

Agenda

Workshop Session 5:30 p.m.

1. Meeting called to order
2. Statement of compliance with Open Public Meetings Act
3. Roll Call
4. Executive Session – Closed to Public

Public Portion of Meeting – 7:30 p.m.

5. **Public Portion of Meeting called to order**
6. **Moment of silence and Salute to Flag:**
7. **Appearances/Recognition** – Eagle Scouts
– Green Team – Sustainable Certification
Recognition
8. **Resolution** Commemorating the Centennial of the Ratification of the 19th Amendment
9. **Proclamations:** National Go Red Day for Women
10. **Township Committee Reports**
11. **Public Hearing:**
 - A. **Ordinance No. 2020-01**, An Ordinance Fixing and Determining Certain Salaries and Duties of Certain Officers and Employees of the Township of Manalapan in the County of Monmouth and State of New Jersey and Repealing Any and All Other Ordinances Inconsistent Therewith
 - B. **Ordinance No. 2020-02**, An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, of the Code of the Township of Manalapan, County of Monmouth, and State of New Jersey to Establish an Affordable Housing Overlay Zone Upon Certain Land Within the LI (Light Industrial) Zoning District, Providing for Multi-Family Housing with an Inclusionary Set-Aside of Affordable Housing to be Developed Subject to Certain Conditions and Requirements
 - C. **Ordinance No. 2020-03**, An Ordinance of the Township Committee of the Township of Manalapan Vacating All Right, Title and Interest In and To a Portion of a Certain Right-Of-Way Dedication Over and Through Lot 4 in Block 30, Located on Sobechko Road
12. **Public Comment Session – Agenda Items Only**
Please state your name and address clearly for the record

13. **Workshop Session**

LEGAL

ENGINEERING

CLERK

- A. Items of New Business

ADMINISTRATION

- A. Applicant's Resolution LEAP (Local Efficiency Achievement Program) Challenge Grant
- B. Resolution Authorizing Shared Service Agreement for the Provision of Emergency Dispatch Services by the County of Monmouth Through the Monmouth County Sheriff's Office, Communications Division
- C. Resolution Appointing Member to the Transportation Committee
- D. Resolution Appointing Howard Van Salisbury as Manalapan Township Tax Assessor
- E. Resolution Authorizing Salaries for Various Township Employees
- F. Resolution to Amend Capital Budget

14. **CONSENT AGENDA:**

ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS. IF DISCUSSION IS DESIRED ON ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

Resolutions:

- A. Authorizing Premium and Redemption Money More than Five Years Old and Premiums on Foreclosed Liens be Transferred to Township of Manalapan - MRNA
- B. Authorizing Refund of Premiums and/or Cost of Sale Paid at Tax Sale
- C. Authorizing the Cancelation/Refund of 2019/2020 Taxes for 100% Disabled Veteran
- D. Applicant's Resolution LEAP (Local Efficiency Achievement Program) Challenge Grant
- E. Authorizing Shared Service Agreement for the Provision of Emergency Dispatch Services by the County of Monmouth Through the Monmouth County Sheriff's Office, Communications Division
- F. Appointing Member to the Transportation Committee
- G. Appointing Howard Van Salisbury as Manalapan Township Tax Assessor
- H. Resolution Authorizing Salaries for Various Township Employees
- I. Resolution to Amend Capital Budget

15. OLD BUSINESS:

16. NEW BUSINESS:

A. Resolutions

- 1) Approving **Bill List** Dated January 30, 2020 to February 12, 2019 Totaling **\$6,364,063.42**
- 2) Authorizing the Release of a Cash Performance Guarantee

B. Ordinance Introduction and First Reading

- 1) **Ordinance No. 2020-04**, Capital Ordinance Providing For Pressure Filter Improvements at the Lambs Lane Water Treatment Plant, and Appropriating \$445,000 to Supplement Prior Capital Ordinance 2017-13, Therefor, Authorized In and By the Township of Manalapan, in the County of Monmouth, New Jersey

C. Approval of Minutes:

Public Minutes: September 11, 2019; September 25, 2019; October 16, 2019, November 13, 2019; December 4, 2019; December 18, 2019

17. PUBLIC COMMENT – Non-Agenda Items Only
Please state your name and address clearly for the record

18. ADJOURNMENT

OPENING STATEMENT:

- 1. Pursuant to Section 5 of the Open Public Meetings Act notice of this meeting of the Manalapan Township Committee was sent and advertised in the Asbury Park Press.
- 2. A copy of that notice was posted on the bulletin board where public notices are displayed in the Municipal Building.
- 3. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.
- 4. Accordingly this meeting is deemed to be in compliance with the Open Public Meetings Act.

ROLL CALL:

Present: Cohen, Jacobson, Musich, Nelson, McNaboe

Also present: Regina Preteroti, Municipal Clerk
Tara Lovrich, Business Administrator
Renee Garrigana, Assistant Administrator
Shari Rose, Deputy Municipal Clerk
Roger McLaughlin, Esq., Township Attorney
James Winckowski, Twp. Engineer

Resolution No. 2020-96 a motion was offered by Mrs. Cohen, seconded by Mr. McNaboe to go into Executive Session, and was approved by unanimous roll call vote:

The meeting went into Closed Session and returned to Public Session:

PUBLIC PORTION OF MEETING:
MEETING IS CALLED TO ORDER BY THE MAYOR:

MAYOR MCNABOE: To speak this evening can sign in behind our clerk. The Manalapan Township Television Network will be recording this meeting of the Manalapan Township committee for rebroadcast on MTTN channel 77 on Cablevision and channel 42 on Verizon Fios. By attending this evening, attendees acknowledge this recording and agree to allow their image to be broadcast on the MTTN channel 77 and Verizon Fios channel 42. All attendees and participants agree to conduct themselves in a manner appropriate for a public gathering. Inappropriate behavior or gatherings creating a disturbance or safety hazard are prohibited inside this building. Individual speakers should be advised that no right of privacy protects a citizen's public comment made in a public forum. Any statement made by a member of the public to promote or alter public opinion about a candidate for political office, a political party or an interest groups are inappropriate and in violation of MTTN broadcast policies. Accordingly, all participants bear responsibilities for their own statements and commentaries. I'm going to ask our Boy Scouts, we will have several of our Eagle Scouts in tonight, please come forward and lead us in a moment of silence and in a salute to our flag.

A MOMENT OF SILENCE AND SALUTE TO THE FLAG

MAYOR MCNABOE: Gentlemen you can stay up here. Tonight we are recognizing the accomplishments of the Eagle Scouts Robert Wilbur, Nicholas Stevens and J.T. Silver. I'd like to have you gentlemen stay there, I'm going to come to the podium and read something. Tonight we'll be recognizing a few members of Boy Scout Troop 18 who recently achieved the rank of Eagle Scout. As we mentioned in previous meetings, one of the requirements to become an Eagle Scout is to develop and execute a plan that in some way helps the community. The following young men have done these outstanding projects in order to earn those badges. At this time, I'd like to recognize each of them for their hard work. First we have Robert Wilbur. Robert is a Manalapan resident who is currently a junior at the Scholars Center for Humanities at Howell High School. He is president of his junior class and a member of the National Honor Society and co-editor of the Laureate Literary Magazine, a member of the debate club, the film club, the math league and lettered in cross country, you're quite accomplished Robert. Robert plans to pursue a college degree in writing and films. For his project, he constructed and planted a butterfly garden on the grounds of the Lafayette Mills elementary school where he was formerly a student. In his efforts to maintain the ground for the years to come, a rain barrel was included and connected to the drain pipes. Lafayette Mills will use the drain as a teaching tool regarding the butterfly life cycle, butterflies eating habits, conservation in nature. The project will allow the students to earn responsibility in maintaining nature's beauty and the garden during the school year. We are happy to call Robert up at this time and recognize for what he has done for his very own school. Great job Robert. Next we have Nicholas Stevens. Nicholas is a resident of Freehold Borough and a junior at St. Rose School of Belmar. He plans to attend college with a focus on computer science and history. He is currently a member of the St. Rose bowling team, the St. Rose fishing club and he remains a parishioner at St. Rose of Lima Church in Freehold Borough. For his project, Nicholas created a paved cross with an accompanying stone memorial dedicated to the alumni and veterans of St. Rose School of Belmar. The memorial stone donated by HT Hall Memorials contains the logos of the five military branches as well as the emblem of the St. Rose High School. This project will allow the students as well as all veterans to remember the sacrifice of the brave men and women of our armed forces have made for each and every one of us. The memorial was revealed and blessed during a ceremony on November 11, 2019, this past Veteran's Day. The service consists of a bagpipe music, a profession of students carrying the five military branch flags and a song by the St. Rose of Lima high school choir. The ceremony was then dedicated to the veterans who attended the event. As a veteran myself I am very happy to hear about this project. I feel it is very important to remember the heroic efforts of men and women both currently serving and those who have previously served for this great nation. At this time, I'd like to call up Nicholas and award him the certificate of recognition for the great work he has done. Thank you for making the veterans a focal point of your project. Great job Nicholas. And finally we have a young man it says who could not join us, so I guess we made it at the last minute right? Fellow troop members John Silvers or J.T. as he's

