations are hereby waived for year 2020 and any such fees having been already paid shall be refunded.

BE IT FURTHER RESOLVED that the Clerk forward a copy of this resolution to Downtown Freehold, the Chief Financial Officer and Administrator.

BOROUGH OF FREEHOLD - SCHEDULE OF BILLS FOR APPROVAL
June 15, 2020

CURRENT FUND

Freehold Borough Payroll
Energysolve LLC

Pay#10-pd 5/30/20
Utilities-pd 6/4/20

242,814.26
3,442.86
\$ 246,257.12

WATER-SEWER OPERATING FUND

Freehold Borough Payroll
Energysolve LLC

Pay#10-pd 5/30/20
Utilities-pd 6/4/20

43,776.27
9,166.21
\$ 52,942.48

P.O. Type: All
Range: First to Last
Format: Detail without Line Item Notes

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
00105 - ABBINGTON ENGINEERING, LLC														
	20-00789	06/09/20	PROF SVCS- WELL 10	19-00009	C									
	1		PROF SVCS- WELL 10	W-06-7	-720-101	6,852.50		B 2017/3 - DESIGN, CONSTR. WELL #10 (40A)	R	11/18/19	06/10/20		1894	N
	20-00790	06/09/20	PROF SVCS BANNARD ST	19-00005	C									
	1		PROF SVCS BANNARD ST	C-04-7	-756-101	660.00		B 2019/5 - 40A - ROADS, STORM DRAINAGE, LOTS	R	07/15/19	06/10/20		1893	N
	20-00791	06/09/20	PROF SVCS- STORMWATER	18-00009	C									
	1		PROF SVCS- STORMWATER	0-09-9	-204-002	471.25		B CONTRACTS PAYABLE PRIOR YEARS	R	01/01/20	06/10/20		1890	N
	20-00813	06/09/20	PROF SVCS- GENERAL ENGINEERING											
	1		PROF SVCS- GENERAL ENGINEERING	0-01-1	-150-331	507.50		B ENGINEERING - REGULAR SERVICES	R	06/09/20	06/10/20		1892	N
	Vendor Total:				8,491.25									

0057935 WIDMER TIME RECORDER CO:														
	20-00593	04/29/20	Ribbon for Time Stamp											
	1		Ribbon for Time Stamp	0-01-1	-101-151	57.76		B ADM/EXEC(CLERK)--SUPPLIES,EQUIPMENT	R	04/29/20	06/10/20		235308	N
	Vendor Total:				57.76									

02114 AVIDXCHANGE, INC:														
	20-00773	06/05/20	MAY, 2020 UTILITY BILLING FEES											
	1		MAY, 2020 UTILITY BILLING FEES	0-01-1	-135-349	103.74		B FINANCE - UTILITY FEES	R	06/05/20	06/10/20			N
	2		MAY, 2020 UTILITY BILLING FEES	0-09-8	-811-348	103.74		B W/S - ACCOUNTING, UTILITY FEES	R	06/05/20	06/10/20			N
					207.48									
	Vendor Total:				207.48									

02608 B & B DIVERSIFIED SERVICES LLC														
	20-00781	06/05/20	JUNE JANITORIAL SERVICES											
	1		JUNE JANITORIAL SERVICES	0-01-1	-190-407	513.86		B PUBLIC B&G - BORO HALL	R	06/05/20	06/10/20		0027JUNE20	N
	2		JUNE JANITORIAL SERVICES	0-01-1	-190-405	938.86		B PUBLIC B&G - POLICE STATION	R	06/05/20	06/10/20		0027JUNE20	N
	3		JUNE JANITORIAL SERVICES	0-01-7	-750-171	249.58		B PUBLIC LIBRARY - BLDG MAINT/REPAIR	R	06/05/20	06/10/20		0027JUNE20	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	First	Rcvd	Chk/Void	1099
Item Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Invoice	Exc1	
02608 B & B DIVERSIFIED SERVICES LLC Continued									
20-00781 06/05/20 JUNE JANITORIAL SERVICES			Continued						
4 JUNE JANITORIAL SERVICES	129.65	0-01-1 -190-374	B PUBLIC B&G - CONTRACTED SERVICES	R	06/05/20	06/10/20	0027JUNE20	N	
	1,831.95								
Vendor Total:	1,831.95								
04350 BROCK FARMS INC									
20-00703 05/26/20 TREE GUARDS									
1 TREE GUARDS	694.63	0-01-3 -320-415	B SHADE TREE-TREE PLANT/SP. PROJ	R	05/26/20	06/10/20	75121	N	
Vendor Total:	694.63								
05390 CAVANAUGHS EXTERMINATING CO									
20-00623 05/04/20 MAY EXTERMINATING DPW/PD									
1 MAY EXTERMINATING DPW	75.00	0-01-1 -190-374	B PUBLIC B&G - CONTRACTED SERVICES	R	05/04/20	06/10/20	126077	N	
2 MAY EXTERMINATING PD	55.00	0-01-1 -190-405	B PUBLIC B&G - POLICE STATION	R	05/04/20	06/10/20	129007	N	
	130.00								
Vendor Total:	130.00								
05619 COMCAST CABLEVISION OF									
20-00806 06/09/20 JUNE INTERNET									
1 JUNE INTERNET-POLICE	144.57	0-01-4 -440-440	B TELEPHONE SERVICE	R	06/09/20	06/10/20	849905230009905	N	
2 JUNE INTERNET-FIREHOUSE	109.57	0-01-4 -440-440	B TELEPHONE SERVICE	R	06/09/20	06/10/20	849905230009845	N	
3 JUNE INTERNET-FIREHOUSE REAR	109.57	0-01-4 -440-440	B TELEPHONE SERVICE	R	06/09/20	06/10/20	949905230009991	N	
	363.71								
Vendor Total:	363.71								
06004 CICALA, THOMAS									
20-00720 05/26/20 RETURN ROAD OPENING ESCROW									
1 RETURN ROAD OPENING ESCROW	1,000.00	T-15-9 -900-513	B RESERVE FOR STREET OPENING DEPOSITS	R	05/26/20	06/10/20		N	
Vendor Total:	1,000.00								

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
Item Description	Amount	Charge Account	Acct Type Description								
06040 CINTAS CORPORATION NO. 2											
20-00672 05/11/20 JANITORIAL SUPPLIES/MATS 5/1-8											
1 JANITORIAL SUPPLIES/MATS 5/1	182.13	0-01-1 -190-407	B PUBLIC B&G - BORO HALL		R	05/11/20	06/10/20			4049472046	N
2 JANITORIAL SUPPLIES/MATS 5/1	32.58	0-01-1 -190-405	B PUBLIC B&G - POLICE STATION		R	05/11/20	06/10/20			4049472046	N
3 JANITORIAL SUPPLIES/MATS 5/8	109.99	0-01-1 -190-407	B PUBLIC B&G - BORO HALL		R	05/11/20	06/10/20			4050023407	N
4 JANITORIAL SUPPLIES/MATS 5/8	28.50	0-01-1 -190-406	B PUBLIC B&G - FIRE HOUSE		R	05/11/20	06/10/20			4050023407	N
5 JANITORIAL SUPPLIES/MATS 5/8	4.07	0-01-7 -750-171	B PUBLIC LIBRARY - BLDG MAINT/REPAIR		R	05/11/20	06/10/20			4050023407	N
6 JANITORIAL SUPPLIES/MATS 5/8	61.08	0-01-1 -190-405	B PUBLIC B&G - POLICE STATION		R	05/11/20	06/10/20			4050023407	N
	418.35										
20-00715 05/26/20 JANITORIAL SUPPLIES/MATS 5/15											
1 JANITORIAL SUPPLIES/MATS 5/15	67.10	0-01-1 -190-407	B PUBLIC B&G - BORO HALL		R	05/26/20	06/10/20			4050640103	N
2 JANITORIAL SUPPLIES/MATS 5/15	99.68	0-01-1 -190-405	B PUBLIC B&G - POLICE STATION		R	05/26/20	06/10/20			4050640103	N
	166.78										
Vendor Total: 585.13											
06042 CIT BANK											
20-00038 01/09/20 TELEPHONE LEASE											
12 TELEPHONE LEASE	20.69	0-01-1 -190-361	B PUBLIC B&G - TELEPHONE LEASE/MAINT.		R	04/17/20	06/10/20			35624917	N
Vendor Total: 20.69											
06311 CLAYTON BLOCK COMPANY INC											
20-00494 04/01/20 APRIL SUPPLIES											
2 MARKOUT PAINT	293.04	0-09-8 -815-298	B WATER SERVICE -MISC. SUPPLIES		R	04/01/20	06/10/20			473584931	N
3 BLACK SPRAY PAINT	20.00	0-09-8 -815-298	B WATER SERVICE -MISC. SUPPLIES		R	04/01/20	06/10/20			473585679	N
	313.04										
Vendor Total: 313.04											
06699 CGP&H LLC											
20-00788 06/09/20 PROF SVCS- AFFORDABLE HOUSING 19-00014 C											
1 PROF SVCS- AFFORDABLE HOUSING	6,198.20	9-01-1 -115-510	B BUS.ADMIN--CONSULTANT SVCS.		R	12/16/19	06/10/20			37995	N
Vendor Total: 6,198.20											

