

The Meeting of the Mayor and Council of the Borough of Freehold was held on Monday, September 21, 2020 at 7:00 p.m. in the Municipal Building.

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

Chief Dispenza opened the meeting with the Salute to the Flag, followed by a moment of silence in memory of Supreme Court Justice Ruth Bader Ginsberg.

ROLL CALL

PRESENT	MAYOR KEVIN KANE
PRESENT	COUNCILMAN MICHAEL DIBENEDETTO
PRESENT	COUNCILWOMAN ANNETTE JORDAN
PRESENT	COUNCILMAN ADAM REICH
PRESENT	COUNCILWOMAN MARGARET ROGERS
PRESENT	COUNCILMAN GEORGE SCHNURR
PRESENT	COUNCILWOMAN SHARON SHUTZER

Mayor Kane read Item No. 4 on the Agenda as follows:

“Approval of Minutes: Council Meeting September 8, 2020.”

Councilwoman Shutzer offered a motion to accept the minutes and was seconded by Councilwoman Reich.

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

Mayor Kane read Item No. 5 on the Agenda as follows:

“Second Reading and Public Hearing: Bond Ordinance #2020/14 Providing for the Acquisition and Retrofitting of Real Property, Appropriating \$5,000,000 Therefor and Authorizing the Issuance of \$4,760,000 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.”

Mayor Kane opened the meeting to the public.

There were no comments.

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

RESOLUTION TO CLOSE PUBLIC PORTION.

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

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

BE IT RESOLVED, by the Mayor and Council of the Borough of Freehold that an Ordinance entitled “BOND ORDINANCE #2020/14 PROVIDING FOR THE ACQUISITION AND RETROFITTING OF REAL PROPERTY, APPROPRIATING \$5,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,760,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF FREEHOLD, IN THE COUNTY OF MONMOUTH, NEW JERSEY.” be and same is hereby adopted on second reading.

Councilman Schnurr stated, “As I indicated at the last meeting, this is for the purchase and retrofitting of 30 Mechanic Street, which is the probation building. This accomplishes several things. It moves, number one, it moves Finance, Administration, Code and Construction from 51 West Main Street to Mechanic Street. Two, it moves the Court Administration from the Rug Mill to Mechanic Street. Three, phase two will move the Police Department to Mechanic Street. And four, it’ll open up this property, 51 West Main Street, for redevelopment. We could also sell the court parking lot on Jackson Street and we no longer are going to have to pay rent for the police department headquarters.”

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

Mayor Kane read Item No. 6 on the Agenda as follows:

“Resolution of the Mayor and Council of the Borough of Freehold in Support of Proposal by CIS B Well to Utilize Cares Act Funding for Housing for Monmouth County Veterans.”

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

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD IN SUPPORT OF PROPOSAL BY CIS B WELL TO UTILIZE CARES ACT FUNDING FOR HOUSING FOR MONMOUTH COUNTY VETERANS.

Councilman Schnurr stated this a senior care residential facility in Ocean Township which is seeking to expand their services and offer assisted residential services to disabled veterans. He explained they are seeking the use of Cares Act funds to reposition an existing facility to serve disabled Monmouth County veterans and the governing body is being asked to endorse the project and request the county provide funds based on the Cares Act.

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

Mayor Kane read Item No. 7 on the Agenda as follows:

“Resolution of the Mayor and Council of the Borough of Freehold Authorizing Participation in the Sustainable Monmouth Alliance and Designating the Borough of Red Bank as the Lead Agency.”

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

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AUTHORIZING PARTICIPATION IN THE SUSTAINABLE MONMOUTH ALLIANCE AND DESIGNATING THE BOROUGH OF RED BANK AS THE LEAD AGENCY

Councilwoman Jordan explained this has been discussed at previous meetings, teaming up with other municipalities in order to aggregate all residents to get a more affordable electricity rate and reduce the carbon footprint.

Councilwoman Shutzer stated she is in favor of saving money and reducing the carbon footprint, but she will be voting no because this program requires residents to opt out instead of opt in, which does not believe is right.

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

Mayor Kane read Item No. 8 on the Agenda as follows:

“Resolution of the Mayor and Council of the Borough of Freehold Approving Renewal of Alcoholic Beverage Licenses, October 1, 2020 – June 30, 2021.”

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

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD APPROVING RENEWAL OF ALCOHOLIC BEVERAGE LICENSES, OCTOBER 1, 2020 – JUNE 30, 2021.

Councilman DiBenedetto stated this is a renewal of the license so the fine establishments can have the sales of alcoholic beverages.

On roll call Council Members DiBenedetto, Jordan, Reich, Rogers, Schnurr and Shutzer

voted its adoption; opposed none; abstain none; absent none. Mayor Kane declared the motion adopted.

Mayor Kane read Item No. 9 on the Agenda as follows:

“Resolution Authorizing Payment of Funds Collected on Behalf of the Special Improvement District.”

