A Workshop Meeting of the Township Committee of Middletown Township was held in the Conference Room at Town Hall, One Kings Highway, Middletown, New Jersey at 8:00 p.m. on September 4, 2018.

Township Clerk Heidi Brunt called the meeting to order and read the following notice:

The Notice Requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was properly given by transmission to The Star Ledger, The Independent and Two River Times and by posting at the Middletown Township Municipal Building and filing with the Township Clerk all on January 18, 2018.

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino,
Absent: None

Also present were Township Administrator Anthony Mercantante, Township Attorney Brian Nelson, Township Clerk Heidi Brunt, CFO Colleen Lapp, Township Engineer Ted Maloney and Assistant Administrator Jim VanNest, Acting Deputy Clerk Kaaren Sena.

PLEDGE OF ALLEGIANCE

Township Clerk Brunt led the assembly in the Pledge of Allegiance.

Township Clerk Brunt requested a moment of silence to honor the troops serving worldwide defending our freedoms and way of life.

PUBLIC HEARING OF PROPOSED ORDINANCES

Township Clerk Heidi Brunt read the following ordinance by title:

2018-3233 – Bond Ordinance Amending Bond Ordinance Number 2018-3227 Finally Adopted By The Township Committee Of The Township of Middletown, New Jersey On July 16, 2018

Mayor Settembrino opened the meeting for public comments.

Don Watson, 1 Collinson Drive, requested an explanation for amendments in the Ordinance. Chief Financial Officer Colleen Lapp responded that it included a match for a grant. Township Administrator Anthony Mercantante commented it is for park playground improvements and an upgrade for field lights and restroom lock upgrades.

Hearing no further comments from the public, it was moved by Mayor Settembrino, seconded by Committeeman Perry to close the public hearing and carried to adopt this ordinance on second and final reading.

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Township Clerk Brunt stated motion carried to adopt this ordinance on second and final reading.

Township Clerk Heidi Brunt read the following ordinance by title:

2018-3234 - Ordinance Authorizing An Easement Swap Involving The Estates At Bamm Hollow Development

Mayor Settembrino opened the meeting for public comments.

Don Watson, 1 Collinson Drive, asked for an explanation on the swaps of easements. Township Attorney Brian Nelson explained it is for an increase in lot sizes and reduced number of homes. Don Watson inquired are the drainage easements going to Jumping Brook? Township Administrator Anthony Mercantante responded they could be going to wetlands or to drainage basins.

Hearing no further comments from the public, it was moved by Mayor Settembrino, seconded by Deputy Mayor Fiore to close the public hearing and carried to adopt this ordinance on second and final reading.

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Township Clerk Brunt stated motion carried to adopt this ordinance on second and final reading.

Township Clerk Heidi Brunt read the following ordinance by title:

2018-3235 - Ordinance Authorizing An Easement Swap Involving Block 807, Lot 1.01 On The Tax Maps Of The Township Of Middletown (1200 Highway 35)

Mayor Settembrino opened the meeting for public comments.

Hearing no comments from the public, it was moved by Mayor Settembrino, seconded by Deputy Mayor Fiore to close the public hearing and carried to adopt this ordinance on second and final reading.

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Township Clerk Brunt stated motion carried to adopt this ordinance on second and final reading.

Township Clerk Heidi Brunt read the following ordinance by title:

2018-3237 - Ordinance Establishing Township Funded Death Benefit Incentive For Volunteer Firefighters

Mayor Settembrino opened the meeting for public comments.

Hearing no comments from the public, it was moved by Mayor Settembrino, seconded by Deputy Mayor Fiore to close the public hearing and carried to adopt this ordinance on second and final reading.

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Township Clerk Brunt stated motion carried to adopt this ordinance on second and final reading.

INTRODUCTION OF PROPOSED ORDINANCES

Township Clerk Heidi Brunt read the following ordinance by title.

Ordinance 2018-3236- Ordinance Adopting Amended Municipal Complex Redevelopment Plan For Block 815, Lots 1.01, 6 And 7 On The Official Tax Map Of The Township Of Middletown

It was moved by Mayor Settembrino, seconded by Deputy Mayor Fiore to pass this ordinance on first reading

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Township Clerk Brunt stated motion carried to pass this ordinance on first reading with a public hearing to be held September 17, 2018.

Township Clerk Heidi Brunt read the following ordinance by title.