known is a resident of Freehold Township and currently a junior at the Marlboro High School business administration program. I have a 29-year-old who graduated from the same program. It's a great thing. J.T. has been a boy scout since 2010. For his project, J.T. repainted the Grand Hall and laid vinyl tile at the adjacent service bar for the Knights of Columbus in Freehold. He led approximately fifteen boys and adults and his troops this past June. The volunteers range from age 11 to age 62 and it is said that he truly led the charge and took complete control of the work site. On the last day, both he and his father laid down the vinyl tile in the service area. The Knights of Columbus will now be in a position to proudly offer these premises not only for their own events, but to those interested in renting the hall which will raise additional funds for his service project. Congratulations J.T. for a job well done. Gentlemen why don't you have a seat, we're going to do a couple presentations and we're going to take a break and we're all going to take pictures and the likes of that. Be right with you. Okay we're going to continue with a resolution commemorating the centennial of the ratification of the 19th Amendment. So I'm going to ask Christine Hanlon, the Honorable Clerk of the County of Monmouth, to come up and join me as we roll through this. Thank you for coming out today. I have something to read, would you like to say a few words before I do that?

MRS. HANLON: Absolutely. Thank you so much Mayor, Deputy Mayor and the Township Committee for taking the time out tonight to recognize the 100th anniversary of the ratification of the 19th Amendment to the United States Constitution granting women the right to vote in the United States of America. It's very important that we recognize this historic milestone and I love that you all have on the yellow rose which was a symbol of support for the Women's Suffrage Movement and I have a few things to give to you after the reading of the resolution and thank you so much for having me here to join with you in this special night.

MAYOR MCNABOE: Thank you very much. So a hundred years, most of us can't believe that it's gone that long right? As I did my research, I realized that this dates back somewhere to the middle of the 1800's and what happened was with the Civil War and all, how it was just sort of put down the road, but by 1920 the country got serious about it. Obviously, too late, but it is our history and in a hundred years look how far we've come. Whereas the 200 years --- let's start it again. The year 2020 marks the 100th anniversary of the ratification of the 19th Amendment of the United States Constitution and whereas women fought for the right to vote for more than a century and preserve the face of resistance and whereas many New Jersey women advocated for the right to vote and whereas Monmouth County was home to many suffrages both of male and female and suffrage rallies and events occurring within Monmouth County borders and whereas February 9, 2020 will mark the centennial of the New Jersey ratification of the 19th Amendment and whereas August 26, 2020 will mark the nationwide centennial of the 19th Amendment officially becoming part of the United States Constitution after the required number of states had ratified and whereas the daughters and granddaughters and great-granddaughters of the women who fought so hard to vote made their voices heard and the polls for nearly one hundred years and whereas the women are running for office and currently in elected office in large numbers in Monmouth County following in the footsteps of these great suffrage. I'm next to three very strong women that serve as elected officials here in Monmouth County in Manalapan. Whereas there is currently over 200,000 women registered to vote in Monmouth County, New Jersey whereas all government entities on the local, state and national level should commemorate and recognize this national milestone and affirm its commitment to empowering and uplifting the voices of women. Now therefore be it resolved that Mayor and Township Committee of the Township of Manalapan, County of Monmouth, State of New Jersey hereby celebrate and recognize the 100th anniversary of the passage and ratification of the 19th Amendment to the United States Constitution providing for women's suffrage and honor the role of the ratification of the 19th Amendment in promoting the core values of our democracy as set forth in the Constitution of the United States and reaffirms our desire to continue strengthening democratic participation and to inspire future generations to cherish and preserve the historical precedence established by the 19th Amendment. So again, I think too often these days' people want to try to rewrite our history. I don't think that's what it is. We should learn from our history so the dark days of women not being allowed to vote is certainly a black mark on this nation, but the last hundred years I think is really come and I think that's what we should be celebrating.

MRS. COHEN: Mayor I'd like to make that motion to approve the resolution.

MAYOR MCNABOE: And a second?

MRS. MUSICH: I'll second.

MAYOR MCNABOE: And a roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. Absolutely and she did, I said yes.

MRS. HANLON: Can I give you the things I have? I have something for Mayor and Deputy Mayor and the Township Committee members. I have special gifts for you to thank you for honoring this special occasion and I have a bag for each of you that has a few bookmarks because we're going old school back a hundred years to those who are still reading on paper and not on devices that highlight certain aspects of Monmouth County's connection to the Women's Suffrage Movement and each bag also has a pocket Constitution for you and also a pin commemorating the hundredth anniversary and I also have for each of you something that was made right here in Manalapan a few months ago which was the publication for our annual Archives Day in 2019 that highlighted four centuries of prominent Monmouth County women and some of the women featured here were suffragists back in their day. So I have one of these for each of you and again thank you so much for making me a part of tonight's celebration.

MAYOR MCNABOE: So I have one more proclamation and then one more acknowledgement and then we will take a break. So whereas cardiovascular disease claims the lives of more than 420,000 American females each year about one death per minute and whereas each year 52 percent of all deaths due to cardiovascular disease and sixty percent of the strokes that occur in females whereas the disease of the heart and the nation's leading cause of death and stroke and is the fourth leading cause of death whereas too many women die each year because they are unaware that heart disease is their number one killer and whereas nearly as many women die of heart disease, stroke and other cardiovascular diseases than the next four leading causes of death combined including all cancers and whereas February is designated as American Heart Month and whereas Go Red for Women is the American Heart Association's national call to increase awareness about heart disease is the leading cause of death for women and to inspire women to take charge of their heart health and reduce risk and whereas all women should learn from their own personal risk for heart disease and talk to the healthcare provider and whereas take action and making the right choices relating to the proper nutrition, physical activity and other healthy lifestyle changes that are essential to living a heart-healthy life and whereas by choosing to make it your mission, you can save lives. Now therefore I Jack McNaboe, Mayor of the Township of Manalapan, in recognition of the importance of the ongoing fight against heart disease and strokes, do hereby proclaim February to be American Heart Month in the Township of Manalapan and urge all citizens to show their support for women and the fight against heart disease and stroke by increasing awareness, speaking up about heart disease and strokes and empowering women to reduce this risk for cardiovascular disease. We can save thousands of lives each year. In witness whereof I have hereto set my hand and cause the seal of the Township of Manalapan to be affixed on this twelfth day of February in the year 2020. And lastly, but certainly not least, Barry would you join me up here? We say at every one of our meetings we have some of the best volunteers in this town and we have people on very different committees. One of them is our Green Team who put a lot of work into assuring that we got recognition here in our Sustainable New Jersey certified bronze

level here in Manalapan Township. So if I could ask the Green Team who's ever going to represent, maybe want to say a few words. You've been elected as spokesmen?

MRS. DAVIS: Hi everyone. Thank you very much. My name is Rachel Davis. I'm the chair of the Green Team here in Manalapan and this is really a conglomeration of really representative of the whole township and we hope to get to every facet of the community with respect to greening, but this is a great step in the right direction so we are really proud to receive this award and if you're interested in learning more about greening in Manalapan please go to mtnj.org. Look at the Manalapan Green Team website, there are updates for all residents, property owners both residential and commercial, and we have also the schools who are now going to be participating in Sustainable Jersey Schools. The MERS levels so if you're going to high school elsewhere, that's on you, but this is a good step in tandem with the school board and we are just today connecting people together so hopefully this will be an opportunity for you to go green as well as save money and support our local economy. Okay so everyone else come up, Megan Scaloczy and Shari Spero. They're also members and they also sit on, all of us, sit on other committees so like I said, like you said, we run on the fuel of the volunteers and volunteerism is necessary for our community to stay great so anyone, we're all parents, we're all schlepping and doing all these things with sick kids and what not, but we can make it work. There are opportunities for you to do volunteering remotely, but try to get to a meeting. Start with one meeting, work on a committee and please volunteer on any committee. We would really welcome you.

