1. Meeting Called to Order
Mayor Berger called this meeting to order at 1:00 PM.

2. Opening Statement and Roll Call
Township Clerk Wollman read the opening statement. Adequate notice of the holding of this meeting of the Howell Township Council was provided for in the following manner: (1) By the posting of a copy of said notice upon the bulletin board in the Township Municipal Building on January 3, 2019. (2) By copy of said notice to the Tri Town News and Star Ledger for information and publication on January 3, 2019. (3) By the filing of a copy of said form of notice in the Township Clerk’s office on January 3, 2019. The public will be allowed to attend and will be allowed to participate pursuant to the Open Public Meetings Law. The public is reminded that civility and decorum will be maintained during the meeting. Any contracts awarded at this meeting, or between now and the next meeting will be required to comply with the requirements of Public Law 1975 Chapter 127 (NJAC 17:27).

Roll Call: Present: Mayor Theresa Berger, Deputy Mayor Evelyn O’Donnell, Councilman John Bonevich, Councilwoman Pamela Richmond, Councilman Thomas Russo. Also present: Township Manager Brian Geoghegan, Chief Financial Officer Louis Palazzo, Community Development Director/Deputy Township Manager Jim Herrman, Township Attorney Joseph Clark, Township Clerk Penny Wollman.

3. Executive Session
There is a need to go into executive session for subjects to be discussed per N.J.S.A. 10:4-12, specifically under Attorney Client Privilege and Litigation. The Township Council will reconvene in public session at 7:30 PM. Councilman Russo made a motion, seconded by Deputy Mayor O’Donnell. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger. Meeting reconvened 8:30 PM.

Mayor Berger announced that the Executive Session Minutes from today’s meeting can be disclosed to the public at next month’s Regular Meeting, providing the need for confidentiality no longer exists.

4. Pledge of Allegiance
Moment of silence.

5. Acceptance of Minutes of Previous Meetings
   - December 11, 2018  Regular Meeting + Executive Session + Public Release
Deputy Mayor O’Donnell made a motion to accept the above minutes, seconded by Mayor Berger. Roll Call: Ayes: Deputy Mayor O’Donnell, Mayor Berger.

   - January 1, 2019  Reorganization Meeting
Deputy Mayor O’Donnell made a motion to accept the above minutes, seconded by Councilman Russo. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

APPROVED THIS THE 5 DAY OF FEBRUARY 2019
6. Reports of Township Officials
Township Clerk Wollman stated that changes on the agenda from Preliminary to Final Agenda include:

**Added to the Agenda**

**Resolution:**
R-19-60 9A.20 Authorize Environmental Commission to prepare and submit Sustainable Jersey Grant Application
R-19-61 9A.21 Reject the Dedication of Open Space and a Detention Basin by Sema, LLC ("Haystack Glen") in connection with its Application For Amended Final Major Subdivision Approval before the Howell Township Planning Board, Maxim Southard Road and Lanes Pond Road
R-19-62 9A.22 Name additional official newspaper for Howell Township – 2019 – Asbury Park Press

**Removed from the Agenda**

**Motions:**
(Part of 9B.1) Shade Tree Commission Alternate 2 Member Appointment

**Ordinance**
O-19-1 11.1 Salary Ordinance (Tabled to the next Regular Council Meeting)

7. Discussion
- None

8. Hearing of Citizens & Public Comment on Consent Agenda Items
Ellen Ricciardi, 66 Seattle Slew Drive, Oak Hill Mobile Home Park. Ms. Ricciardi asked the Council if they could help with getting her driveway fixed as there is too much of a pitch and her cars bottom out. Comment that this is a private site and can’t force the property owner to replace the apron but Council asked that Community Development Director Hermann follow up.

Jemand Ezeonwuka, Owner of Eze Fitness, Quail Creek Plaza in Ramtown. Mr. Ezeonwuka explained to the Council that he plans to open this gym in the Quail Creek Plaza but was recently advised of a zoning ordinance that does not permit a gym in this zone. Mr. Ezeonwuka explained the premise of his gym as small group training in a 2,000 sq ft location with no outdoor uses and asked Council for a waiver from the ordinance that prohibits gyms in a residential commercial zone.

Michelle Rusinek, new Owner of Quail Creek Plaza in Ramtown. Ms. Rusineck stated that she wasn’t aware of any law prohibiting gyms in her zone as there were gyms in this plaza in the past. Ms. Rusinek stated that she was advised last week by Code Enforcement that gyms were not approved in a residential commercial zone.
Community Development Director Herrman responded that the Township can potentially add this into the Master Plan Review and the governing body can then choose to adopt this ordinance. This process would take at least 3-4 months minimum and would be the long term fix. A short term fix would be to obtain a Temporary Use Permit from the Zoning Board, depending on when it can be heard before the Zoning Board, and their recommendations would then come back before the Township Council for resolution. Ms. Rusinek stated that she would like to go before the Zoning Board so Eze Fitness can open as quickly as possible.