Vendor # Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
13012 FALKINBURGS TREE EXPERT CO LLC													
20-00563 04/22/20 TREE REMOVAL 56 BROADWAY													
1			TREE REMOVAL 56 BROADWAY	1,375.00	0-01-3	-320-414	B SHADE TREE COMM.TREE MTN/PLNTG	R	04/22/20	06/10/20		5/21	N
20-00697 05/21/20 TREE REMOVAL- CONTRACT													
1			TREE REMOVAL- CONTRACT	775.00	9-01-3	-320-414	B SHADE TREE COMM.TREE MTN/PLNTG	R	11/18/19	06/10/20		5/21/20	N
Vendor Total:				2,150.00									
14793 TOWNSHIP OF FREEHOLD													
20-00674 05/11/20 APRIL AUTO REPAIRS													
1			REPAIR UNDERCOVER CAR INV.8512	152.44	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
2			REPAIR CAR 593 INV.8520	94.11	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
3			REPAIR CAR 571 INV.8525	181.62	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
4			REPAIR CAR 552 INV.8538	129.22	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
5			REPAIR CAR 1 INV.8551	94.74	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
6			REPAIR CAR 501 INV.8559	806.05	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
7			REPAIR CAR 582 INV.8561	427.81	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
8			REPAIR CAR 503 INV.8564	94.11	0-01-7	-760-567	B INTRLOCAL-VEHICLE MNT-POLICE	R	05/11/20	06/10/20		20-00338	N
9			REPAIR R11 INV.8552	248.32	0-01-7	-760-566	B INTRLOCAL-VEHICLE MNT-STS/RDS	R	05/11/20	06/10/20		20-00338	N
				2,228.42									
Vendor Total:				2,228.42									
16714 GLENCO SUPPLY, INC													
20-00393 03/10/20 Traffic/Handicap Paint													
1			ParkingHandicap Paint/6 Bases	1,038.00	0-01-3	-300-298	B ROAD REPAIR & MAINT - SUPPLIES	R	03/10/20	06/10/20		24344	N
Vendor Total:				1,038.00									
17303 GRAPHIC CONTROLS LLC													
20-00562 04/22/20 RECORDING CHARTS													
1			RECORDING CHARTS	807.13	0-09-8	-831-298	B WATER PLANT--MISC. SUPPLIES	R	04/22/20	06/10/20		NV9744	N
2			RECORDING CHARTS	546.01	0-09-8	-831-298	B WATER PLANT--MISC. SUPPLIES	R	04/22/20	06/10/20		Nw1182	N
				1,353.14									
Vendor Total:				1,353.14									

June 10, 2020
04:37 PM

FREEHOLD BOROUGH
Bill List By Vendor Id

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Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
29452 LINCOLN NATIONAL LIFE														
	20-00783	06/05/20	6/20-9/19/20 FIRE DEPT LIFE											
	1	6/20-9/19/20	FIRE DEPT LIFE	935.76	0-01-2	-200-724	B FIRE DEPT - LIFE INSURANCE	R		06/05/20	06/10/20		BORFREEBL223812	N
	Vendor Total:			935.76										
31199 MAIN POOL & CHEMICAL														
	20-00634	05/04/20	MAY FLUORIDE											
	1		MAY FLUORIDE	974.70	0-09-8	-831-241	B WATER PLANT--CHEMICALS	R		05/04/20	06/10/20		2082521	N
	Vendor Total:			974.70										
31211 MANALAPAN TOWNSHIP TREASURER														
	20-00673	05/11/20	FEBRUARY ANIMAL PICK UPS											
	1		FEBRUARY ANIMAL PICK UPS	375.00	A-20-9	-900-201	B ANIMAL CONTROL-RESERVE-DOGS	R		05/11/20	06/10/20		2020-02-FB	N
	Vendor Total:			375.00										
31224 MAGNATEC INDUSTRIES INC														
	20-00598	04/29/20	GLOVES/ DISINFECTANT /PUMPS											
	1		GLOVES/ DISINFECTANT /PUMPS	694.95	T-15-9	-900-518	B RESERVE FOR STORM RECOVERY - O/E	R		04/29/20	06/10/20		50274	N
			Tracking Id: COVID-19 CORONAVIRUS/COVID-19 EXPENDITURES											
	2		2 BOXES GLOVES	716.95	T-15-9	-900-518	B RESERVE FOR STORM RECOVERY - O/E	R		04/29/20	06/10/20		50275	N
			Tracking Id: COVID-19 CORONAVIRUS/COVID-19 EXPENDITURES											
				1,411.90										
	20-00653	05/08/20	Replacement Ear Protection											
	1		Replacement Ear protection	129.95	0-09-8	-815-246	B WATER SERVICE - MISC EQUIPMENT	R		05/08/20	06/10/20		50276	N
	Vendor Total:			1,541.85										
31248 MANDARIN LIBRARY AUTOMATION														
	20-00570	04/24/20	SUBSCRIPTION/SVC & UPDATE											
	1		SUBSCRIPTION/SVC & UPDATE	1,418.00	0-01-7	-750-306	B PUBLIC LIBRARY - COMPUTER M&R/INTERNET	R		04/24/20	06/10/20		511351	N
	Vendor Total:			1,418.00										

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
31266 MAPLE DIRECT INC.												
	20-00798	06/09/20	QTR 3 ESTIM. TAX BILL POSTAGE									
	1	QTR 3 ESTIM. TAX BILL POSTAGE	1,656.00	0-01-1	-125-158	B TAX COLLECTOR - POSTAGE,COPYING	R	06/09/20	06/10/20			N
Vendor Total:				1,656.00								
32268 MON CTY SHARED SERVICES OFFICE												
	20-00801	06/09/20	E911 SERVICES FOR 2020									
	1	E911 SERVICES FOR 2020	197,305.00	0-01-7	-764-568	B INTERLOCAL-POLICE DISPATCH-MON CTY	R	06/09/20	06/10/20		2020-15	N
Vendor Total:				197,305.00								
32696 COUNTY OF MONMOUTH												
	20-00707	05/26/20	RECONDITIONED MILLINGS-MARCH									
	1	RECONDITIONED MILLINGS-MARCH	213.50	0-01-3	-300-268	B ROAD REPAIR & MAINT-- ROAD MAINTENANCE	R	05/26/20	06/10/20		FB 004-2020-1	N
	20-00716	05/26/20	TRUCK WASHES APRIL									
	1	TRUCK WASHES APRIL	45.00	0-01-3	-315-421	B VEHICLE MAINTENANCE & REPAIR	R	05/26/20	06/10/20		FB 01-20-09	N
Vendor Total:				258.50								
34211 NEW JERSEY'S FINEST												
	20-00549	04/20/20	FACE SHIELDS									
	1	FACE SHIELDS	360.00	T-15-9	-900-518	B RESERVE FOR STORM RECOVERY - O/E	R	04/20/20	06/10/20		115	N
Tracking Id: COVID-19 CORONAVIRUS/COVID-19 EXPENDITURES												
Vendor Total:				360.00								
34726 NJ DEPT OF HEALTH												
	20-00776	06/05/20	May Dog License Report									
	1	May Dog License Report	9.00	A-20-9	-900-501	B ANIMAL CONTROL-DUE STATE HEALTH	R	06/05/20	06/10/20			N
Vendor Total:				9.00								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
34738 NJ DEPT OF LABOR												
	20-00785	06/05/20	QTR 1/20 UNEMPLOYMENT									
	1	QTR 1/20 UNEMPLOYMENT	834.00	T-13-9	-900-111	B UNEMPLOYMENT TRUST--EXPENSES	R	06/05/20	06/10/20		0216000633/000	N
Vendor Total:				834.00								
34742 NJ STATE LEAGUE OF												
	20-00669	05/11/20	WEBINAR-5/15/20									
	1	WEBINAR-5/15/20-OPRA/GRC	75.00	0-01-1	-135-508	B FINANCE, TRAINING COURSES	R	05/11/20	06/10/20		519338	N
Vendor Total:				75.00								
40458 JOSEPH G POLLARD CO INC.												
	20-00403	03/12/20	WELL LEVEL METER									
	1	WELL LEVEL METER	1,562.83	0-09-8	-831-238	B WATER PLANT--- EQUIP. M/R	R	03/12/20	06/10/20		164098	N
Vendor Total:				1,562.83								
40742 PRINTING 2 GO												
	20-00622	05/04/20	MAY W/S NEWSLETTERS									
	1	MAY W/S NEWSLETTERS	132.00	0-09-8	-811-154	B W/S ACCTNG. -- PRINTING	R	05/04/20	06/10/20		10043475	N
	20-00685	05/14/20	5000 REGULAR ENVELOPES									
	1	5000 REGULAR ENVELOPES	375.00	0-01-1	-110-151	B CENTRAL FUNCTIONS	R	05/14/20	06/10/20		10043487	N
Vendor Total:				507.00								
44206 RACHLES/MICHELE'S OIL COMPANY												
	20-00699	05/26/20	APRIL GASOLINE/DIESEL									
	1	APRIL GASOLINE	1,519.94	0-01-4	-448-448	B GASOLINE	R	05/26/20	06/10/20		319891	N
	2	APRIL GASOLINE	759.97	0-09-8	-800-196	B W/S ADMIN. - GASOLINE/OIL	R	05/26/20	06/10/20		319891	N
	3	APRIL DIESEL	419.58	0-01-4	-448-448	B GASOLINE	R	05/26/20	06/10/20		319519	N
	4	APRIL DIESEL	209.80	0-09-8	-800-196	B W/S ADMIN. - GASOLINE/OIL	R	05/26/20	06/10/20		319519	N
			<u>2,909.29</u>									
Vendor Total:				2,909.29								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
45601 ROBERTS ELECTRONICS &												
	20-00678	05/11/20	FIRE ALARM INSPECT-LIBRARY									
	1		FIRE ALARM INSPECT-LIBRARY	130.00	0-01-7 -750-171	B PUBLIC LIBRARY - BLDG MAINT/REPAIR	R	05/11/20	06/10/20		106813	N
	20-00712	05/26/20	w/s ALARMS 6/1-8/31									
	1		w/s ALARMS 6/1-8/31-STOKES	153.00	0-09-8 -821-388	B W/S SEWER--ALARMS	R	05/26/20	06/10/20		106942	N
	2		w/s ALARMS 6/1-8/31-WATERWORKS	148.68	0-09-8 -821-388	B W/S SEWER--ALARMS	R	05/26/20	06/10/20		106943	N
				301.68								
	Vendor Total:			431.68								
46803 SAFE LIFE SECURITY CORP.												
	20-00649	05/08/20	RING DOOR BELL FOR BORO HALL									
	1		RING DOOR BELL FOR BORO HALL	295.00	T-15-9 -900-518	B RESERVE FOR STORM RECOVERY - O/E	R	05/08/20	06/10/20		132242	N
	Tracking Id: COVID-19 CORONAVIRUS/COVID-19 EXPENDITURES											
	Vendor Total:			295.00								
46806 GALETON												
	20-00396	03/10/20	Face Shield Masks for Covid-19									
	1		Face Shield Masks for Covid-19	49.95	0-01-2 -240-319	B POLICE DEPT - EMERGENCY RESPONSE	R	03/10/20	06/10/20		2550438	N
	Tracking Id: COVID-19 CORONAVIRUS/COVID-19 EXPENDITURES											
	Vendor Total:			49.95								
46818 SAFEGUARD DOCUMENT DESTRUCTION												
	20-00719	05/26/20	SHREDDING SERVICES									
	1		SHREDDING SERVICES	100.00	0-01-1 -110-151	B CENTRAL FUNCTIONS	R	05/26/20	06/10/20		35194	N
	Vendor Total:			100.00								
48324 SPECTROTEL OF NEW JERSEY LLC												
	20-00682	05/11/20	WEB/AUDIO HD CONFERENCING									
	5		WEB/AUDIO HD CONFERENCING	56.90	0-01-1 -115-501	B BUS. ADMIN.-- MIS	R	05/11/20	06/10/20		9702348	N