Ordinance 2018-3238- An Ordinance Authorizing The Acquisition Of Certain Real Property Identified As Block 532, Lots 42 And 43 On The Official Tax Map Of The Township Of Middletown, Commonly Known As 480 State Highway 36

It was moved by Mayor Settembrino, seconded by Deputy Mayor Fiore to pass this ordinance on first reading

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Township Clerk Brunt stated motion carried to pass this ordinance on first reading with a public hearing to be held September 17, 2018.

CONSENT AGENDA

Township Clerk Brunt requested a motion to adopt a consent agenda including Resolutions 18-208 through 18-211.

It was moved by Mayor Settembrino, seconded by Deputy Mayor Fiore and carried to adopt the consent agenda:

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Clerk Brunt stated the motion carried to adopt the consent agenda.

Resolution 18-208 – Resolution Authorizing Payment of Bills for September 4, 2018

The Township Committee hereby approves a Resolution for payment of bills for September 4, 2018 in the amount of $11,059,412.47

Resolution 18-209 - Resolution Authorizing Grant From Monmouth County Planning Board For The Municpal Athletic Field Development

WHEREAS, the Monmouth County Board of Chosen Freeholders has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and,

WHEREAS, the Governing Body of Middletown Township desires to obtain County Open Space Trust Funds in the amount of $250,000.00 to fund the Stevenson Park Athletic Field Development Project (930 West Front Street, Red Bank, NJ 07701 and 940

West Front Street, Red Bank, NJ 07701; Block 1012, Lot 31.01 and Block 1016, Lot 6); and,

WHEREAS, the total cost of the project including all matching funds is $500,000.00; and,

WHEREAS, the Middletown Township is the owner of and controls the project site.

NOW, THEREFORE, BE IT RESOLVED BY the Middletown Township Committee **THAT**:

1. Anthony Mercantante, Township Administrator or his/her successor is authorized to (a) make an application to the County of Monmouth for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Open Space Grants Program and (c) act as the municipal contact person and correspondent of the above named municipality; and,
2. The Township of Middletown is committed to this project and will provide the balance of funding necessary to complete the project as described in the grant application in the form of non-county matching funds as required in the Policy and Procedures Manual for the Program; and,
3. If the County of Monmouth determines that the application is complete and in conformance with the Monmouth County Municipal Open Space Program and the Policy and Procedures Manual for the Municipal Grants Program adopted thereto, the municipality is willing to use the approved Open Space Trust Funds in accordance with such policies and procedures, and applicable federal, state, and local government rules, regulations and statutes thereto; and,
4. Anthony Mercantante, Township Administrator or his/her successor is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Monmouth for the approved Open Space Trust Funds; and,

This resolution shall take effect immediately.

Resolution 18-210 - Resolution Authorizing The Department Of Recreation To Apply For Funds From The New Jersey Department Of Community Affairs Under The Fy2019 Recreational Opportunities For Individuals With Disabilities (Roid) Grant Program

WHEREAS, there is a need to provide recreation and leisure services for individuals with disabilities in the Township of Middletown; and

WHEREAS, the Recreational Opportunities for Individuals with Disabilities (ROID) Grant supports projects that will provide these services to people with disabilities in our community by offering the ROID Grant Program; and

WHEREAS, the Middletown Department of Recreation wishes to provide individuals with disabilities in need these services being offered under this grant program; and

WHEREAS, the Township of Middletown desires to submit a grant application to the Department of Community Affairs on behalf of the Middletown Department of

Recreation for the FY2019 Recreational Opportunities for Individuals with Disabilities Grant Program in the amount of $20,000.

NOW, THEREFORE BE IT RESOLVED by the Municipal Council of the Township of Middletown that:

1. The Township of Middletown authorizes the submission of the grant for funding; and
2. These funds will be used by the Middletown Department of Recreation to provide services for individuals with disabilities; and
3. The Municipal Council approves the allocation of matching funds equivalent to 20% of the requested grant funds, or $4,000.

Resolution 18-211 - Resolution Approving Amendment To Agreement With The National Park Service To Provide Various Inspections Within The Fort Hancock Landmark District On Sandy Hook

WHEREAS, the United States Department of the Interior, National Park Service ("NPS"), owns and operates the Gateway National Recreation Area, commonly known as Sandy Hook, located in the Township of Middletown ("Middletown"); and

WHEREAS, pursuant to Resolution 16-143, on May 16, 2016, the Township Committee approved entry into a shared services agreement with NPS (the "Agreement"), whereby the Township would conduct building and fire code inspections and permitting-related services in the Fort Hancock Landmark District of Sandy Hook, pursuant to a fee schedule paid by applicants seeking approvals, for a five-year period; and

WHEREAS, NPS and Middletown seek to amend the Agreement to incorporate fire marshal inspection and oversight services to the responsibilities covered by the same.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey that it hereby authorizes and directs the Mayor to execute an amendment to the Agreement with NPS in the form attached hereto and made part hereof for Middletown to additionally conduct fire marshal inspection and oversight services, consistent with the foregoing.