MR. JACOBSON: This was a team effort. It wasn't only the Green Team. We had a lot of help from our Manalapan employees, DPW, the Health Department, animal control, the administrator, the township committee, other committees such as the Environmental Commission. It was really a group effort and it really couldn't have been done without the Green Team and all the other facets that we had. It was really a joint effort.

MAYOR MCNABOE: And again for our Boy Scouts, some of the young people in the room as well as, this is my recruiting part of the evening for anybody in the room, we have many great committees so those of you that are very environmentally conscious we have our EC, or our Environmental Commission, does a great job for us. They were a --- part of our town. They do all the environmental lookouts on all our applications and everything else. Our Green Team which this is something that if you look back we had this honor back in 2009-12 and then it sort of sat dormant. So again to these ladies here and again Barry for sitting in there and really picking it up, again I know there's others. If Shari looks familiar to us, she's also our arborist for the town. So again not only a Manalapan resident, but one of our professionals that helps us. So thank you very much. At this time, we're going to take a five-minute break so that we can take a couple pictures and then we'll get on with our meeting. Anybody that has to get out will do that. Okay. Okay folks we're going to re-start our meeting. We have arrived at our township committee reports, Committeeman Nelson.

TOWNSHIP COMMITTEE REPORTS

MR. NELSON: It's been a quiet couple of weeks Mr. Mayor, I have no report.

MAYOR MCNABOE: Great, thank you. Committeeman Jacobson.

MR. JACOBSON: Yes, first I wanted to congratulate the Eagle Scouts. Only a small number of Boy Scouts achieve the Eagle rank so they are to be commended for their outstanding achievement. The Environmental Commission met this week and discussed the issues about recycling. Not so much recycling participation rate because that's fairly comparable to the surrounding towns, but merely because of the ever-changing recycling rules, what can go into recycling and what can't. So it was a beginning discussion about how to move forward and how to communicate with the residents. Ideas were such as use a paperless backpack or the annual tax mailer so residents know exactly what to recycle and what's the best way to recycle and that's also pretty inexpensive since we're not using the mail. The Historical Committee has recurring videos on channels 77 and Verizon Fios 42, The Brief History of Manalapan, Tale of the Old Tennent Church, Welcome to the Village Inn featuring our legendary historical host Lydia Wikoff. All clips air every Tuesday as well as Saturday and Sunday at 6:00PM or you can go to mtnj.org and view these videos on demand from our archives. The Manalapan Facebook Historical Committee also has a Facebook page and would like to raise interest of the historical interest of

Manalapan and if you visit it, you could like it and this way you can get updates. That's my report Mayor, thank you.

MAYOR MCNABOE: Thank you. Mayor Musich.

MRS. MUSICH: Thanks Mayor. I also like to congratulate the three young men who made the Eagle Scout, that's a great accomplishment so congratulations to them. Seniors, there's still limited space available for two bus trips. One is on Thursday April 23rd to the Westchester Broadway Theater. It's a lunch and theater trip. The show is "All Shook Up" which is set to the hits of Elvis Presley. Tickets are \$62.00. The second one is on Thursday May 28th to Sight and Sound Theater and lunch at Miller's Smorgasbord. The show is "Queen Esther". Tickets are \$93.00. This Friday, the seniors will be celebrating Valentine's Day with bingo and lunch from Zac's Deli. Bingo starts at 10:30AM. Cost for lunch is \$5.00. Call (732)446-8401 to sign up. On Friday February 28th at 10:30, enjoy a day at the movies. The senior center will be showing the movie "Judy". Project Healthy Bones is in its fourth year at the senior center. The program is sponsored by the New Jersey Department of Human Services Division of Aging Services and led by certified professionals from Parker Light. Classes meet once a week for 24 weeks and a new 24 week block of classes will start on March 30th. Applications along with a doctor's stamp of approval are required to participate. Call or stop in to the senior center for more information and to get the application form. AARP tax aide program for 2020 is a service offered at the Monmouth County Library Headquarters here in Manalapan. This program is offered free of charge to those filing simple, federal and New Jersey state tax returns. The service runs from Thursday February 20th through Thursday April 13th with trained AARP volunteers preparing tax returns on Mondays and Thursdays from 9:00-3:00PM and Tuesday evenings from 6:00-7:00PM. Seniors are reminded to check the township website at mtnj.org, channel 77 or stop by the senior center at 211 Freehold Road to catch up on the latest activities and trips that are offered. You can also call the senior center at (732)446-8401. Recreation, registration for the 2020 summer camp program will begin at 9:00AM on Saturday March 14th, a program, brochure, and additional information will be available on the recreation webpage by the end of February. Registrations are being accepted for adult Zumba, adult core fitness, and adult hula fitness. The youth awakenings drama program will begin another session this week and new this year is kid's Zumba for ages 7-11. Tai chi is being planned for adults in the near future. Our S.O.A.R. basketball programs for individuals with special needs just started, but we still have more room so you can sign up whenever you want. All informational flyers and registration information can be found on the recreation page within the township website at mtnj.org. Police department. The police department is planning to have a police-youth academy program again this year. It was very successful last year. It will run from July 27th to July 31st. It's open to Manalapan Township residents, ages 13-16. There's a \$50.00 fee per participant to cover the cost of uniforms and activities. Applications will be available for that in May and that's my report thank you.

MAYOR MCNABOE: Great. Mayor Cohen.

MRS. COHEN: Thank you Mayor. Congratulations to the Eagle Scouts for all their accomplishments and to our Green Team for their hard work in obtaining the recognition from Sustainable New Jersey and thank you to our county clerk Christine Hanlon for joining us tonight and for bringing of the awareness of our ratification of our amendment, to the 19th Amendment, to our attention. I really appreciate her coming because her schedule is she's so busy and it's an honor to have her here. Tonight I have a message from our new health officer Keith Levine. Heart disease is the leading cause of death for men and women in the United States. Every year one in four deaths are caused by heart disease. In observance of Heart Health Month and to keep your risk of heart disease low, Health Officer Levine wanted to share this with everyone. As a reminder watch your weight, quit smoking and stay away from secondhand smoke, control your cholesterol and blood pressure, drink alcohol only in moderation, stay active and eat healthy, be conscience of your salt intake especially if you're salt sensitive and then he has an update of the 2019 Coronavirus. The CDC, the New Jersey Department of Health remind us that the risk to the general public in the United States still remains low. Those that are at the highest risk of exposure are individuals travelling to the affected areas and also to China where the outbreak began. Our Manalapan Arts Council had their reorganization meeting. Thank you to Marty Gelfond, who will be continuing as our chair, to Thomas Gordon who will be continuing as our vice chair and thank you to Linda Steele who will be continuing as our recording secretary. This past weekend, MAC or Manalapan Arts Council and the township celebrated Black History Month at the Monmouth County Library which was a great success. Thank you to Andrea

McPherson for all her hard work in putting the program together, Tommy Gordon for the behind the scenes work, Judy Draper and Fortunata Gurino who helped with the event and to Marty Gelfond who surprised everybody by joining the trio with his violin to make it a quartet and at the end thank you to the Monmouth County Library for always providing a venue for us. And as I end all my reports, please like us on Facebook, sign up for the e-mail blasts on our website mtnj.org. This is the best way to keep up the news on what's happening in your town besides the News Transcript. Thank you Mayor.

MAYOR MCNABOE: Great thank you. For everyone in the audience, remember that this Saturday the 15th from 2:00-9:00 is the fire elections here in Manalapan Township. If you're not sure which district you're in, there are two fire districts in Manalapan Township. Regina, the best is call your office? You have a list of where people are based on their address?

MRS. PRETEROTI: Yes.

MAYOR MCNABOE: So that would be calling the clerk's office here in Manalapan Township. The veterans will have their train show on March 22nd. They just had me announcing it in each one of these even though we will have other meetings between now and then. So those of you that are train enthusiasts or maybe have somebody in the family, or the young guys that might be interested in it, bring them out. Not only do they have the trains of yesteryear, but a lot of the new modern planes and toys and virtual reality and other things I don't understand. And Mayor Musich did you mention a police explorers breakfast?

MRS. MUSICH: No I didn't.

MAYOR MCNABOE: Okay, so this Saturday, not this Saturday, the Saturday after right I believe it's February 22nd. Do you want to go back to it? I don't have the hours on it.

MRS. MUSICH: I don't have it.