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
48324 SPECTROTEL OF NEW JERSEY LLC			Continued											
	20-00682	05/11/20	WEB/AUDIO HD CONFERENCING	Continued										
			6 WEB/AUDIO HD CONFERENCING			28.46	0-01-1 -160-151	B PLANNING BOARD - SUPPLIES	R	05/11/20	06/10/20		9702348	N
						85.36								
			Vendor Total:			85.36								
48754 STAVOLA ASPHALT COMPANY, INC														
	20-00647	05/08/20	5.52 Tons Hot Patch											
			1 5.52 Tons Hot Patch			399.27	0-01-3 -300-268	B ROAD REPAIR & MAINT - ROAD MAINTENANCE	R	05/08/20	06/10/20		169571	N
	20-00652	05/08/20	3 Tons Hot Patch											
			1 3 Tons Hot Patch			219.00	0-01-3 -300-268	B ROAD REPAIR & MAINT - ROAD MAINTENANCE	R	05/08/20	06/10/20		169571	N
	20-00663	05/08/20	5-1/2 Tons HotPatch: 5/7,5/8											
			1 5-1/2 Tons HotPatch 5/7,5/8			390.55	0-01-3 -300-198	B ROAD REPAIR & MAINT - AUTO SUPPLIES,OIL	R	05/08/20	06/10/20		169571	N
	20-00680	05/11/20	3.86 Tons Hot Patch											
			1 3.86 Tons Hot Patch			281.78	0-01-3 -300-268	B ROAD REPAIR & MAINT - ROAD MAINTENANCE	R	05/11/20	06/10/20		170410	N
			Vendor Total:			1,290.60								
49405 T-MOBILE USA, INC.														
	20-00214	02/05/20	LIBRARY HOTSPOT SERVICE		B									
			6 LIBRARY HOTSPOT SERVICE			16.40	0-01-7 -750-306	B PUBLIC LIBRARY - COMPUTER M&R/INTERNET	R	02/05/20	06/10/20		967113770	N
			Vendor Total:			16.40								
55056 VERIZON														
	20-00792	06/09/20	MAY TELEPHONE SERVICE											
			1 MAY TELEPHONE SERVICE			3,614.05	0-01-4 -440-440	B TELEPHONE SERVICE	R	06/09/20	06/10/20			N
			2 MAY TELEPHONE SERVICE			583.59	0-01-6 -655-362	B MUNICIPAL COURT - TELEPHONE	R	06/09/20	06/10/20			N
			3 MAY TELEPHONE SERVICE			242.76	0-01-7 -750-362	B PUBLIC LIBRARY - TELEPHONE	R	06/09/20	06/10/20			N
			4 MAY TELEPHONE SERVICE			240.77	0-09-8 -811-362	B W/S ACCTNG. -- TELEPHONE	R	06/09/20	06/10/20			N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item Description	Amount	Charge	Account	Acct	Type	Description	Enc	Date	Date	Invoice	Excl
57625 WEINER LAW GROUP, LLP			Continued								
20-00690 05/19/20 Planning Board											
1 Planning Board	32.00	L-12-2	-219-021	B	HOUSE OF GLAM/PB-SP-2019-013/B-62,L-9.01	R	05/19/20	06/10/20		239747	N
2 Planning Board	480.00	L-12-2	-220-001	B	ANDREW KIELY-PBSD-2020-001 53 INSTITUTE	R	05/19/20	06/10/20		239746	N
	512.00										
Vendor Total:	3,200.00										

Total Purchase Orders: 62 Total P.O. Line Items: 106 Total List Amount: 257,464.18 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	0-01	225,117.21	0.00	225,117.21	0.00	0.00	225,117.21
W/S OPERATING	0-09	9,870.37	0.00	9,870.37	0.00	0.00	9,870.37
Year Total:		234,987.58	0.00	234,987.58	0.00	0.00	234,987.58
CURRENT FUND	9-01	6,973.20	0.00	6,973.20	0.00	0.00	6,973.20
ANIMAL CONTROL TRUST	A-20	384.00	0.00	384.00	0.00	0.00	384.00
CAPITAL ACCOUNT	C-04	2,110.00	0.00	2,110.00	0.00	0.00	2,110.00
LAND USE TRUST	L-12	2,256.00	0.00	2,256.00	0.00	0.00	2,256.00
UNEMPLOYMENT TRUST	T-13	834.00	0.00	834.00	0.00	0.00	834.00
TRUST FUND	T-15	3,066.90	0.00	3,066.90	0.00	0.00	3,066.90
Year Total:		3,900.90	0.00	3,900.90	0.00	0.00	3,900.90
W/S CAPITAL ACCOUNT	w-06	6,852.50	0.00	6,852.50	0.00	0.00	6,852.50
Total of All Funds:		257,464.18	0.00	257,464.18	0.00	0.00	257,464.18



BOROUGH OF FREEHOLD

Memorandum

To: Mayor Kevin A. Kane
Freehold Borough Governing Body

From: Dominica R. Napolitano DRO

Date: June 10, 2020

Re: **Auto Pro (Auto Body Repair Shop)**
Market Yard / Hudson Street / Block 62 Lot 23.01 & 24
2019 Freehold Center Core Rehabilitation Area

The above referenced matter was presented to the Governing Body January 2019 under the Freehold Center Core Redevelopment Plan Area. The site now is located within the 2019 Freehold Center Core Rehabilitation Area. The applicant has submitted revised plans and requested to go before Mayor and Council.

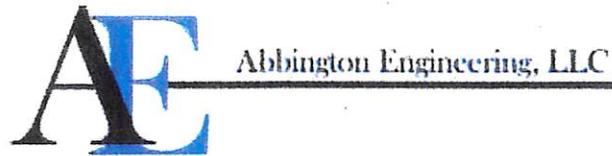
I have enclosed the report prepared by William T. Wentzien, PE, PP, CME, Borough Engineer dated May 15, 2020 along with the following:

1. Correspondence dated February 18, 2020 from Salvatore Alfieri, Esq. Cleary Giacobbe Alfieri Jacobs, LLC.
2. Final Minor Subdivision Plat prepared by Alan R. Boettger, Clearpoint Services LLC dated January 17, 2020, one sheet.
3. Preliminary and Final Minor Site Plan prepared by Joseph J. Kociuba, PE, PP, KBA Engineering, 4 sheets; sheet 1 dated February 14, 2018 and revised June 22, 2018, sheets 2 & 4 dated February 14, 2018 and sheet 3 dated February 14, 2018, revised September 10, 2019.
4. Architectural Plans prepared by Gregory Clark, Bach & Clark, dated April 16, 2018 consisting of 3 sheets.
5. Outbound & Topographic Survey Lot 23.01 Block 62, dated September 20, 2017, prepared by Alan R. Boettger, Clearpoint Services.
6. Outbound & Topographic Survey 29 Hudson Street, Lot 24 Block 62, dated March 27, 2019, prepared by Alan R. Boettger, Clearpoint Services.