REGULAR MEETING AGENDA ITEMS FOR SEPTEMBER 17, 2018

- Certificate of Appreciation and Proclamations
- Approval of Minutes
- Public Hearing of Proposed Ordinances
- Introduction of Proposed Ordinances

DISCUSSION ITEMS FOR SEPTEMBER 4, 2018

a. Mack Cali Half Mile Road – Area in need of Rehabilitation
b. Shared Service Agreement – Board of Education Special Law Enforcement Officers III
c. Shared Service Agreement – Brookdale Community College and Police Athletic League
d. Stevenson Park Bridge Change Order No. 2

PUBLIC HEARING MONMOUTH COUNTY OPEN SPACE APPLICATION

Township Administrator Anthony Mercantante discussed the grant program and how the process works. Green Acres will require a change of use hearing next year.

Township Engineer Ted Maloney presented Stevenson Park Athletic Field Project Addresses Block 1012 Lot 31.01 and Block 1016 Lot 6

Township Engineer Ted Maloney discussed the multiphase approach of installation of athletic fields on open fields of current grass or crop fields in a non-wooded area. He discussed resurfacing of gravel roads to construct gravel parking areas. He explained that it is a good location for fields due to the ideal drainage, grading and access. The basic concept of this application for Phase I of two fields is subject to change.

He said there is no plan for lighting or sound systems and the fields would be natural grass. There will be no considerable tree disturbance except in Field A for road widening. He discussed the buffer zone (100 feet to the sideline to Shady Oaks). The park is approximately 160 acres and the property will use well water and ground water irrigation. He stated there is a tremendous demand for fields since field resting is necessary to maintain conditions.

PUBLIC COMMENTS

Chris Linze, Middletown resident and Coach, Board Member of Middletown Soccer Club (Monmouth United) which consists of more than 60 teams, 750 families, 1500 adults and 600-700 children. He explained the great level of volunteers in soccer and they are challenged by the quantity of fields. He discussed the need to find out of town fields to play games on. He stated the number one complaint of parents on surveys taken is field quality. He supports the construction of the fields.

Domenick Casera, Middletown Resident and Coach, discussed the lack of space. All volunteers are trying to keep kids to learn to do the right thing and keep them away from drugs, he said it's a lifelong lesson. He stated the fields that are existing are dirt not grass and the kids end up kicking dirt around. He said they have to rent fields in Hazlet due to lack of fields and the growing of athletic such as lacrosse and soccer.

Peter Cohen, 74 Cypress Neck Road, is a flag football volunteer and board member. He

stated that he has been using Thompson Middle School field for 21 years and this year the reseeding and fertilizing of fields were unsafe for play and they were moved to Bayview School. He explained that lack of fields has resulted in a drop in registration from 550 kids down to 200. He is in support of the project.

Libby Polebue, West Front Street resident, stated it's a great case to use for fields but she is concerned about the volume of traffic. She went on to say how dangerous traffic is on West Front Street and the area around the park she refers to as dead man's curve and also the one lane bridge is not enough to handle the volume of traffic. She also mentioned two years ago a motorcyclist was killed. She questioned if the Township would address the speeding near the park on West Front Street. She also stated that there is no shoulder or sidewalks along that portion of West Front Street and if anything she would love to see sidewalks so she can walk her dog. She is not against the project but is stressing her traffic concerns. She said she has seen numerous motor vehicle accidents along West Front Street and how will that be addressed. She suggested a traffic study be performed before proceeding.

Mayor Settembrino responded that no lights or speakers are included in the plan. He also stated the bridge is two lanes.

Committeeman Perry commented that he lived off West Front Street and he understands her concern. He suggested looking into some type of notification system to alert drivers.

Township Administrator Anthony Mercantante understands the lack of sidewalks is a serious issue and is something we can look into as part of the concept plan.

Ray Jankowski, 7 Hopi Drive, Stated the permit fees are excessive and hopefully the fields will be used in order to rest the current fields and make them better.

Maryanne Kligman, Middletown resident, discussed the dangerous long winding road on that portion of West Front Street. She is not against the fields but the traffic issue needs to be addressed. She stated that use and the time of the property purchase was for passive recreation. She would also like the residents of Shady Oaks and Shadow Lake to be notified.

Township Administrator Anthony Mercantante responded this a future concept. Right now it is a Phase I plan with two fields and gravel parking. There will be future notices and a public hearing.