Councilwoman Jordan offered the following Resolution and moved its adoption, seconded by Councilwoman Rogers:

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

Councilwoman Jordan stated this is the payment to the Downtown Partnership for the taxes collected from the SID.

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

Mayor Kane read Item No. 10 on the Agenda as follows:

“Resolution Approving the Mayor’s Appointment to the Freehold Borough Human Relations Committee:

- a. **Walter D. Greason, PhD, replacing Jane Fields for a term expiring on December 31, 2022.”**

Councilman Reich offered the following Resolution and moved its adoption, seconded by Councilwoman Rogers:

RESOLUTION APPROVING THE MAYOR’S APPOINTMENT TO THE FREEHOLD BOROUGH HUMAN RELATIONS COMMITTEE:

- A. **WALTER D. GREASON, PHD, REPLACING JANE FIELDS FOR A TERM EXPIRING ON DECEMBER 31, 2022.**

Councilman Reich thanked Dr. Greason for joining the Human Relations Committee and looks forward to working with him on the wonderful things the committee will be doing in the future.

Councilwoman Rogers added Dr. Greason has already been working with the Freehold Borough on the Equality Initiative and she looks forward to working with him on the Human Relations Committee as well. She stated he is an expert in this area and he will help move the community forward.

Councilwoman Shutzer stated his roots are in Freehold Borough, his aunt and mother have been extremely active and he grew up here and loves this community.

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

Mayor Kane read Item No. 11 on the Agenda as follows:

“Resolution Confirming Personnel Actions/Appointments:

- a. **Resignation of Norman W.A. Miles as a member of the Freehold Fire Department Good Will Hook & Ladder Company, effective July 5, 2020.”**

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

RESOLUTION CONFIRMING PERSONNEL APPOINTMENTS/ACTIONS: 15A.

Councilman DiBenedetto thanked Mr. Miles for his service and many, many years of dedication to the town and the community.

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

Mayor Kane read Item No. 12 on the Agenda as follows:

“Approval of Bills.”

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

BE IT RESOLVED by the Mayor and Council of the Borough of Freehold that the bills on the attached list in the amount of \$1,540,456.05 be paid as presented.

Councilman Schnurr noted the top bills:

1. \$771,960 - AC Shultes, Inc. (for Well #10 & #6)
2. \$307,000 - Payroll
3. \$305,000 – Payroll
4. \$ 60,442 - Quarterly SID Payment to Freehold Center Partnership
5. \$ 25,438 – Mott MacDonald (Engineering Services & Water/Sewer Asset Mgt.)

On roll call Council Members DiBenedetto, Reich, Rogers, Schnurr and Shutzer voted its adoption; opposed none; abstain Jordan (#08120); absent none. Mayor Kane declared the motion adopted.

Mayor Kane read Item No. 13 on the Agenda as follows:

“Correspondence:

Receipt of letter dated September 18, 2020 from Mayor Kevin Kane making the following appointments to the Historic Preservation Advisory Commission:

- a. **Emily Conley, Class A member, term expiring on 12/31/2022.**
- b. **John Hein, Class B member, term expiring on 12/31/2022.**

Receipt of letter dated September 18, 2020 from Mayor Kevin Kane making the following appointments to the Freehold Borough Planning Board:

- a. **Caridad Argote-Freyre, replacing Class IV member Jose Geronimo for a term expiring on 12/31/2021.**
- b. **Brianne Kozlowski, replacing Caridad Argote-Freyre as Alternate #1 for a term expiring on 12/31/2021.”**

Mayor Kane read the letters into the record.

Councilwoman Rogers moved the correspondence, seconded by Councilman Reich.

Councilman Reich thanked everyone for participating. He stated it is great to see the residents getting involved and growing the committees and commission. He thanked Mayor Kane for making the appointments.

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

Mayor Kane read Item No. 14 on the Agenda as follows:

“Clerk – Late Communications.”

There were none.

Mayor Kane read item No. 15 on the Agenda as follows:

“Items for Discussion:

- a. **Acquisition of the Court Street School and Grounds from the County of Monmouth.”**

Business Administrator, Steve Gallo reported the town has been in discussion for the past nine months with Monmouth County regarding acquisition of the Court Street School and grounds. He stated it is a historic school and is maintained by the Court Street School Foundation and owned by Monmouth County. Mr. Gallo stated the Court Street School Board is amenable to continue the mission of preservation as well as increase the use as a community center. Mr. Gallo stated if interested, a move should be made.

Councilwoman Rogers stated there is a buildings and grounds committee that works hard to make any repairs needed and care for the grounds. She stated if the ownership is moving to the Borough the autonomy of the board of trustees will remain in place and it will be a partnership between the Court Street School Board and the Borough. She stated they are in favor

of expanding the programs and having more people use the school and become familiar with the organization and the historical value to the Borough.