Kathi Novak, 16 Stratton Drive. Ms. Novak questioned Resolution 9A.21 Haystack Glen, Dedication of Open Space. Community Development Director Herrman responded about specifics of subdivision open space (wetlands, riparian zones).

Jerry Barron, 37 Danella Way. Mr. Barron asked for an update on the Township’s charging station. Township Manager Geoghegan responded that Brian Greenfield, Public Works, has been tasked with the charging stations but nothing has been finalized about locations. Mr. Barron asked about the status of the aquifer meeting held last year. Community Development Director Herrman responded that the Township hasn’t had any updates from the meeting held in Brick.

Joan Osborn, 28 Bronia Street. Ms. Osborn questioned Resolution R-19-55, Award of Contract for Tax Collection Advisory Services, P.M. Consultants. Township Manager Geoghegan responded that this company will conduct an evaluation of the Tax Collector’s Office due to the many complaints received about how this office operates from Council, residents and employees. Ms. Osborn questioned if the open space at Haystack Glen has to remain as open space. Community Development Director Herrman responded that the developer is restricted and can’t put anything in the open space. 

Close Hearing of Citizens

9. Consent Agenda
Council reviewed and discussed the Consent Agenda. Separate votes to be taken for Resolutions 9A.1, 9A.16, 9A.17, 9A.21.

Councilman Bonevich made a motion to approve the Consent Agenda, seconded by Deputy Mayor O’Donnell. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

Resolutions
- R-19-42 9A.2 Authorize Cancellation and Relief from taxes deemed uncollectible
- R-19-43 9A.3 Authorize the Issuance of a Duplicate Tax Sale Certificate for Lost Tax Sale Certificate #97107, issued to Alcides Ferreira, Block 177, Lot 31
- R-19-44 9A.4 Authorize Amendment to Land Use Developer’s Agreement, Apple Ridge Development Inc, Block 183, Lot 71.05, Five Points Road & Brickyard Road, Case No. SD-2790
- R-19-45 9A.5 Authorize Return of Unused Sanitary Sewer Review Escrow Funds, Beacon Ridge, Centex Homes, Block 172, Lots 4-6, 8, 8.04, 10, 11, 11.01, Cloverhill Lane, $627.50, Case No. SD-2856
Authorize Return of Unused Sanitary Sewer Review Escrow Funds, Gaetano Virone, Block 70, Lot 21.02, 145 Church Road (between Ford Road & Jackson Border), $314.96, Case No. SD-2982

Authorize Return of Unused Sanitary Sewer Review, Water Review and Inspection Escrow Funds, Frank Sutton, Block 183, Lot 104 & 105 (New Lot 104.01), State Highway 33 (East of Colts Neck Road), Case No. SP-1007

Authorize Release of Maintenance Guarantee, Medexpress/Urgent Care MSO, LLC, Block 84.21, Lot 21, 4074 Route 9 South (Howell Plaza Shopping Center), $5,307.78, Case No. SP-1010

Authorize Acceptance of Performance Guarantee, James R. Ientile, Block 177, Lot 28.01, 1008 Route 33, Case No. BA-04-20A

Authorize Approval of Certain Purchases through New Jersey State Contracts and/or Purchasing Cooperatives (2019 Blanket Resolution)

Memorialize Authorization of Award of Contract, Road Repairs on Five Points Road, Earle Asphalt, Contract Price $37,542.19

Authorize Award of Stafford Township Cooperative Pricing System, UGI Energy Services, LLC, Supply and Delivery of Natural Gas, $60,592.00

Authorize the purchase of Electric Supply Services for Public Use on an Online Auction Website, EMEX Reverse Auction, Town Hall Main Administration Building, $92,439.36

Authorize Award of NJ State Contract T-0106, Contract #81300, Advanced Electronic Design, Inc., Watchguard and Vista HD Cameras and Options, $220,036.75

Authorize Award of Contract for Tax Collection Advisory Services, P.M. Consultants, $25,000.00 contract year

Authorize the purchase of Electric Supply Services for Public Use on an Online Auction Website, (Street Lighting), EMEX Reverse Auction, $94,500.00

Authorize Return of Unused Sanitary Sewer Review Escrow Funds, Weichert Co., Block 141, Lot 5, 626 Route 9 South (between Scenic Road & Strickland Road), $1,467.50, Case No. SP-895

Authorize Environmental Commission to prepare and submit Sustainable Jersey Grant Application

Councilman Russo made a motion to approve Resolution 9A.1, seconded by Councilwoman Richmond. Roll Call: Ayes: Councilwoman Richmond, Councilman Russo, Deputy Mayor O'Donnell. Nays: Councilman Bonevich, Mayor Berger.