MAYOR MCNABOE: I believe it's 8:00-11:00 on February 22nd at Applebee's. So those of you that are aware, our police department has police explorers so you see young people out there in a police-like uniform helping to direct traffic at our Manalapan Day and other things so this is a fundraiser to sort of help them offset the cost of those uniforms and everything. So if you don't have plans for breakfast on the 22nd of February, come on out and you'll see all of us there. So anyways Applebee's right here in Manalapan on the 22nd 8:00-11:00 and again to our Eagle Scouts, you've seen a couple of them from a couple of the different troops, but again what a great program they have together. If you didn't get the opportunity to speak to these boys, they're not an anomaly. They're actually sort of the core of what the Boy Scouts are. So those of you that have some young boys and even girls now for the Girl Scouts might consider scouting. It's like anything, membership is off, but I think it really does build quite a start for these young men and as you see to make Eagle Scout the odds of doing that are probably less than five percent or at five percent. So it's quite an honor of what they did and they certainly are the best of the best. You heard their credentials as I read them off. I mean these young men are going to go somewhere in the world. Again to the Black History Month, to Andrea, to M.A.C., to everybody great affair, I was glad to be there and open in it. I had other commitments in town, but it's a really nice thing that you put on there. So make sure you follow us. If you're not signed up as Mayor Cohen said on our MTNJ, make sure you sign up for e-mail blasts. We shoot it to you. There's a lot of different, diverse programs out there, by all means come and see them and you know at least read through them and see what interests you. So we now have our three public hearings this evening. The first public hearing is Ordinance number 2020-01, An Ordinance Fixing and Determining Certain Salaries and Duties of Certain Officers and Employees of the Township of Manalapan in the County of Monmouth and State of New Jersey and Repealing Any and All Other Ordinances Inconsistent Therewith. Mrs. Lovrich could you give us a brief overview of this?

MRS. LOVRICH: Yes, Mayor. This ordinance is our annual salary ordinance and it sets the positions and the minimum and maximum ranges for each position within the township.

MAYOR MCNABOE: Okay. Thank you, we will now open to public. Anybody wanting to address us on this ordinance only, please come forward. Seeing none, I'll close public. I need a motion to approve.

MRS. COHEN: I'll make that motion.

MAYOR MCNABOE: And a second?

MR. JACOBSON: I'll second.

MAYOR MCNABOE: Roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes.

MRS. COHEN: Excuse me Mayor I am going to recuse myself and get off the dais for the next two ordinances.

MAYOR MCNABOE: Yes, ma'am. The second public hearing is on Ordinance number 2020-02, An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, of the Code of the Township of Manalapan, County of Monmouth, State of New Jersey to Establish an Affordable Housing Overlay Zone Upon Certain Lands Within the LI (our Light Industrial) Zoning District, Providing for Multi-Family Housing with an Inclusionary Set-Aside of Affordable Housing to be Developed Subject to Certain Conditions and Requirements. Mr. McLaughlin would you like to remind the residents what this ordinance is about?

MR. MCLAUGHLIN: Certainly Mayor. This ordinance is part of the township's court mandated and approved affordable housing plan as the township committee knows under the litigation which has been transpiring in the court system over the past five years. Every town in the state, including every town in Monmouth County and Manalapan included, has been required to provide for the construction of a certain number of affordable housing units. This ordinance is one of any number of ordinances, some of which we have already adopted, others which will come down the pipeline over the next several months to put that approved plan into effect. This ordinance deals with re-zoning of the five properties that are located between Wilson Avenue and Pension Road. It provides for a zoning that would allow up to 175 market rate housing units and 75 affordable housing units which are accredited toward our obligation. This is step two I guess of the process. The first step being the settlement agreement with fair share housing and the court approval of that after this ordinance is adopted there are requirements for the developers going to have to file appropriate applications before the planning board so the details of the development really are the subject of those applications. This just provides a basic zoning requirements to permit plans to be drawn up. The planning board will conduct public hearings and with respect to the nature of the actual development, the actual number of units, traffic concerns, all the other planning issues that go into approval of a project of this type and that all happens before the planning board.

MAYOR MCNABOE: Alright, thank you. So we didn't need to sign in, I'll just be calling people up, but I will use this list so I'll start with Michael Malizioso. Thank you, thank you for the help with that too.

MR. MALIZIOSO: Sure no problem. Good evening Mayor, Deputy Mayor's not here, committee members. I moved to Manalapan in 1988.

MR. MCLAUGHLIN: Sir would you just give us your address for the record?

MR. MALIZIOSO: 32 Dortmund Drive, Manalapan, New Jersey.

MR. MCLAUGHLIN: Thank you.

MR. MALIZIOSO: I moved here in 1988 so I've been here for 32 years and saw the opportunity to purchase a property that was affordable for me and so I understand the reason for having affordable housing for anybody so this way they have the ability to have their own place to live and raise their families. However, I think that when we talk about pieces of property in the township, there have been many other properties that have been not developed because they've been adjacent to pieces of property that are more expensive and I think this is a little bit of a throw into our faces because we don't own \$600,000 homes. My main concerns are that having 250 units there is going to tax many of the townships services. It's going to increase the amount of children that are going to be here that have to go to school and then therefore increase the amount of schools that need to be built. I think that we as a town have grown quite a bit and I think to a certain extent there has to be a leveling of that. Now 250 units for that piece of property seems like quite a lot, but putting something in that area that is forty feet with nine units in it is something that is not in Manalapan. Not anything that I've seen here and so I'm concerned about that. I see what is being done in Monroe, the size of those units that are there. It's a lot of people and the control of it is going to be put into an association-type setting. I can tell you that associations don't necessarily work all the time because me being a former board member on one I could see that there were problems and the builder that we had did not necessarily help them. It's easy to keep the property rates of dues low for a builder to be able to sell those pieces of property and there's no controls on that until he gives up a certain, until he sells a certain amount of land and gives up a certain amount of units. So my concerns are very much about the amount of property, amount of units that are going to be there. I understand progress, but I also like to look out my window and see deer. I also like to relax in my backyard and be able to listen to music and not really worry about whether somebody in the back of me is going to be upset by it, but I really think that the number of units that are involved or that we're talking about is quite a bit. I know that no plans are submitted, but I come before you because I think that this is really been dumped literally in our backyards and I thank you for hearing me.

MAYOR MCNABOE: Thank you. Mr. Nazarchuk. Thank you sir. Again if you'd just state your address for the record please.

MR. NAZARCHUK: 16 Dortmund Drive, Vadim Nazarchuk. Dear Township Committee, we cannot agree with new zoning plan. These woods are very important to our community. They're not just piece of unused land, for us, they have great aesthetical value and serve many practical purposes. The woods shields our homes from the noise of the flea market and to Route 527. They give us privacy and comfort. The woods are natural habitat for many animals, deer, foxes, groundhogs and birds. --- already pushes animals onto the road and people's front yards. This is dangerous for both the people and the animals. Woods give clean, fresh air for us and our children. New apartment complex will negatively affect the value of our properties. New owner and developer will get their profit, the township will get its compliance and its taxes, but all of it will be for our expense. Something will be taken from us, properties will lose their monetary values, our families will lose comfort, privacy, safety, and charm, everything what makes this place a home and poor animals will lose their habitat forever. This size of construction may not fit in the existing infrastructure. Route 527 is often jammed from Englishtown down to Texas Road. Union Hill Road is always jammed towards US-9. I have been living in Briar Hill for almost fifteen years. Every time I look through my window I cherish them in ---. I have --- fox living in it's den few years from my friends. I have a deer come in every morning. I just cannot imagine that in a few weeks all of it will be gone. When we voted for you we trusted our community will be protected. I have a hope that we will not be ignored and deceived. I'm sincerely asking you to reconsider this decision and save the woods. If it's not possible to move the entire construction, at least reduce its size to keep --- woods --- enough to shield our homes and give some room for wild animals. Otherwise our homes will never be the same. Thank you.

MAYOR MCABOE: Thank you sir. Mr. Salha?

MR. SALHA: Did you say Salha?

MAYOR MCNABOE: Salha, yes.

MR. SALHA: Thank you.

MAYOR MCNABOE: Thank you.