The applicant has been asked to attend the June 15, 2020 remote Council meeting to present their application.

Thank you for your attention to this matter.

cc: Stephen J. Gallo, Business Administrator
Traci L. DiBenedetto, RMC, Municipal Clerk
Kerry E. Higgins, Esq., Borough Counsel
Matthew Young, Construction Official
William T. Wentzien, LS, PE, Borough Engineer



1315.003.013
May 15, 2020

Mayor and Council
Borough of Freehold
51 West Main Street
Freehold, NJ 07728

**RE: AUTO PRO – OFF THE MARKET YARD PARKING LOT
2019 CENTER CORE REHABILITATION PLAN REVIEW
AUTO BODY REPAIR SHOP
BLOCK 62, LOT 23.01 & 24
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Mayor and Council,

Please be advised that we are in receipt of and have reviewed documents for the above referenced site, located within the 2019 Center Core Redevelopment Plan (2019CCRP) Area, consisting of the following:

1. Correspondence for Cleary, Giacobbe, Alfieri, Jacobs, LLC to the Borough of Freehold, dated February 18, 2020.
2. Plans entitled 'Preliminary and Final Minor Site Plan, Block 62, Lots 23.01 & 24, Borough of Freehold, New Jersey', prepared by KBA Engineering Services, LLC, consisting of four (4) sheets. Sheet 1 dated February 14, 2018, revised to June 22, 2018. Sheets 2 & 4 dated February 14, 2018. Sheet 3 dated February 14, 2018, revised to September 10, 2019.
3. Subdivision plan entitled 'Final Minor Subdivision Plat, prepared for Lot 24, Block 62, situated in the Borough of Freehold, Monmouth County, NJ', prepared by Clearpoint Services, LLC, consisting of one (1) sheet, dated January 17, 2020.

Based upon a review of the 2019 Center Core Redevelopment Plan the following is noted:

GENERAL

1. The site is known as Block 62, Lots 23.01 & 24. Lot 23.01 faces and abuts the Market Yard Parking Lot. Lot 24 fronts on Hudson Street, and the rear abuts the Market Yard Parking Lot.
2. Lots 23.01 & 24 are located within the **B-2 General Commercial Zone**, and the **Freehold Center Historic District Area**.
3. **Lot 23.01** is also located within the **2019 Center Core Rehabilitation Plan Area, Downtown Zone**.
4. **Lot 24** is also located within the **2019 Center Core Rehabilitation Plan Area, Neighborhood Zone, Secondary Frontage**.
5. Existing
 - a. Lot 23.01: The southerly half of Lot 23.01 contains a 1 story masonry building, of 4,420 square feet. The northerly half of the lot is an open hard packed gravel area, utilized for vehicles. A site visit would indicate that approximately 10 vehicles could utilize the hard packed gravel area. It is noted that Lot 23.01 does not have any public street frontage, and access to the lot is directly off the adjacent Market Yard Parking Lot. Lot dimensions would indicate Lot 23.01 contains 14,400 S.F.
 - b. Lot 24: Lot 24 has frontage along Hudson Street. There is an existing dwelling facing Hudson Street. The plans indicate area for a driveway along the southerly side of the lot, ending at the rear of the dwelling. The central portion of the lot is open, of a mix of stone and grass. At the rear of the lot, near the lot line adjacent to the Market Yard Parking Lot is an existing garage. By scale, the garage is 10 ft x 16 ft (160 s.f.). The plans indicate Lot 24 contains 11,000 s.f.
6. Based upon plan information, the overall area of Lots 23.01 & 24 is 25,400 S.F.
7. Proposed
 - a. Lot 23.01: To expand the building footprint on Lot 23.01, by providing an additional 6,623 s.f. The additional building area will utilize the current open area on Lot 23.01. This will result in an overall proposed building footprint of 11,043 s.f.
 - b. The existing gravel area on the northerly half of Lot 23.01 will be removed, along with the 10 vehicle spaces.
 - c. The use under proposed conditions will remain as an Auto Body Repair Shop.
 - d. Six (6) parallel parking spaces are proposed behind the building, being along the rear lot line of Lot 23.01.
 - e. Plans indicate three (3) proposed storm inlets at the rear of Lot 23.01, and a connection into an existing storm inlet within the Market Yard Parking Lot.

- f. Lot 24: Subdivide Lot 24 into two (2) lots. The subdivision line proposed to line up with the rear lot line of Lot 23.01. The portion of Lot 24 directly adjacent to Lot 23.01 will contain 4,500 s.f., and labeled as proposed Lot 24.02. The remaining portion of Lot 24 will contain 6,500 s.f., fronting on Hudson Street, containing the existing dwelling, and labeled as proposed Lot 24.01.
 - g. Proposed Lot 24.02 is indicated to be developed into a paved parking area, with the garage to be removed.
 - h. The existing dwelling on proposed Lot 24.01 is indicated to remain.
8. The proposed improvements on Lot 24.02 would require interaction with the Freehold Borough Market Yard Parking Lot. The following would take place:
 - a. The removal of four (4) existing public parking spaces in the Market Yard Parking Lot, to accommodate access from the Market Yard Parking Lot into proposed Lot 24.02.
 - b. Proposing six (6) parking spaces on new Lot 24.02 as public parking spaces. The 6 spaces will access directly off the Market Yard Parking Lot.
 - c. Propose eleven (11) parking spaces on new Lot 24.02 for private use by the applicant, located behind the 6 proposed for public use.
 - d. Within Lot 24.02, a 6 foot fence and gate is proposed to separate the 6 new public spaces, from the 11 new spaces for use by the applicant.
 - e. Propose one (1) parking space on the Freehold Borough Market Yard Parking Lot for private use by the applicant as 'Proposed Employee Only parking stall'.
 - f. A refuse enclosure is proposed in the southwest corner of Lot 23.01. This location is by the lot line, and being adjacent to the proposed private employee parking space in the Market Yard lot.
9. **In summary, based on the above, the following is noted to affect public facilities:**
 - a. **Removal of four (4) existing public parking spaces within the Market Yard Parking Lot.**
 - b. **Provide six (6) parking spaces on Lot 24.02 as public parking spaces off the Market Yard Parking Lot.**
 - c. **Propose one (1) parking space for private use by the applicant as employee parking, within the Market Yard Parking Lot.**
 - d. **Connect a proposed storm line into an existing storm inlet within the Market Yard Parking Lot (Easement recommended).**
10. The applicant informally presented a similar proposal before the Mayor and Council on January 23, 2019. The site at that time being located in the prior Freehold Center Core Redevelopment Plan Area. The site now being located within the 2019 Freehold Center Core Rehabilitation Plan Area at the time of this submission, our review has been made utilizing current zoning.

ZONING

Based upon a review with the 2019 Center Core Redevelopment Plan (2019CCRP) the following is noted:

1. 2019CCRP Section 1a, Figure 1
 - A. Block 62, Lots 23.01 & 24, are shown to be located in the **2019 Center Core Rehabilitation Plan Area**.
2. 2019CCRP Section 3 Land Uses
 - A. Section 3.a, Figure 2
 1. Block 62, Lot 23.01 is located in the **Downtown Zone**.
 2. Block 62, Lot 24 is located in the **Neighborhood Zone, Secondary Frontage**.
 - B. Section 3.a Permitted and Conditional Uses
 1. 3.a.1.N: **Auto-related Uses**
 - a. **Auto-related Uses are permitted with Conditions in the Downtown Zone (Lot 23.01 containing the building)**.
 - b. **Auto-related Uses are Not Permitted in the Neighborhood Zone (proposed Lot 24.02, containing proposed parking)**.
 2. 3.a.2: Indicates 'Preexisting auto-related uses are permitted in the downtown zone on secondary frontages only. Such uses may be renovated, provided the existing use is not expanded more than 20% of the (footprint or FAR).' The auto use building on Lot 23.01 and the parking lot on Lot 24.02 do not have frontages on a public street. For point of information, Hudson Street is classified as Secondary Frontage. **The existing building is proposed to expand by some 150%**.
 2. 3.a.1.A: Residential
 - a. **Residential Uses are permitted in both the Downtown and Neighborhood Zones**.
- C. Section 3.d Permitted Accessory Uses
 1. **A: Off-Street Parking Facilities are a permitted Accessory Use in both the Downtown and Neighborhood Zones (Complies)**.