Michael DeCicco, 46 Alexander Drive, discussed the great beauty of the park system in Middletown and Monmouth County. He does not support the fields he said he is in favor of a mixed use of the property with its trees, flowers, fields and the lake. He discussed the lake and lack of water in the lake. He said there is no way to access the street and boats are being dangerously dropped in from Hubbard Avenue. He objects to the change of use to Green Acres for the property. Wells needed for Phase I are costly for irrigation. Last year's application was $150,000 for a playground. This project will change the character

of the property. He asked has an assessment study been done or published for the need for fields. He stated this is a potential sports complex with 9 fields, 340 parking spaces. The bridge in and out is too narrow. He stated there should be a study with more public input and he requested a smaller project.

Sean Byrnes, 880 West Front Street, stated he has no issue with the concerns of the volunteers of the sports leagues. He does agree with Mr. DeCiccio and he is also familiar with the property. The property is very unique and undisturbed. He expects traffic issues and left turn issues. This is a narrow roadway and a traffic study should be performed. The bridge is too narrow. He was also concerned that the information was not accessible to the public before the meeting since he only found out 3 to 4 days ago through social media. The plan was only put up a couple of days ago over a holiday weekend.

Mayor Settembrino responded this is only a Phase I Concept Plan for two fields.

Deputy Mayor Fiore responded there was a Recreation Master Plan study done ten years ago. There have been multiple organizations and leagues that now exist since that plan. This is not a new challenge trying to other properties and none of the properties can accommodate especially with open space funds. Deputy Mayor Fiore also stated we work with the Board of Education to share fields but there is not much available in Middletown. This has been a challenge over time and with even more athletics now. This property has not been available until recently when Mr. Stevenson who was residing on the property passed away.

Diane Fisler, West Front Street, does not believe this is the best place for it. She would like to see more discussion before anything is done. She also said that irrigation and wells will damage the lake.

Leo Christofili, Shady Oaks, discussed the black and yellow traffic signs are advisory and will not stop speeding that is a matter of police enforcement. He said he hasn't seen a patrol car in seven years. He suggested a flashing light should be installed to slow traffic. He said he lives within 250 feet of the property which is 160 acres and the only access is the narrow two lane bridge. He also inquired as to what the maintenance expense is going to be budgeted and, what the overall expense in the future for wells will be. The problems that exist need to be addressed. He also discussed the tree removal for access road but still there is only one entrance.

Township Administrator Anthony Mercantante responded that there is an emergency access road in Shady Oaks to the Stevenson property.

Upon motion by Mayor Settembrino, seconded by Deputy Mayor Fiore motion carried to allow application to be made to MCOS grant.

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None

Absent: None

TOWNSHIP COMMITTEE COMMENTS:

Committeeman Perry, wished the back to school students a great year, he is looking forward to seeing the kids walking to school. He attended the Alexander Bell ribbon cutting at AT&T. Congratulations to the Middletown Youth Athletic League and to Big Al and his team.

Committeeman Hibell, thanked all the volunteers who came out tonight and for the work they do. He thanked the Committee for passing the Ordinance for the death benefits for firefighters.

Committeewoman Snell, attended AT&T and commented on its wonderful history. She thanked the coaches for coming out tonight and she admires their dedication.

Deputy Mayor Fiore, reminded everyone about the 9/11 Memorial Ceremony to be held at 7:30 p.m. He thanked Committeeman Hibell regarding Fire Department and EMS death benefits which needed codification. He thanked Committeeman Perry for working diligently to obtain the shared service agreement with Brookdale for the PAL gym.

Mayor Settembrino, thanked everyone who came out on the Monmouth County Open Space public hearing. He appreciated all the comments on the concept plan. If this progresses public hearings will take place.

PUBLIC COMMENTS:

Mary Grant, Lincroft (LVGA) hosted a candidate's night in the past. Will organize October 23 for this year. She is awaiting confirmation from the Board of Education for school venue use.

Sean Byrnes, 880 West Front Street, commented that over time he would like to see more recycling pickups as the cans fill quickly.

ADJOURNMENT

It was moved by Mayor Settembrino, seconded by Deputy Mayor Fiore and carried to adjourn at 10:03 pm.

Roll Call Vote: Present: Fiore, Hibell, Perry, Snell, Mayor Settembrino
Nays: None
Abstention: None
Absent: None

Clerk Brunt stated motion carried to adjourn.

Respectfully submitted,

_____
Heidi R Brunt
Township Clerk

Approved:

_____
Kevin M Settembrino, Mayor
Township of Middletown