Authorize Amendment to Resolution R-19-1, Appointment of Municipal Prosecutor for 2019
Councilman Russo made a motion to approve Resolution 9A.16, seconded by Councilman Bonevich. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

R-19-56 9A.16 Oppose Application for the Inclusion of Resource Engineering, LLC into the Monmouth County Solid Waste Management Plan as a Proposed Solid Waste Transfer Station at Block 5, Lot 4, 34 Randolph Road in Howell Township


R-19-57 9A.17 Authorize appointment for Real Estate Appraisal Services 2019

Deputy Mayor O’Donnell made a motion to approve Resolution 9A.21, seconded by Councilwoman Richmond. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

R-19-61 9A.21 Reject the Dedication of Open Space and a Detention Basin by Sema, LLC (“Haystack Glen”) in connection with its Application For Amended Final Major Subdivision Approval before the Howell Township Planning Board, Maxim Southard Road and Lanes Pond Road, Case No. SD-2847

Motions

9B.1 Appointments to Various Boards and Committees

Municipal Alliance, 1 Year Term, Expires 12/31/2019

Deputy Mayor O’Donnell nominated the following individuals to the Municipal Alliance, 1 Year Term, Expires 12/31/2019, seconded by Councilwoman Richmond. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

- Veronica Gailing, Paul Mazzeo, Tammy Telymonde, Robert Imperato, Susan Dominguez

Mobile Home Rent Control Board

Deputy Mayor O’Donnell nominated the following individuals to the Mobile Home Rent Board, seconded by Councilwoman Richmond. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

- Robert Ruais, Alternate Park Owner, 1 Year Term, Expires 12/31/2019
- Bill Stahnten, Alternate Member, Non-Tenant, 1 Year Term, Expires 12/31/2019
Deputy Mayor O’Donnell made a motion to approve Motions 9B.2-9B.6, seconded by Councilman Bonevich. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

9B.2 2019 Renewal, Limo Owner License, Robert Bellagamba, Concorde Limousine Inc.
9B.3 2019 Renewal, Limo Owner License, Wayneton Hunter, Hunter Limo Service
9B.4 2019 Renewal, Coin Operated Amusement Games, B&C Laundry LLC, DBA Shore Suds Laundromat, 4054 Route 9 South
9B.5 2019 Renewal, Second Hand Dealer License, The Jewelry Link, Craig Link, 502 New Friendship Road
9B.6 2019 Renewal, Second Hand Dealer License, KDC Jewelry, Carol Wells, 1350 Route 33

10. Public Hearing on Ordinances
None

11. Introduction of Ordinances
11.1 O-19-1 2019 Salary Ordinance
Tabled to the February 5, 2019 Township Council Regular Meeting

11.2 O-19-2 Amend ABC Ordinance, Chapter 53-10, Hours and Days of Sale
Deputy Mayor O’Donnell read Ordinance Introduction Statement. Motion to introduce Ordinance No. O-19-2 on first reading by title and to order the same to be published in the 1/30/19 issue of the Tri Town News together with notice of its introduction and passage on first reading by title only, and that it will be further considered for final passage after public hearing at a meeting of the Township Council to be held on 2/19/19 at 7:30 PM, prevailing time, in the Municipal Building. Councilman Russo seconded the motion.

Township Clerk Wollman read title of ordinance. An Ordinance of the Township of Howell Amending Chapter 53-10 Entitled Hours and Days of Sale of the Revised General Ordinances of the Township of Howell

Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger.

12. Unfinished Business
R-19-62 9A.22 Name Additional Official Newspaper of the Township of Howell for the Year 2019, Asbury Park Press
13. Information
   None

14. Meeting Dates

   Regular Meeting
   - Tuesday, February 5, 2019
     Executive Session 6:30 P.M.
     Regular Session 7:30 P.M.

   Regular Meeting
   - Tuesday, February 19, 2019
     Executive Session 6:30 P.M.
     Regular Session 7:30 P.M.

15. Adjournment
Deputy Mayor O’Donnell made a motion to adjourn the meeting, seconded by Councilman Russo. Roll Call: Ayes: Councilman Bonevich, Councilwoman Richmond, Councilman Russo, Deputy Mayor O’Donnell, Mayor Berger. Meeting adjourned at 9:20 PM.

Penny A. Wollman
Township Clerk
Township of Howell
Present: Mayor Theresa Berger, Deputy Mayor Evelyn O'Donnell, Councilman Bonevich, Councilwoman Richmond, Councilman Russo. Also present: Township Manager Brian Geoghegan, Community Development Director/Deputy Township Manager Jim Herman, Township Attorney Joseph Clark, Township Clerk Penny Wollman.

Litigation

Attorney-Client
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Attorney-Client
Motion to adjourn, moved by Deputy Mayor O’Donnell, seconded by Councilwoman Richmond. All aye. Meeting adjourned at 8:30 P.M.

Penny Woffman
Township Clerk
Township of Howell