Mr. Gallo commended the Court Street School Board. He pointed out the building is free, but comes with obligations such as insurance, maintenance and grounds-keeping. He stated there may be grants available. Mr. Gallo feels it could be a useful place for the community and allow for the preservation of its integrity as a historic building in town.

Borough Attorney, Kerry Higgins asked if Monmouth County has provided annual costs over the last ten years.

Mr. Gallo stated there have been conversations, but they have not gotten to that point yet. He reported a lot of the work has been completed by the Board or Trustees, which also pays for landscaping.

Ms. Higgins stated an inspection will need to be completed and an agreement with the Board of Trustees will define the parameters of operations, exclusivity, etc. Ms. Higgins suggested discussions begin on these areas.

Councilwoman Rogers stated a preliminary request has been submitted to the Borough Administrator.

Mr. Gallo stated there has only been discussion with the county if the municipality would want the building. He said terms have not been negotiated as the building needs to be inspected to identify any problems. He stated those questions would come after there is an agreement in principal to proceed with the acquisition.

Councilman DiBenedetto asked if the Court Street School has a lease with the County.

Mr. Gallo stated there is an agreement and the Court Street School is sole occupier.

Ms. Higgins stated we would want to see that agreement to see what those terms were and how to move forward.

Councilwoman Shutzer stated the Board of Trustees has done a wonderful job in maintaining the building.

Ms. Higgins stated we need to be careful if we own the building and they are making improvements to it.

Mr. Gallo stated a new agreement would be made.

Councilman DiBenedetto explained the building was not on the tax rolls because it was owned by the County, so there is no reduction to the tax rolls.

Mayor Kane asked if Council was in favor of moving forward with exploring acquisition of this property.

All in favor.

Mayor Kane read Item No. 16 on the Agenda as follows:

“Public Comments.”

There were no comments.

Councilman DiBenedetto made a motion to close Public Comments, seconded by Councilwoman Shutzer.

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

Mayor Kane read Item No. 17 on the Agenda as follows:

“Council Comments.”

Councilman DiBenedetto wished everyone well. He encouraged everyone to patronize the downtown businesses as some may not make it through this, with 25% occupancy.

Councilwoman Jordan reported Participatory Budget submitted 25 project ideas which are being vetted at this time, voting will take place in November and more information will be out soon. She stated the Recreation Commission has started planning their holiday home decoration contest which will be different to comply with all COVID guidelines. Councilwoman Jordan encouraged everyone to complete their census survey.

Councilman Reich asked the residents to enjoy the downtown businesses and restaurants especially with take out as outdoor seating gets reduced due to colder weather. Councilman Reich commended the opening of the schools and the start of the school year. He stated the teachers are enthusiastic and the students are feeding off of their energy. He asked Councilwoman Shutzer to relay that to the School Board. He wished everyone well.

Councilwoman Rogers thanked everyone for attending the meetings. She announced there will be a community Bar-B-Que at the Court Street School to assist with census filing as well as meeting the members of the Court Street School Board of Trustees and other community leaders.

Councilman Schnurr reported members of the Municipal Division of the Monmouth County Vicinage will be visiting the Borough Municipal Court to complete an annual review of its operations, administrative procedures and office practices. He stated he and the Memorial Day Parade Committee Chairwoman are going through the account status to ensure all refunds were given or accounting areas need to be cleaned up. Councilman Schnurr stated he asked the Administrator to look into the cost of upgrading the two remaining department's email systems to Microsoft Office 365. He stated the Library and Police Department have not been updated

and he would like to know what costs if any will be incurred and what timelines need to be established.

Councilwoman Shutzer stated it is wonderful to see everyone in person. She stated flu shots will be offered to residents and asked the Board of Health to report.

Ms. Lynn Cannon, Board of Health, stated the shots are offered to Freehold Borough residents, 18 years or older, cost is \$20 or seniors can use their Medicare cards and shots will be distributed October 6 between 1:00 – 2:00 PM.

Councilwoman Shutzer added the senior bus is running and reservations are needed. She explained the payment to the SID businesses. Councilwoman Shutzer reported Chief Dispenza was featured in the New Jersey Monthly Magazine article titled “People That Make a Difference”, written in part by Freehold Borough Historian Kevin Coyne.

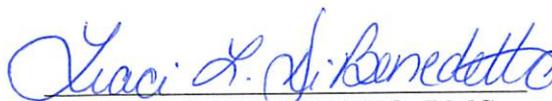
Mayor Kane thanked everyone for attending and encouraged everyone to be aware of the virus and take precautions. He hoped everyone stays well and safe.

Councilwoman Shutzer offered a motion to adjourn, seconded by Councilman DiBenedetto.

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

The meeting was adjourned at 7:31 PM.

Respectfully Submitted,



TRACI L. DIBENEDETTO, RMC
BOROUGH CLERK

TLD:lc