MR. SALHA: Good evening Mayor, Deputy Mayor, the board. I reside at 61 Pension Road. I'm going to echo what both gentlemen just said in details and I'm going to add the letter that came to me about a month ago about this plan. One paragraph on the bottom says that there's going to be about 150 units or so, I don't remember the numbers exactly, that's going to be market value then there's going to be affordable housing and there's going to be a very low income housing and it's quoted as a project. So I moved to Manalapan 2008 from North Jersey. One of the reasons is I have two girls and I want to raise them in a good community. I want to raise them in good schools. I want them to live in nature. I want them to appreciate nature. Moving to Manalapan was the best thing we ever did. Like the gentlemen said, you know I have a backyard you know our houses are not that huge. They're not multi-million dollar houses, but they're decent houses. So I want to be able to continue to have a backyard. Another thing is that bringing very low income and I'm not a rich person, I am a low income person, but when you say very low income and you call it a project that means that could bring people on Section 8, could bring people that you know I don't think with all due respect to all people, I don't think they fit in this community in particular. Another thing the gentlemen mentioned that Manalapan has a huge empty land, it's huge. I own a business in Freehold off 33 and you could drive probably 20 minutes down from Freehold, it's all Manalapan and it's all open. I think it's a great idea for traffic jams that wouldn't be inside the town of Manalapan, sort of outside and Route 33 could take a lot more traffic. Again, please we plead to you to reconsider this and I'd like to receive more information on what to come, particularly on this subject. Thank you very much for listening.

MAYOR MCNABOE: Thank you. That's all the names I've written down. Anybody else that would like to address the township committee, please come forward.

MR. SHIFFRIN: Good evening.

MAYOR MCNABOE: Good evening. We're going to need your name and your address for the record, sir.

MR. SHIFFRIN: Harold Shiffrin 48 Dortmunder Drive, Manalapan, New Jersey.

MAYOR MCNABOE: If I could have the spelling of the last name because I don't have it.

MR. SHIFFRIN: Certainly, S-H-I-F-F-R-I-N. Aside and in addition to everything that's been stated and knowing what the Mount Laurel housing requirements are and all the other recent court decisions; to me it's incomprehensible that the project that's contemplated is being put into what's probably the worst traffic congested area of the township which happens to be, just as many towns seem to do, put their designated affordable housing in the areas right at the edge of their town. In this case near Monroe and near Old Bridge, but aside from that, the flea market and the raceway, on any weekend make traffic impossible, make it very difficult for fire engines and for police and for ambulances. So how could you put 250 houses with two cars per house on average, 500 more vehicles to go in and out, where would their ingress and egress be and how would that impact what's already a totally over congested area in the first place? So, if you have your obligation for affordable housing. If you have your obligations to allow builders to put any number of houses to put it in that narrow spot so fragmented, so separate from the rest of town, but so congested on regular days, but on the weekends when the flea markets in operation and when the many times when the raceway is in operation, you can't travel down Pension Road. You can't travel down Union Hill Road and you can't travel on Wilson Avenue, you can't make a turn. How will 500 more cars going to go in and out of a development that transverses Wilson Avenue and Pension Road? So if you have to build your houses, that's fine. Why in that particular narrow terribly congested area? Thank you.

MAYOR MCNABOE: Thank you. Anybody else? Come forward please. Again if we can have your name and address please. Yeah you can pull it down. There you go.

MRS. NIKOLAYEVA: Good evening Mayor, committee. I am resident 42 Dortmund Drive. I totally support both speakers before me.

MAYOR MCNABOE: I'm sorry ma'am we didn't catch your name.

MRS. NIKOLAYEVA: My name is Yana Nikolayeva.

MAYOR MCNABOE: Spell your last name please.

MRS. NIKOLAYEVA: N-I-K-O-L-A-Y-E-V-A. Just to summarize everything, I think when you did your decision, there should be some regulations that should control and make sure that it's best decision and best place selected for those affordable houses right? As a previous gentlemen mentioned, we have a lot of empty land and considering traffic, considering that we don't have too many stops for bus right? And people who with low income some of them will not be able to drive. They will need and we need to think about it and consider the bus stops and that also will increase. In addition to, yes, if they will have those cars, two cars minimum per family and where do we see them even to park around our area? We don't have place to park our cars so I think that decision put all of us in danger if even we will forget about privacy, wildlife that we all want. You might say okay everyone wants it. We need to do what was requested, understandable, but let's think about risk here and we're talking about that this project will increase risk to our lives from the traffic perspective. Again, kids parking right now when I'm driving car because so many cars parked outside I cannot even turn without danger to hit. We overloaded already so if it will be true for entire Manalapan, okay, we understand, we all reasonable people, but there's a lot of empty spaces then. So I am begging you to take it into consideration and I'm sure that there should be some regulations to control this decision. Why that particular area is selected? It just please, revisit your decision and we will wait for your date.

MAYOR MCNABOE: Thank you very much ma'am. Anybody else wishing to come forward? Please come forward sir.

MR. VASILEVSKIY: How are you?

MAYOR MCNABOE: Very good, your last name and spelling please.

MR. VASILEVSKIY: Vasilevskiy, V-A-S-I-L-E-V-S-K-I-Y. Address is 58 Dortmund Drive, Manalapan, New Jersey.

MAYOR MCNABOE: Okay.

MR. VASILEVSKIY: So honorable committee, I guess I totally agree with everything that has been said. Just a few small points, what are --- that they are trying to help with the families? But putting them in that specific area if from what I remember, went to the market, let's just say it's not the safest place. Thanks to our police that keep it safe. Actually, pretty much contained and managed. By putting low income families and with sometimes maybe troubled families, I suspect it might like put wood to the fire. It unfortunately can actually make situation worse than what we have currently and obviously as a religious Jew, when I walk the streets I've been walking since 2004 since I moved. I've seen more and more cars especially on Saturday and Sunday. You actually can like it's totally changed since the time I moved. Adding another 500 cars as everybody said here will just make it significantly increase congestion drastically. We also have to remember our side of Manalapan is really already has a lot of townhouse developments, not one, but two on every side of the street and this one will be probably one of the largest. I just want to beg you to appreciate the situation and consider the impact on our area of the town. Thank you.

MAYOR MCNABOE: Thank you sir. Anybody else wishing to come forward? Seeing none, come on forward sir.

MR. SCHERR: Daniel Scherr, 54 Dortmund Drive. I just want to reiterate you know and back up what everybody's been saying about the congestion with the flea market and on the days that the raceway is active. Okay the area is congested all the time. It's impossible to make turns and the traffic is immense, but my point is this I want to know how you picked this spot. Of all the spots in Manalapan, you picked this little corner on the edge of Manalapan, all this legal mumbo jumbo here doesn't mention how this area was picked and I'd like to know why.

MAYOR MCNABOE: Okay thank you. Anybody else wishing to come forward? Anybody? Going once, twice. Come on forward sir.

MR. PETROV: My name is Alex Petrov, I'm on 63 Pension Road. So I would just love to second what gentlemen before me said. I really don't understand how this particular, I would say the busiest place in Manalapan, has been picked for additional largest, possibly largest development in Manalapan and also this area, I might not be correct, but I believe is designated as wetlands and even if that particular wetlands are not impacted this little strip of wetlands, building a huge development right next to it is going to destroy it. I'm a biologist myself and I'm sure of it. Endangered species like my neighbor told me he saw some endangered turtles roaming the area, deer population, fox. Everything is going to be impacted including the soil corrosion, everything. So I would like to hear if you plan to protect the wetlands of that area. Thank you.

MAYOR MCNABOE: Okay. Anybody else wishing to come forward?

MR. BARTKY: Hi committee. My name is David Bartky, B-A-R-T-K-Y. I live at 49 Dortmund Drive. I think what people are talking about here is the fact that we already have Oak Knolls with hundreds of houses, we have Oak Ridge with hundreds of houses, we, on Briarheath, which has 144 houses and now you want to put up 250 more units. So we're just trying to figure out how you're going to put all that in that land when there's places like 527 and 33, and I know that's been in the news, you could put it in that big open space there and we also have the wetlands like the gentleman mentioned. So why this spot? Why 250 houses on this one little spot when we have all these other houses there already? So many duplexes, it's ridiculous. So we're thinking we're getting a little bit overcrowded. We know it's probably zoned for dense population, but how dense is dense? I think this could be a little bit too dense. Thank you.

MAYOR MCNABOE: Thank you. Anybody else? Seeing none, I'm going to close public. Okay I'm going to try to answer some of these and then anyone wants to jump in and get some more of them. So let's do them in no particular order if I missed it, somebody I'm sure took notes. First of all, the wetlands will be preserved. Nobody is building in the wetlands. In fact, that will be the buffer between your property and theirs. So let me just say we don't have final drawings on this. We had concept drawings of what was proposed to be in that place and the wetlands just for anybody that asked that questions. The wetlands will be preserved. It'd be no closer to these, in fact it probably be further away from these homes than the Dortmund homes are from the wetlands if you could follow that. So there is wetlands between the properties there. Roger correct me if I have this. I have the original drawing, when I do my coffee with the Mayor there's no problems with me bringing those out and letting people see the concept.