The following is also noted in regard to 'Bulk' and Design Criteria:

3. 2019CCRP Section 4 Lot and Building Standards
 - A. Section 4.a.4.C: Lot Size (SqFt)
 - (1) **Minimum 8,000 s.f. in the Neighborhood Zone (Lot 24)**
 - (a) **Proposed Lot 24.01 contains 6,500 s.f. and does not comply**.
 - (b) **Proposed Lot 24.02 contains 4,500 s.f. and does not comply**.
 - (2) **Recommend consideration for consolidation of proposed Lot 24.02 with Lot 23.01. This would eliminate a lot area shortage for proposed Lot 24.02.**

B. Section 4.a.4.D: Lot Coverage

- (1) **Max 100% in the Downtown Zone. Lot 23.01 complies.**
- (2) **Max 25% Lot Coverage in the Neighborhood Zone. Lot 24 is shown to contain at or near 100% impervious coverage, and does not comply.**

C. Section 4.a.5: Setback-Parking

- (1) H: Side Yard Parking Setback
 - a. **In both the Downtown and Neighborhood Zones the side yard parking setback is min. 5 feet. By scale, the proposed parking is shown to be 1 foot off the side lot line of Lot 24.02, and does not comply.**
- (2) I: Rear Yard Parking Setback
 - a. **In the Downtown Zone (Lot 23.01), the rear yard parking setback is min. 10 feet. By scale, the proposed 6 parallel parking spaces are shown to be 1 foot off the rear lot line, and does not comply.**
 - b. **In the Neighborhood Zone (Lot 24.02), the rear yard parking setback is min. 5 feet. By scale, the proposed parking spaces are shown to be 4 feet off the rear lot line, adjacent to Lot 24.01, and does not comply.**

4. 2019CCRP Section 7 Design and Performance Standards

- A. Section 7.a, 7.c Information regarding building colors, materials and rooftop equipment was not included in the information supplied.
- B. Section 7.h Buffer plantings to be provided along edges where parking lots share property line with public streets or other parcels (7.h.3.B). The minimum width of the buffer plantings is 5 feet (7.h.4). **The only buffer landscaping for the parking lot is in the rear corner of the proposed parking on Lot 24.02, approximately 18.5' x 4'. No other buffer plantings are provided along the side and rear, and does not fully comply.**
- C. Section 7.i indicates 'Chain link fences are prohibited. Permitted fence styles include wrought iron, board-on-board and other decorative styles approved by the Redevelopment Entity.'.. The plans indicate proposed 6 ft fencing around, and within, the proposed parking area on Lot 24.01. Details for proposed fencing were not included on the plans received.
- D. Section 7.m.4 Regarding refuse enclosures 'The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip. The strip shall have a minimum width of three (3) feet and shall be located on all sides that do not have an entry access or abut a windowless façade.' The plans indicate a **proposed refuse area** enclosed by a fence, **with no buffer strip.** Material and details for the refuse enclosure is not indicated on the plans received.

5. 2019CCRP Section 8 Parking

A. Section 8a Parking, General

1. Section 8.a.1 indicates “Off-street parking shall be provided as required in Section 18.73 of the Freehold Borough Ordinance, except as modified herein.”
2. Effect on Public Parking: The plans indicate a removal of 4 public parking spaces in the Market Yard Parking Lot. 6 parking spaces are proposed for public use on Lot 24.02. This would result in a net increase of 2 parking spaces for public use. **Approval of public use parking spaces as proposed on Lot 24.02, would be required by the Freehold Borough Mayor and Council.**
3. Existing: 8 parking spaces are required under existing conditions. (7 employees @ 1 sp/employee, 120 sf office @ 1 sp/400 sf, 120 sf customer space @ 1 sp/200 sf).
4. Proposed: 23 parking spaces are required under proposed conditions. (9 employees @ 1 sp/employee, 2,880 sf office @ 1 sp/400 sf, 1,285 sf customer space @ 1 sp/200 sf).
5. The existing available 10 parking spaces on Lot 23.01 will be removed.
6. The plans indicate 17 parking spaces are being proposed for the auto facility use. 11 parking spaces on Lot 24.02, and 6 spaces at the rear of Lot 23.01.
7. Section 8.e.4 references a check to be made to determine if fewer than 75% of the parking is being provided. 75% of 23 required spaces is 17.25 spaces, rounded down to 17 spaces. 17 spaces are provided.
8. The resulting overall Auto Body Repair Shop as proposed is short by 6 parking spaces (23-17).
9. Section 8.f.1st paragraph indicates “If less than ninety (90) percent of the required parking spaces are proposed, an application for a bulk variance must be made by the applicant. The applicant proposes 75% of required parking, and a **parking variance is required.**”
10. Section 8.f.2nd paragraph indicates “Unless specifically waived by the Redevelopment Entity, a contribution to the Borough Municipal Parking Capital Improvement Fund is required for each required space not provided.” Per Freehold Code 18.73.020 “...make a contribution...in the amount of one hundred dollars (\$100.00) for each parking space the project is deficient, for a maximum contribution of five thousand dollars (\$5,000.00).”..At 6 spaces short the applicant will need to make a contribution of \$600.00 to the Borough Municipal Parking Capital Improvement Fund.

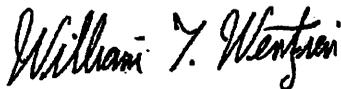
11. Per Borough Code 18.73.010.A.2, the existing single family dwelling on Lot 24.01 requires 2 parking spaces. Available space appears to be provided in an existing driveway area, which should be confirmed by the applicant.
 - B. Section 8.i. Parking Lot Design. Parking lots to be provided with a minimum of 150 square feet of planted area for every 10 parking spaces. Planting areas to be a minimum of 4 feet wide and contain a minimum of 1 shade tree. Lot 24.02 will contain 17 parking spaces. At the rate of 150 sf/10 spaces, 255 sf of landscape space is required. The plans indicate 74 sf proposed on Lot 24.02. **Required landscape area does not fully comply.**
6. 2019CCRP Section 9 Historic Rehabilitation Standards
 - A. Section 9.c Development Review Process
 1. Section 9.c.2 indicates “For all applications presented to the Redevelopment Entity, the property owner shall submit a request to the Historic Preservation Advisory Commission (“Historic Commission”) for a determination as to whether their building, structure, accessory structure, sites, or object qualifies as “Key”, “Contributing”, or “Noncontributing” as defined in Section 2.114.030 of the HPACO.” The HPACO being the Historic Preservation Advisory Commission Ordinance, Chapter 2.114 of the Freehold Borough Code.
 2. Section 9.c.4 indicates the Redevelopment Entity will make a final determination for application approval based on the Historic Rehabilitation Standards provided in the Core Zone Standards. **No information regarding a Historic Preservation Advisory Commission Review has been received by our office.**
 7. 2019CCRP Section 10 Signs
 - A. The application documents received do not indicate any signage.
 8. 2019CCRP Section 11 General Provisions
 - A. Section 11.c Development Review, Variances, and Waivers
 1. Within Section 11.c it is indicated that “It is the intention of this Section that the Freehold Borough Planning Board may grant variances, waivers or deviations from the strict application of the regulations contained within this Rehabilitation Plan, for “bulk standards” or design criteria, in accordance with the provisions of N.J.S.A.40:55D-60 and -70c, but that the Planning Board may not grant variances for use and other standards governed by N.J.S.A.40:55D-70d. Any relief from standards otherwise governed by N.J.S.A.40:55D-70d shall require that this Rehabilitation Plan be amended.” N.J.S.A.55:D-70d references use variance, expansion of a nonconforming use, deviation from a specification or standard pertaining to conditional use, and increase in floor area ratio.

RECOMMENDATIONS

1. The applicant will need to obtain any, and all, required approvals/agreements/easements from the Mayor and Council for all work affecting public facilities and public use. Appropriate form of agreements/approvals will need to be acceptable to the Mayor and Council.
2. Consent to the application by the owner of Lot 24 will need to be provided.
3. Consolidate proposed Lot 24.02 with existing Lot 23.01.
4. Lot numbering of all resulting lots to be approved by the Tax Assessor.
5. The proposed storm sewer piping and connection into the Freehold Borough storm system in the Market Yard to be incorporated within a drainage easement, with maintenance to be provided by the applicant and/or property owner of Lot 23.01.
6. The proposed site work will require application to the Freehold Borough Planning Board for review and approval.
7. The proposed subdivision will require application to the Freehold Borough Planning Board for review and approval.
8. Variances, waivers or deviations from bulk standards and design criteria as outlined in the 2019CCRP will require the granting of the appropriate approvals from the Planning Board.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,
ABBINGTON ENGINEERING, LLC



William T. Wentzien, PE, PP, CME
Freehold Borough Engineer

cc: Stephen J. Gallo, Freehold Borough Administrator
Kerry Higgins, Esq., Freehold Borough Attorney
Traci Dibenedetto, Freehold Borough Clerk
Dominica Napolitano, Freehold Borough Administrator's Office
Matt Young, Freehold Borough Zoning Officer

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

February 18, 2020

Borough of Freehold
51 W. Main Street
Freehold, NJ 07728-2195
Attn: Stephen Gallo, Borough Administrator

RECEIVED
FREEHOLD BOROUGH
BUSINESS ADMIN. OFFICE
MUNICIPAL BLDG.

SALVATORE ALFIERI, Partner
salfieri@cgajlaw.com

2020 FEB 19 A 10:46

Reply to: Matawan Office

RE: Market Yard Parking Lot – East Main Street
Sebastian Cina/Auto Pro Freehold, LLC
Block 62, Lot 23.01

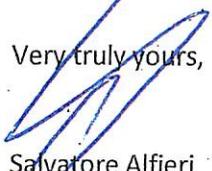
Dear Mr. Gallo:

The Freehold Borough Governing Body was previously presented a plan for the redevelopment of the Auto Pro Collision business at the rear of the Market Yard parking lot. As part of said presentation the applicant was going to incorporate a portion of Lot 24 so as to expand the Auto Pro building and to add parking stalls on the property. After presentation of the plan to the Governing Body, negotiations to acquire the portion of adjacent Lot 24 were completed and the lot line was adjusted slightly from the plan that was previously presented.

I enclose herewith 6 sets of the plans. The new plans reflect the revised subdivision line of Lot 24. The proposed public parking stalls have not changed in this plan where 4 public stalls are being removed and 6 stalls are being added for a net increase of 2. The on-site parking stalls have been reduced from 21 stalls to 18 stalls, where 15 are required.

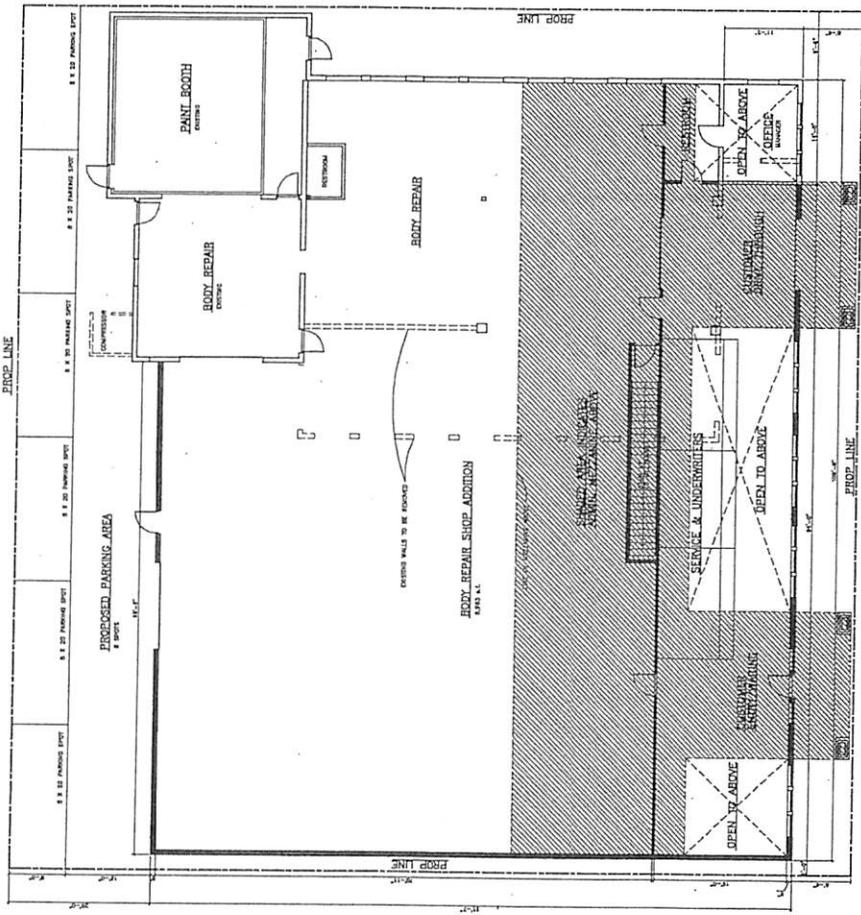
It is requested that you review this matter with the Governing Body and advise if we must make a formal presentation. My client is anxious to file an application with the Planning Board and therefore, your prompt attention would be greatly appreciated.

Very truly yours,

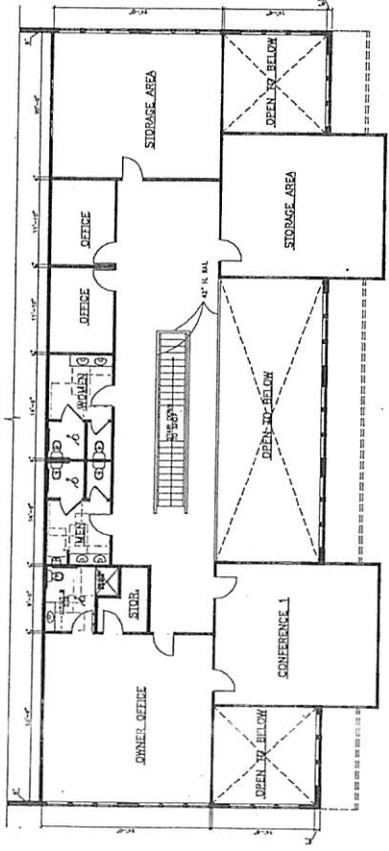

Salvatore Alfieri
SA/jdm

Cc: Kerry Higgins, Esq. w/encl.
William T. Wentzien, PE, Borough Engineer w/encl.
Client w/out encl.
Joseph Kociuba, PE, PP w/out encl.
Greg Clark, AIA w/out encl.

Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 201 644-7601



MAIN LEVEL PLAN
 1/8" = 1'-0"
 1/4" = 1'-0"
 EXISTING AREA: 4,442 S.F.
 NEW AREA: 5,843 S.F.
 TOTAL AREA: 10,285 S.F.
 FIRST LEVEL CUSTOMER AREA: 1,130 S.F.
 FIRST LEVEL OFFICE AREA: 816 S.F.



MEZZANINE PLAN
 1/8" = 1'-0"
 MEZZANINE AREA: 3,440 S.F.
 MEZZANINE LEVEL OFFICE AREA: 2,262 S.F.

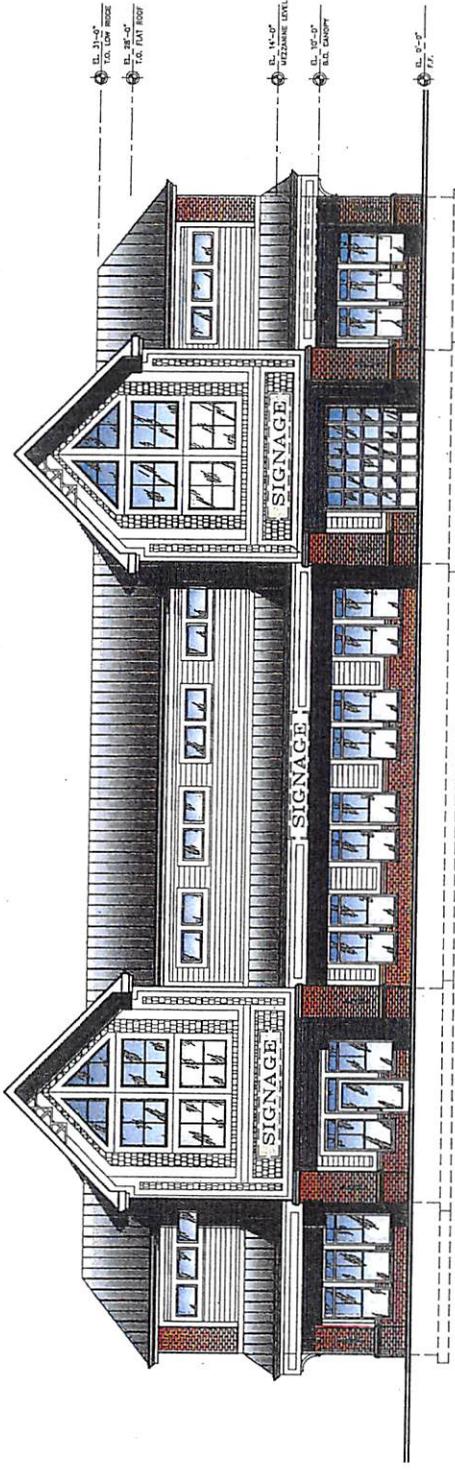
SCALE
AS NOTED
DATE
01-18-16
DRAWN BY
C.C.
PROJECT
AP-1-17
SUBJECT NO.
S10507.A0