MR. MCLAUGHLIN: No.

MAYOR MCNABOE: So keep in mind it's concept. All the township committee is going to do tonight is adopt or not adopt this ordinance which then sends it to the planning board and that becomes a long, involved process of then working out all those particulars such as buffering from wetlands. In other words, it will be a multi-night, multi- Thursday night application here. Probably by the end of this year, you think Jim or do it's going to roll into '21, what does the crystal ball tell you?

MR. WINCKOWSKI: I can't answer about --- development applications.

MAYOR MCNABOE: Okay. Alright, so again I think this project probably wouldn't even have been pitched to the town by the owners of the property so the Sobechko family has owned the property that houses the auction somewhere from what I see on the signs about 90 years and I think if the statements you made about all of the traffic being true they probably wouldn't be pitching this, but retail is off across the United States, here in Manalapan, New Jersey and certainly at this auction property. I think they're looking for the next use of it. If you saw when I read this originally, I said LI, this is our Light Industrial, I wonder as much as you may not want houses that look similar to yours in your backyard, some will be higher density, some will be townhouses, but this is our light industrial. We could be talking about manufacturing processes and the likes of that. Sometimes you have to look at the lesser of two evils of what's going in there and certainly housing is something that again if we didn't have a mandate from the State of New Jersey to our fair-share that our attorney mentioned, 808 units are being built in Manalapan and then the market rates that have to go with them. I'm glad you brought this up, if I could just bring a couple of you to the meetings when we have the people from Route 33 that say why is

it all on Route 33. The answer is it's not. The bulk of it is being built on Route 33, but we have spread these projects around. There is one going on on Route 9 that's proposed. There is one here, there is on Millhurst Road. So it has been spread through the town, but the vast majority is in the open space of Route 33. This is the only one really that is on this side of town. The parking is something we look to address. So as you know, between Oak Knolls and Briarheath, those of you that live there, it is very difficult to park cars especially with our ordinance of removing all cars from the roads during inclement weather. That is something we'll be working on with this project and see if there's something we could do for it. We realize there's a problem there and it's something that we hope that if this projects moves forward; we'll be able to correct. Those who are not aware, the racetrack is closed. Englishtown Raceway started in 1959, closed two years ago and they are not running. If you notice, that's quieter, little less traffic and everything else. What that property will become, I don't know that's Old Bridge Township, but that's the reason so the auction property is not what it was. I've lived here 33 years now, it's not nearly what it was when I moved down here. The traffic, buses from outside the state and everything. So again, I think that's you'd have to ask the owners, but I think that's the reason they're moving in another direction with their property. Somebody mentioned the projects. This is not a project; this is a housing development. It will not have Section 8 housing in it. So again I just, I'm trying to defend some of the words, wording is important because if you say something a couple of times and it's not corrected, people take it as the truth. I can't let words like that stand. There is a bus stop on there. The 139 bus runs by, that did weigh into our decision of looking into this property, but again many of the owners in town approached us about building these projects. This owner being no different and when it was a long negotiation to get them where it needed to be. We needed a certain amount, a ratio, that had to be adhered to or they weren't in the plan and they were able to work hard. I understand there's several owners of this property and they were able to work to get that. Who's got anything on there that they'd like to address?

MR. MCLAUGHLIN: I have a couple things Mayor if I could.

MAYOR MCNABOE: Go ahead.

MR. MCLAUGHLIN: Just to further answer the question of why this property. I think it's important to understand the process. The process of the affordable housing plan really played out in the context of litigation. When the Supreme Court said that this round of affordable housing is going to be handled by the courts. What that resulted in was a combination of two things that you need to have a project and I hate to use the word project, but we use the word project to mean any development. So I'll call it a development. We're not talking about what we've all seen in the inner-city projects and I'll get to that in a minute, but the development takes place because you have a property owner who's willing to sell their property and you have a developer who's willing to build a project that includes affordable housing and together they go to the court and they come to the town and they say we'll build you a project and we'll give you X number of affordable units. So that's how a property becomes part of the plan ultimately. The town doesn't go out and say we're going to put it here, we're going to put it there, we're going to put it here. The developers and the property owners get together, they have a contract that's contingent upon approval as part of the plan and they approach us and the court to say we'll give you some affordable housing. The Mayor is correct, most of the affordable housing in Manalapan Township is going to be constructed along Route 33. We've already approved a major project on the corner of Millhurst Road and Route 33 that includes commercial, it includes single-family homes, it includes special needs housing, that's affordable. There's another project on 33 that's going to include age-restricted market priced housing and where the township is going to be given a piece of property where there's going to be a hundred-unit multi-family all affordable housing development that's going to be constructed on township owned property sponsored by the town with a company that does that sort of work. There's another project that's been approved on the corner of Woodward and 33 and that includes not only 120 townhomes, thirty percent of which are going to be affordable housing, but it also includes an assisted-living facility, it includes commercial space and then go further on on Route 33 and you're going to have a major project that ultimately going to come here to be approved, it's part of our plan. The reality is I think if you look at Manalapan what you see at the end of the day is the vast majority of developments that are going to include affordable housing are in the area that you all recognize would be the logical area where there's a lot of open space on 33. None of that was ever intended to be housing. It was never in the master plan to be housing. It was never in our zoning ordinance to be housing. Just like the property in your neighborhood now was never intended to be housing either as the Mayor indicated it's zoned for light industry. Anybody could've come in at any point in time over the past

number of years and applied to put factories and light industrial type facilities there and that would have been permitted, but all of these properties that are part of the plan are being re-zoned because of the township's need to comply with the affordable housing requirement. As the Mayor indicated, despite the fact that we've had people approach us from all over, the township committee was concerned about where it all goes and was concerned about trying to spread it out. It is spread out as much as we've been able to do, utilizing the property owners and the developers who joined the process because we didn't get to pick them, they picked us. It's very important for you to understand that when you see in the ordinance that it talks about affordable housing and it talks about low and moderate and very low income housing that doesn't refer to Section 8 type subsidized housing. What it refers to is the income level of the folks who are eligible to apply to live there. Everybody who lives there has to pay rent, if it's a rental unit. If it's a unit for sale, they have to be able to buy it and pay a mortgage. The price of the unit is going to be based on their income level, but you're talking about people who all have jobs, who all work, who all support themselves, but don't make enough money to go out and buy market priced housing in today's housing market. It's not, these are not people that are subsidized by the government. The only exception to that and it has nothing to do with your area is the the housing that the township has provided for in the Manalapan Crossing project on 33 and Millhurst where we're going to have housing for special needs folks, people who have developmental disabilities, people who have physical disabilities, veterans who have disabilities. Those units are actually, they are subsidized by governmental programs that pay all or part of a person's rent, but even those folks are out working even though they don't make very much money. So, it's not a subsidized housing project we're talking about, it's for people who work, but who earn less than is necessary to buy market priced housing and they meet certain qualifications that are set by the state and they have to apply and they have to be approved and they have to continue to be able to afford their unit so it's not people who are getting a free ride. And there was some questions raised about ingress and egress. As the Mayor said, those types of detail issues are handled at the planning board level. The wetlands, drainage, run off, parking, and traffic all those things are dealt with during the planning board hearings and just so you know anybody who lives within 200 feet of the property will get notice of those planning board hearings. If you got a copy of the ordinance in the mail, you're going to get a copy of the notice when the developer goes to the planning board and if you're outside that 200 feet, keep your eye on the newspaper because the notice will be published in the newspaper as well to tell you when those hearings are going to be and I'm sure they'll be, you know there's information on the website too about the agenda, so that's a process that you can all participate in. You'll be able to see the detailed plans when they come in. They'll be on file here and available for your inspection and of course you'll be able to attend all the planning board meetings and a lot of those detail questions can be raised then and you'll get detailed answers because the plans will be figured out. At this point as the Mayor said we've got concept plans and we'd be happy to show them to you and you can see the Mayor at one of the Mayor's coffees and he'll have them, but the devils in the details and that all has to be engineered so you know what we're setting forth here is a maximum number of units. Whether or not that can be achieved depends on the engineering, depends on the wetlands, it depends on a lot of things. So we'll see at the end of the day, the one thing we do know that the township committee insisted that every developer do is that thirty percent of the units have to be affordable and the reason the township did that was to reduce the number of developments that would have to be done in Manalapan because the standard is always been 20 percent. If you do the math, you need a lot more market priced housing and a lot more developments if you're only getting 20 percent of them affordable as opposed to thirty so all of our projects have a thirty percent set aside and that's how we've been able to keep the number of developments down. So I hope that answers, I think it handles most of the questions that I've jotted down.

MAYOR MCNABOE: We can't keep going back and forth, but hold on. I will stick around after this meeting, it's probably going to take us about twenty minutes to go through it, those of you that want to talk I'll stay as long as you need to. I'll answer the questions, those of you that have to leave right away, maybe you've got an early --- Our next coffee here, we do a coffee with the Mayor will be Sunday March 8th 8:30-10:00, I'll have those maps here. Again, not just there, the coffee --- is anytime you have an issue there's something you want to talk about this is the time to do it. So by all means come and do that. So at this time the planning board will be reviewing this application at the next meeting which is tomorrow night just by timing --- So we're going to postpone any vote for our next township committee meeting which will be February 26th. Does anybody have anything they want to add? On this side, gentlemen? Okay.

MR. MCLAUGHLIN: And Mayor just to clarify that the planning board's consideration tomorrow night is just of this ordinance. They look at it to see if it's consistent with our master plan and they report back. They will not have plans or any more information about it than what you see in the ordinance. They'll just be looking at the ordinance as well.

MAYOR MCNABOE: But that is a public meeting as well if you should choose to come to the planning board meeting tomorrow night in this chamber, same time 7:30 start and you want to hear the process, by all means come on out. It'll be towards the end; we do have an application earlier on. So it won't be right at 7:00, if you're running a little late at 7:30 you're doing fine too. Our final public hearing is on Ordinance number 2020-03, Mayor Cohen come on up, An Ordinance of the Township Committee of the Township of Manalapan Vacating All Rights, Titles, and Interest in and to, man this staple got me, a Portion of a Certain Right-Of-Way Dedication Over and Through Block 4, Lot 30, Located on Sobechko Road. So again Mr. McLaughlin you want to give us a --- on that?

MR. MCLAUGHLIN: Sure Mayor and Mayor Cohen's going to sit this one out as well because it's ---

MAYOR MCNABOE: Oops! Sorry.

MR. MCLAUGHLIN: It's not strictly an affordable housing case, but it's a companion because there's a right-of-way that runs between Wilson and Pension that years ago there was a dedication of right-of-way that is wider than what was called for in our plan and our master plan and there'll be a re-dedication once the planning board gets the development. So this will vacate the existing the 35-foot right-of-way. What we anticipate is that there will be a dedication of a 30-foot right-of-way for a 60-foot-wide street. So that's what this is about.

MAYOR MCNABOE: Great. Thank you and now I'm going to open to public. Anybody wishing to address us on the road portion of this ordinance.

MR. MALIZIOSO: Yes, Mike Malizioso 32 Dortmund Drive. I'm just trying to figure out where this piece of property is. Is it the open space at the end of our community, at the end of Dortmund Drive?

MR. MCLAUGHLIN: No, no this is and I'll be happy to show you the tax map when we're finished. It runs it's on the other side of those properties that we're talking about. That's not on the Dortmund side, it's on the other side.

MR. MALIZIOSO: Okay. Which other side?

MR. WINCKOWSKI: It's about 1,800 feet along Sobechko Road.

MAYOR MCNABOE: Yeah, Sobechko Road.

MR. WINCKOWSKI: From Pension Road in towards Wilson Avenue. So basically the ordinance is vacating five feet of right-of-way. It's going to be reducing it from 35 feet to 30 feet.

MR. MALIZIOSO: So this basically this road ---

MAYOR MCNABOE: We'll have that for everybody. Okay there you go.

MR. WINCKOWSKI: Just to clarify there is five feet of right-of-way ultimately being vacated along Sobechko Road on the opposite side of the auction about 1,800 feet from Pension Road towards Wilson Avenue.

MR. MALIZIOSO: So it doesn't go into the Briarheath development?

MR. WINCKOWSKI: No it has no impact on Briarheath or any other surrounding properties, only the lot --- that lot front along Sobechko Road.

MR. MALIZIOSO: So you talk about a property that's adjacent to the church?

MR. WINCKOWSKI: Opposite side of the street.

MR. MALIZIOSO: Opposite side of the street?

MR. WINCKOWSKI: Yes.

MR. MALIZIOSO: So where the parking lot is?

MR. WINCKOWSKI: Where the parking lot is. That lot that contains the parking lot yes.

MR. MALIZIOSO: Okay alright thank you.

MAYOR MCNABOE: Anybody else wanting to address us on the road portion of this ordinance?

MR. MCLAUGHLIN: Just the road vacation.

MAYOR MCNABOE: Just the road, come on forward if you want to address us on just the road, Sobechko Road and the vacating of the five feet.

MR. PETROV: I'd like to thank you for clarification on the previous issue and it's a very quick question which we knew nothing about. Does it mean that Englishtown market is going to close?

MAYOR MCNABOE: You would have to ask the owners that. No this is not the proper, this is the parking lot side that is between you and there when you see the plans you'll see some of the parking lot is being retained, but as far as what happens to the property itself, that's not a question that I can answer.

MR. PETROV: Thank you very much.

MAYOR MCNABOE: I don't believe it to be the case, but I'm going to leave that for you to ask them.

MRS. PRETEROTI: Can you just state your name again?

MR. PETROV: Alek Petrov.

MAYOR MCNABOE: Thank you Mr. Petrov. Anybody else wishing to address us on the road portion of this ordinance? Seeing none, we'll close public.

MR. MCLAUGHLIN: Mayor I would suggest we carry this one as well since it's a companion to the previous ordinance.

MAYOR MCNABOE: So we're going to carry that to our February 26th meeting as well and will it be looked at the planning board as well right?

MR. MCLAUGHLIN: The planning board doesn't have to look at it technically. They only get the first one, but it really is a companion.

MAYOR MCNABOE: So we'll hold them both until the 26th. We will not be opening for public at that time on either of the ordinances. We'll just be taking any planning board information and then voting. All of you are more than welcome to come back to any and all of our meetings. Okay we did that.

MR. MCLAUGHLIN: Come on back Mayor Cohen.

MAYOR MCNABOE: So we're now going to open to the public comments session on agenda items only so in another words if there's something on the print out that you picked up that you want to address us on, now is the time to come forward and address us on that. Anybody addressing us on agenda items only? Seeing none, I'll close that. If you guys could just keep it quiet. You can finish your conversations out in the hallway that would be very kind of you, sir.

MR. MCLAUGHLIN: Sir.

MAYOR MCNABOE: Excuse me.

MR. MCLAUGHLIN: Sir.

MAYOR MCNABOE: Thank you.

MR. MCLAUGHLIN: This is recorded so we want to keep it quiet.

MAYOR MCNABOE: Can I help you sir? On agenda items, okay.

MR. MCLAUGHLIN: Not the Sobechko ---

MAYOR MCNABOE: Something on here. Okay, I can't open it back for that. Go ahead. We're not going to talk about Sobechko Road anymore. We opened it, we closed it. No sir, we've already opened that and closed it already. Thank you. Seeing none, we'll now close public on agenda items. We continue with our workshop session. Mr. McLaughlin.

**WORKSHOP SESSION
LEGAL**

MR. MCLAUGHLIN: I think I've said enough tonight Mayor, no report.

MAYOR MCNABOE: You sure?

MR. MCLAUGHLIN: I'm positive.

MAYOR MCNABOE: Engineering, Mr. Winckowski.

ENGINEERING

MR. WINCKOWSKI: No report Mayor thank you.

MAYOR MCNABOE: Thank you, we're rolling. Clerk, Mrs. Preteroti.

CLERK

MRS. PRETEROTI: Nothing tonight sir.

MAYOR MCNABOE: Is it going to hold? Madam administrator.

ADMINISTRATION

MRS. LOVRICH: No I'm sorry it's always me. I always have resolutions. So a few resolutions tonight. We have an application for a new program that's being put out called the L.E.A.P. grant and that's the Local Efficiency Achievement Program. Money has been set aside from the state to work on shared service programs and we're looking to get a new vehicle for our animal control which we share with Freehold Township, Freehold Borough and Millstone, our Western Monmouth Animal Control Program. So this resolution allows us to apply for this grant to purchase this new vehicle for our shared service program. I also have a resolution authorizing a shared service agreement for the provision of emergency dispatch services by the County of Monmouth through the Monmouth County Sheriff's Office, Communications Division. This is a renewal of the agreement that we had for four years. This is a three-year renewal on that agreement. We have a resolution appointing a member to the transportation committee, transportation, traffic and public safety committee, Sharon Pinellas. We have a resolution appointing Howard Van Salisbury as the Manalapan Township tax assessor and we have a resolution authorizing salaries for various township employees and finally we have a resolution to amend the capital budget. This is for our water capital project, fresher filter improvements at the Lamb's Lane Water Treatment Plant. They have to do this resolution first and then we'll be introducing an ordinance for that project later in the evening. Thank you Mayor.