REVISIONS
SELECT
PROPOSED
BUILDING ELEVATIONS

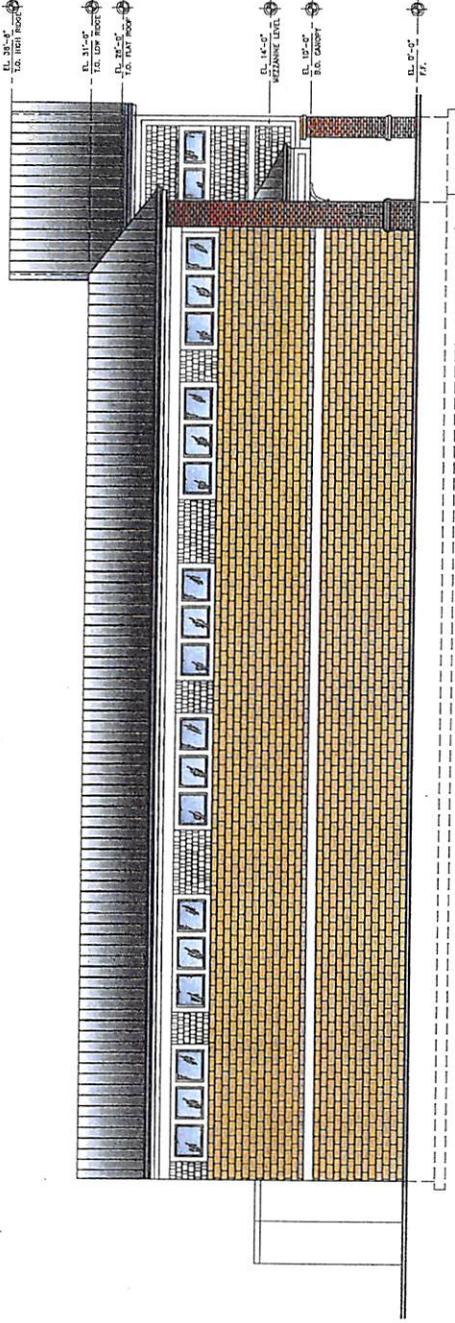
PROJECT
ALTERNATION TO EXISTING
COMMERCIAL BUILDING
AUTOPRO COLLISION
3 MAIN ST.
FREEHOLD, NJ, 07728

ARCHITECTURE
BACH+CLARK L.L.C.
NEW JERSEY L.L.C.
M1200

10 ZELLENS ROAD, LONG VALLEY, NJ 07838
PHONE (973) 462-0215 EMAIL: info@bachclark.com

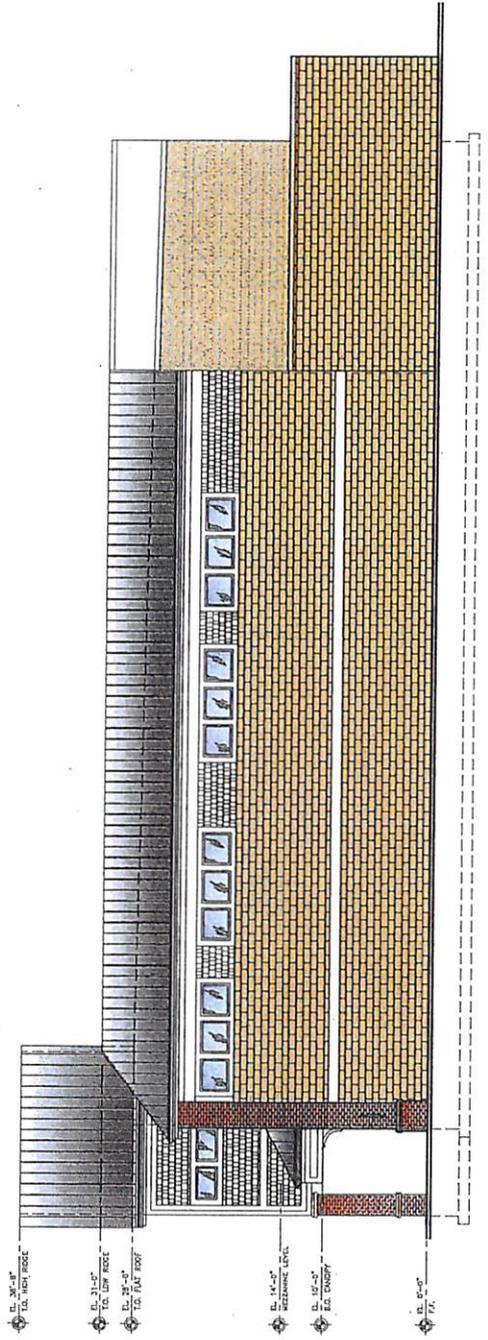


NORTH ELEVATION
3/16" = 1'-0"

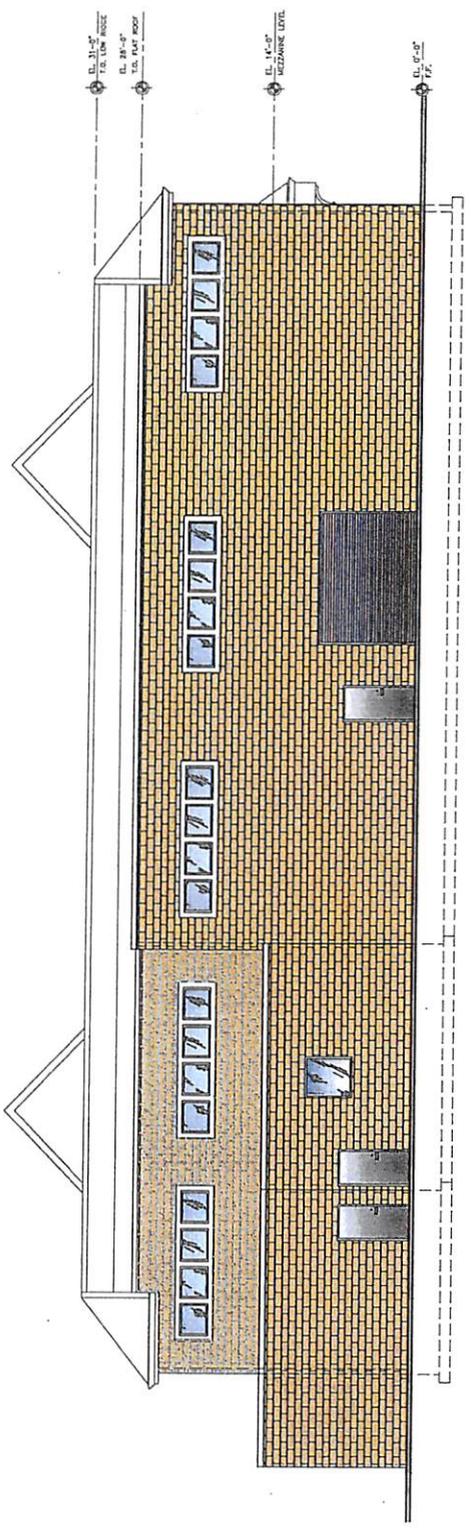


EAST ELEVATION
3/16" = 1'-0"

WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

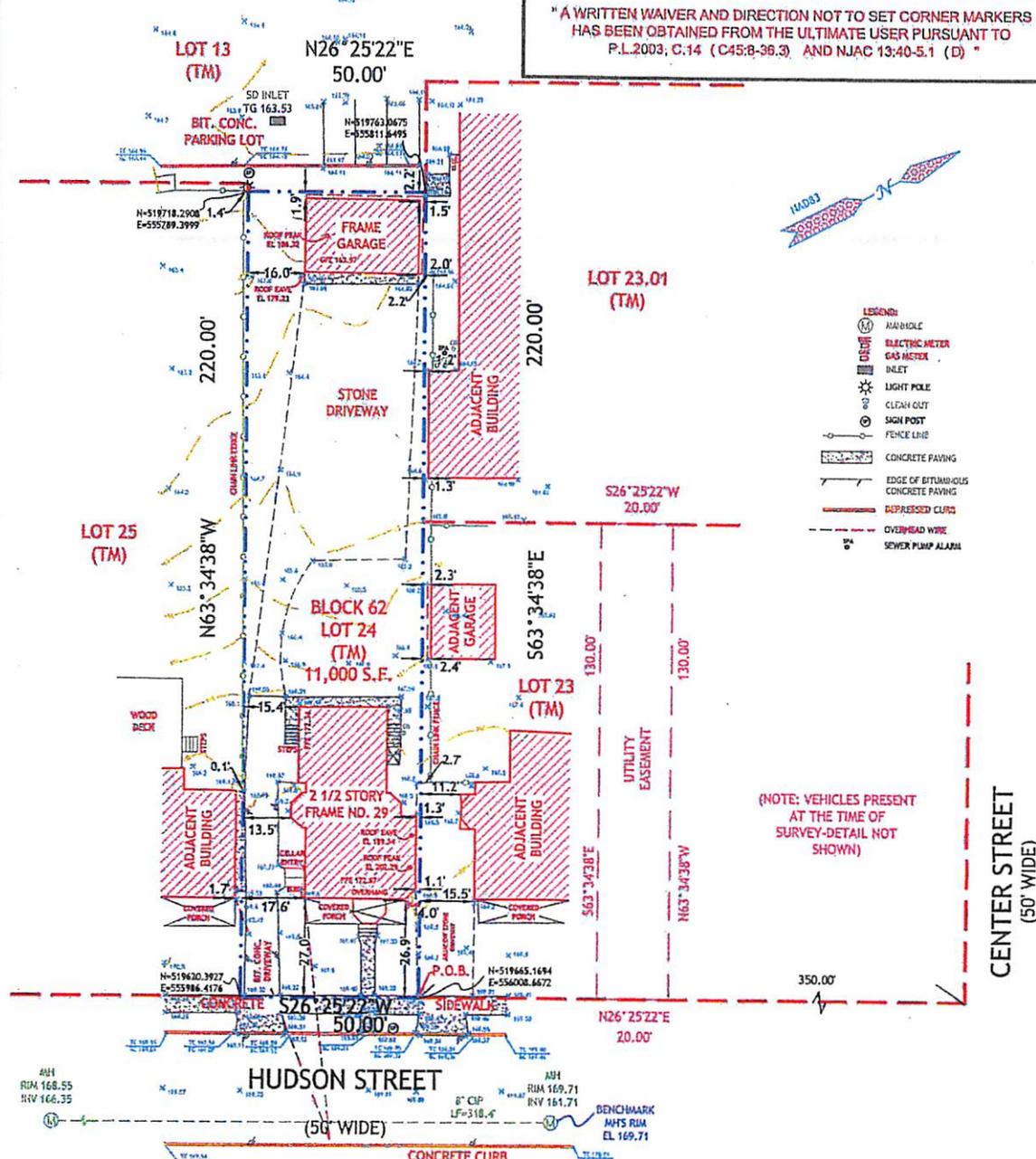


<p>REVISIONS</p> <p>NO. DATE BY</p>	<p>PROJECT</p> <p>PROPOSED BUILDING ELEVATIONS</p>	<p>LOCATION</p> <p>FREEDOM, N.J. 07728</p>	<p>OWNER</p> <p>ALTRON COLLISION</p>
<p>SCALE</p> <p>AS NOTED</p>	<p>DATE</p> <p>04-16-15</p>	<p>PROJECT</p> <p>ALTERATION TO EXISTING COMMERCIAL BUILDING</p>	<p>ARCHITECT</p> <p>BACH+CLARK ARCHITECTURE</p>
<p>NO. DATE BY</p> <p>01-15-15</p>	<p>PROJECT</p> <p>ALTERATION TO EXISTING COMMERCIAL BUILDING</p>	<p>OWNER</p> <p>ALTRON COLLISION</p>	<p>ARCHITECT</p> <p>BACH+CLARK ARCHITECTURE</p>

10 ZELLERS ROAD, LONG VALLEY, N.J. 07832
PHONE: (920) 452-0215 EMAIL: info@bachclark.com

NEW JERSEY LLC
AT 12039

" A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14 (C45:8-38.3) AND NJAC 13:40-5.1 (D) "



- LEGEND**
- ⊙ HARBOR
 - ⊙ ELECTRIC METER
 - ⊙ GAS METER
 - ⊙ INLET
 - ⊙ LIGHT POLE
 - ⊙ CLEAN OUT
 - ⊙ SIGN POST
 - ⊙ FENCE LINE
 - ▭ CONCRETE PAVING
 - ▭ EDGE OF BITUMINOUS CONCRETE PAVING
 - ▭ DEPRESSED CURB
 - ⊙ OVERHEAD WIRE
 - ⊙ SEWER PUMP ALARM

NOTES:

1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.;
9. HORIZONTAL DATUM BASED ON NAD83. VERTICAL DATUM BASED ON NAVD88.

DESCRIPTION:

BEING KNOWN AS LOT 24 IN BLOCK 62 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY.

CERTIFIED TO:

KBA ENGINEERING SERVICES, LLC.

ALAN R. BOETTGER

Alan R. Boettger 3/2/19

PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 41997

CLEARPOINT SERVICES LLC
Professional Land Surveyors

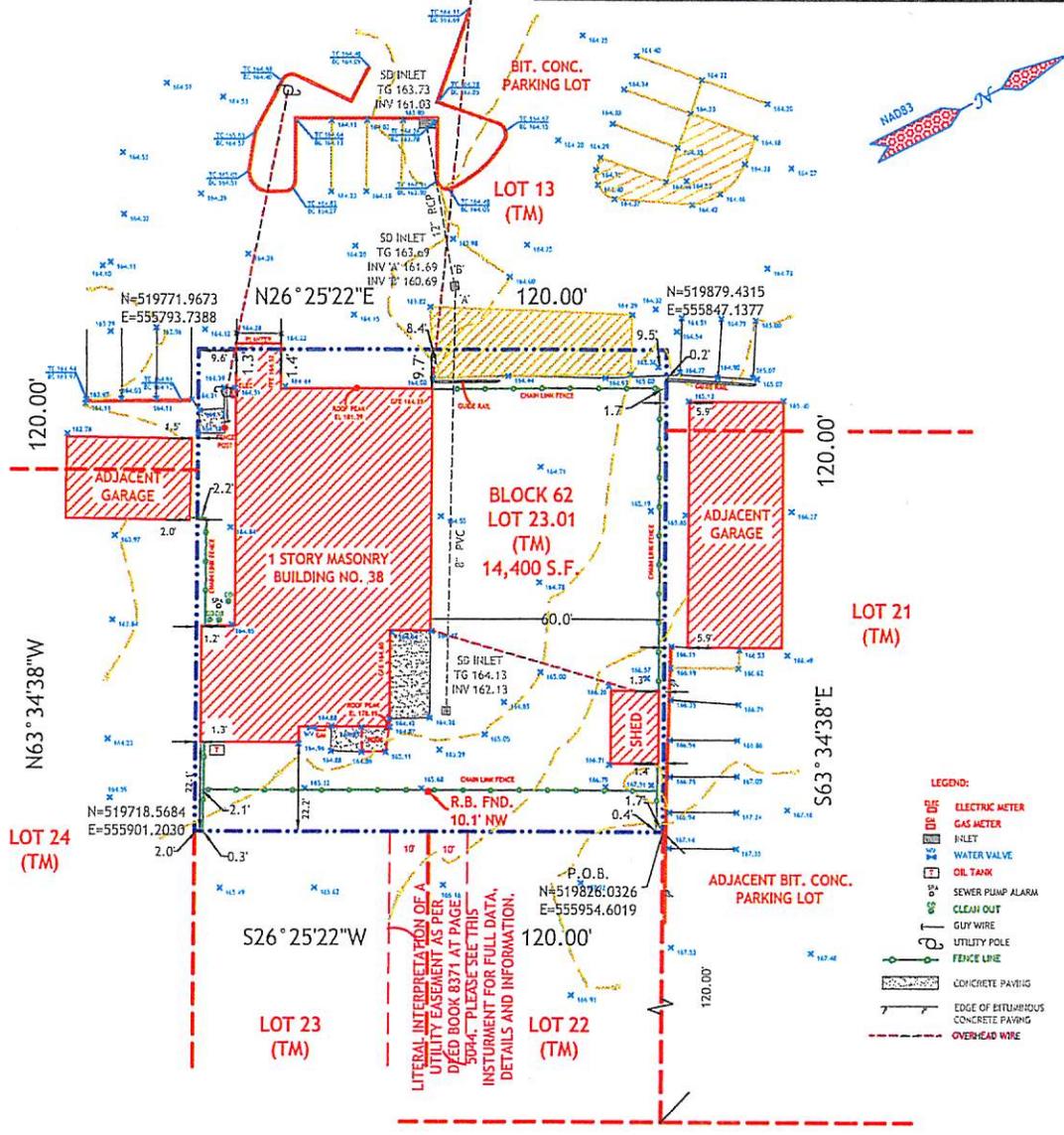
Headquarters | 2102 W. County Line Rd. | Suite B | Jackson, NJ 08527
New York Office | 10 Homburg Way | Suite 201 | Haverhill, NY 12930
732-950-8443
www.clearpoint-services.com

CERTIFICATE NO. 24GA28115000

JOB NO. 17-23618-01 SCALE 1"=30' DATE: 03-27-19 SHEET 1 OF 1 PM - RG

OUTBOUND & TOPOGRAPHIC SURVEY
PREPARED FOR
29 HUDSON STREET
-LOT 24 - BLOCK 62-
SITUATED IN THE
BOROUGH OF FREEHOLD,
MONMOUTH COUNTY, NJ

" A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14 (C45:8-36.3) AND NJAC 13:40-5.1 (D) "



- LEGEND:**
- ELECTRIC METER
 - GAS METER
 - INLET
 - WATER VALVE
 - OIL TANK
 - SEWER PUMP ALARM
 - CLEAN OUT
 - GUY WIRE
 - UTILITY POLE
 - FENCE LINE
 - CONCRETE PAVING
 - EDGE OF BITUMINOUS CONCRETE PAVING
 - OVERHEAD WIRE

NOTES:

1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
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7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES i.e. BUILDINGS, SHEDS, FENCES, ETC.;
9. HORIZONTAL DATUM BASED ON NAD83. VERTICAL DATUM BASED ON NAVD88.

HUDSON STREET
(50' WIDE)

DESCRIPTION:
BEING KNOWN AS LOT 23.01 IN BLOCK 62 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY.

CERTIFIED TO:

<p>ALAN R. BOETTGER</p>	<p>CLEARPOINT SERVICES LLC Professional Land Surveyors</p> <p><small>Headquarters 2105 W. County Line Rd. Suite 8 Jackson, NJ 08527 New York Office 10 Hamburg Way Suite 201 Macroe, NY 10150 www.clearpointservices.com</small></p>	<p>OUTBOUND & TOPOGRAPHIC SURVEY PLAN PREPARED FOR ~LOT 23.01~ ~BLOCK 62~ SITUATED IN THE BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NJ</p>
<p>PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 41997</p>	<p>CERTIFICATE NO. 24GA28115000</p>	<p>JOB NO. 17-23618 SCALE 1"=30' DATE: 09-20-17 SHEET 1 OF 1 PA - YB</p>