MAYOR MCNABOE: Thank you. **ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS. IF DISCUSSION IS DESIRED ON ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.** Does anyone need anything discussed separately? I don't need to remove it, but I just want to thank Amanda Karaman for having served this town very well as our tax assessor and I wish Howard all the best. I have the confidence that he will get the job done for them so best of luck to both of them. At this time, I'll need a motion to approve.

MRS. COHEN: So moved.

MAYOR MCNABOE: And a second?

MRS. MUSICH: Second.

MAYOR MCNABOE: Roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. We have no old business. We have two resolutions this evening. The first is approving a bill list dated January 30, 2020 to February 12, 2020 totaling \$6,364,063.42. I need a motion to approve.

MRS. MUSICH: So moved.

MAYOR MCNABOE: And a second?

MR. JACOBSON: I'll second.

MAYOR MCNABOE: Roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. The final resolution is authorizing the release of the cash performance guarantee for Steiner Properties. I need a motion to approve.

MR. JACOBSON: I'll make that motion.

MAYOR MCNABOE: Okay and a second? I'll second that. Roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: MR. McNaboe?

MAYOR MCNABOE: Yes. We have an ordinance introduction and first reading of Ordinance 2020-04, Capital Ordinance Providing for the Pressure Filter Improvements at the Lambs Lane Water Treatment Plant, and Appropriating \$445,000 to Supplement Prior Capital Ordinance 2017-13, Therefor, Authorizing In and By the Township of Manalapan, in the County of Monmouth, New Jersey. Mr. Winckowski can you please explain this one to the residents?

MR. WINCKOWSKI: Yes Mayor I'd be happy to. So this ordinance allows you to use existing capital funds you have with your budget to apply to this project. The project involves replacement and upgrades of the filtering system at the Lambs Lane Water Treatment Plant and also includes the replacement of the control systems and other valve and piping necessary for the plant to continue to successfully run. The project was originally budgeted in 2017 prior to design, during the design process additional scope of work was deemed to be necessary in order to make the improvements as well as over the three-year period as costs of just general work and labor have increased. The money is funded in part through the public, private partnership with Suez who has provided various capital donations for projects such as this.

MAYOR MCNABOE: Great. Okay I need a motion to set the date February 26th for the public hearing.

MRS. COHEN: So moved.

MAYOR MCNABOE: And a second?

MRS. MUSICH: I'll second.

MAYOR MCNABOE: And roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. We have public minutes tonight dated September 11th, 2019, September 25th, 2019, and October 16th 2019 and November 13th 2019 and we're going to move all five together, and December 4th 2019. Now we're all eligible to a vote except Committeeman Nelson since you are not yet an elected member of the governing body. Does anybody have any comments or corrections?

MRS. MUSICH: No.

MAYOR MCNABOE: Anybody have any objection of moving them together?

MRS. MUSICH: No.

MAYOR MCNABOE: One vote in which case I need a motion please.

MRS. MUSICH: So moved.

MAYOR MCNABOE: And a second?

MRS. COHEN: I'll second.

MAYOR MCNABOE: And roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Abstain.

MRS. PRETEROTI: Oh that's right sorry. Mr. McNaboe?

MAYOR MCNABOE: Yes.

MRS. PRETEROTI: It's a habit.

MAYOR MCNABOE: We have public meeting for December 18th 2019 and we're all eligible to vote except Mayor Musich and Committeeman Nelson so I'll make that motion; I need a second.

MRS. COHEN: I'll second.

MAYOR MCNABOE: And roll call please.

ROLL CALL

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Abstain.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Abstain.

MRS. PRETEROTI: And Mr. McNaboe?

MAYOR MCNABOE: Yes. Mrs. Lovrich, do we have any new business?

MRS. LOVRICH: We do not Mayor.

MAYOR MCNABOE: Very good okay, we are now at the public comment session for non-agenda items only, please state your name and come forward so this is the time you can address us on any issue that's not on the agenda and it was not one of our

MR. MCLAUGHLIN: public hearing.

MAYOR MCNABOE: Public hearing ordinances, so anybody wishing to address us on any other issue, please come forward.

MR. MALIZIOSO: I'm sorry so Michael Malizioso, 32 Dortmund Drive. I am a regular commuter of Route 9 corridor and I get on at the bus at Gordon's Corner Road. I thought I understood that the bus shelters were the the responsibility of the town but I may be mistaken. If I am mistaken, then I apologize, but that is a very busy place during the morning time and unfortunately when it's raining, there's very few areas for the people that are taking the 139 bus or the 132 bus into the city to stand. A lot of them are in the parking lot, in the street of the parking lot, and that can cause a dangerous place for people to be. So my thing is as that, as the town has grown, that basically has stayed the same. Maybe thinking about connecting those particular areas to allow for more area for the people to stand so this way they don't stand in the street would be a good thing that can possibly be done and that's basically what I have to say.

MAYOR MCNABOE: The meeting's over, why don't you sit with Committeeman Nelson here. He heads up our transportation.

MRS. COHEN: I can address that.

MAYOR MCNABOE: ---

MRS. COHEN: I can address it.

MAYOR MCNABOE: Okay alright let me go through them and we'll address all of them at once.

MR. MALIZIOSO: Thank you.

MAYOR MCNABOE: Okay, anybody else wishing to address us on non-agenda items? Seeing none, I'll close public. Do you want to address that now?

MRS. COHEN: Yes somebody did approach me last year about it and I did call DOT and they did come out and look. We were trying to get the one for the 139 bus and the one next to it moved, and then move each one down one. And so far I've called 3 times I have not gotten approval to do that and they control where the buses stop and which you know, where the residents can be so I am working on that so hopefully you know DOT works slowly, but hopefully we'll get that done.

MAYOR MCNABOE: Thank you Mayor, our next Township Committee meeting is February 26th at 7:30 here in this room. Our town hall will be closed for President's Day on February, on Monday February 17th, but the garbage will be collected for those of you that have a Monday pickup. Our next coffee with the Mayor as I mentioned before will be Sunday March 8th 8:30 to 10 o'clock right here in 216 the conference room so those of you that want to come out and discuss any items by all means do. Anyone have anything that they'd like to say before I ask for an adjournment of the meeting?

MRS. MUSICH: ---

MAYOR MCNABOE: Does somebody want to start a motion to adjourn?

MRS. COHEN: So moved.

MAYOR MCNABOE: And a second?

MRS. MUSICH: Second.

MAYOR MCNABOE: All in favor?

MRS. COHEN: Aye.

MRS. MUSICH: Aye.

MAYOR MCNABOE: Thank you to everyone that's here tonight and everyone watching in the audience and at home. Goodnight.

Resolutions for February 12, 2020

- 2020-96 Executive Session
- 2020-97 Commemorating the **Centennial of the Ratification of the 19th Amendment**
- 2020-98 Authorizing **Premium and Redemption Money** More than Five Years Old and Premiums on **Foreclosed Liens** to be Transferred to Township of Manalapan MRNA
- 2020-99 Authorizing **Refund of Premiums and/or Cost of Sale Paid at Tax Sale**
- 2020-100 Authorizing the **Cancelation/Refund of 2019/2020 Taxes for 100% Disabled Veteran**
- 2020-101 Applicant's Resolution **LEAP** (Local Efficiency Achievement Program) **Challenge Grant**
- 2020-102 Authorizing **Shared Service Agreement** for the Provision of **Emergency Dispatch Services** by the County of Monmouth Through the **Monmouth County Sheriff's Office**, Communications Division
- 2020-103 Appointing Member to the **Transportation Committee**
- 2020-104 Appointing **Howard Van Salisbury as Manalapan Township Tax Assessor**
- 2020-105 Authorizing **Salaries for Various Township Employees**
- 2020-106 Amend **Capital Budget**
- 2020-107 Approving **Bill List** Dated January 30, 2020 to February 12, 2020 Totaling **\$6,364,063.42**
- 2020-108 Authorizing Release of **Cash Performance Guarantee**

December 30, 2020
Approved


Regina Preteroti, Municipal Clerk