



# MINUTES Township Committee Meeting

March 14, 2023  
Executive Session: 7:00pm  
Public Session: 7:30pm  
Committee Meeting Room

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The Township Committee of the Township of Holmdel was called to order on Tuesday, March 14, 2023, at 7:30 PM, in the Committee Meeting Room, with the following members present:

**COMMITTEE PRESENT:** Mayor DJ Luccarelli  
Deputy Mayor Rocco Impreveduto  
Committeeman Greg Buontempo  
Committeeman Brian Foster  
Committeewoman Kim LaMountain

**STAFF PRESENT:** Township Administrator Jay Delaney  
Township Clerk Wendy L Patrovich  
Township Attorney Michael Collins  
Chief Financial Officer William E. Antonides, Jr.

## 1. ANNOUNCEMENT OF MEETING (OPEN PUBLIC MEETINGS ACT NOTICE)

- I hereby announce that pursuant to Section 5 of the Open Public Meetings Act that adequate notice of this meeting has been provided in the notice which was sent to the Asbury Park Press, the Two River Times and posted on the bulletin board in Township Hall and filed in the Township Clerk's Office on January 3, 2023.

## 2. ROLL CALL

- DJ Luccarelli, Mayor  
Rocco Impreveduto, Deputy Mayor  
Gregory Buontempo, Committeeman  
Brian Foster, Committeeman  
Kim LaMountain, Committeewoman

## 3. 7:00 PM EXECUTIVE SESSION - UPSTAIRS CONFERENCE ROOM

## 4. 7:30 PM PUBLIC SESSION - COMMITTEE CONFERENCE ROOM

## 5. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

**6. PROCLAMATION 7TH GRADE GIRLS BASKETBALL TEAM**

- [Proclamation - HYAA 7th Grade Girls Travel Basketball Team](#)

**7. APPROVAL OF MINUTES**

- Mayor Luccarelli requested a motion to approved the February 14, 2023 Executive and Public Session minutes.

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Brian Foster
<b>SECONDER:</b>	Rocco Impreveduto
<b>AYES:</b>	Gregory Buontempo, DJ Luccarelli, Rocco Impreveduto, and Brian Foster
<b>ABSTAINED:</b>	Kim LaMountain

- Mr. Collins, at the direction of the Mayor, requested the addition of Resolution 2023-115 to the Consent Agenda. Mayor Luccarelli requested a motion.

[2023-115](#)

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Gregory Buontempo
<b>SECONDER:</b>	Rocco Impreveduto
<b>AYES:</b>	Gregory Buontempo, DJ Luccarelli, Rocco Impreveduto, Brian Foster, and Kim LaMountain

**8. PUBLIC COMMENT- AGENDA ITEMS ONLY**

Members of the public are invited to provide comments up to three (3) minutes in duration on agenda items only. Commenters are asked to state his or her full name and address for the record before entering comments.

- **Thomas Wood, Heather Hill Way** - commented on the addition of Resolution 2023-115 to the Consent Agenda
- **Lance Lupi, Line Road** - inquired about items on the Bill List, on the bid for the EMS Building Project, and on the change order for the Police Department Locker Room Project

**9. CONSENT AGENDA**

**Resolutions 2023-101 to 2023-114** All matters listed under the Consent Agenda are considered routine by the Township Committee and will be adopted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired of any item by a member of the Township Committee, the item will be considered separately.

- [2023-101](#)
- [2023-102](#)
- [2023-103](#)
- [2023-104](#)
- [2023-105](#)
- [2023-106](#)
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- [2023-107](#)
- [2023-108](#)
- [2023-109](#)
- [2023-110](#)
- [2023-111](#)
- [2023-112](#)
- [2023-113](#)
- [2023-114](#)
- [2023-115](#)
- Mayor Luccarelli requested a motion to approve the Consent Agenda as amended, including Resolutions 2023-101 through 2023-115.

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Rocco Impreveduto
<b>SECONDER:</b>	Brian Foster
<b>AYES:</b>	Gregory Buontempo, DJ Luccarelli, Rocco Impreveduto, Brian Foster, and Kim LaMountain

## 10. HEARINGS ON ORDINANCES

- Township Clerk Patrovich read Ordinance 2023-04 by title (**Ordinance Authorizing an Easement Swap Involving Block 25.03, Lot 16 on the Tax Maps of the Township of Holmdel**). Mayor Luccarelli opened for Public Hearing. Observing no requests for public comment, Mayor Luccarelli requested a motion to adopt on final reading and publish in the Asbury Park Press according to law.

### [Ordinance 2023-04](#)

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Brian Foster
<b>SECONDER:</b>	Kim LaMountain
<b>AYES:</b>	Gregory Buontempo, DJ Luccarelli, Rocco Impreveduto, Brian Foster, and Kim LaMountain

## 11. DEPARTMENTS

### 11.1. Administrator

- 11.1.1. Mr. Delaney provided follow-up responses to questions raised at the last Township Committee meeting on the status of trees on South Holland Road and the status of the Bike Path Project and the status of the flooding on Middle Road.

### 11.2. Chief Financial Officer

- 11.2.1. Mr. Antonides provided an update on the recent Finance Committee meeting and informed the Township Committee that the Administration Department would begin conducting budget meetings with department heads this week.

## 12. PROFESSIONAL REPORTS

### 12.1. Attorney

### 12.2. Engineer

## 13. BOARDS/COMMITTEES

- **Committeeman Buontempo** provided a report from the Holmdel Library and the Veterans Committee.
- **Committeewoman LaMountain** had no update for this meeting.
- **Committeeman Foster** provided a report from the Police Department, the Fire Department, and the Public Works Department.
- **Deputy Mayor Imprevduto** provided a report from the Recreation Department, the Board of Education, and the Holmdel Heritage Committee.
- **Mayor Luccarelli** gave an update about the Turkey Relief Drive, the Holmdel School District Transition Fair, the Mayor's Community Clean-up Day, and the Motor Vehicle Commission's Mobile Unit.
- **Police Chief Frank Allocco** provided information to the Township Committee and the audience.

## 14. BUSINESS FROM THE COMMITTEE

## 15. PUBLIC COMMENT

Members of the public are invited to provide comments up to three (3) minutes in duration. Commenters are asked to state his or her full name and address for the record before entering comments.

- **Karen Strickland, Heyward Hills Drive** - commented on the preservation of the Crawford Hill property and the Holmdel Horn Antenna as a public park; read a petition to that effect into the record  
**Janet Jackel, Stoney Brook Road** - commented on the preservation of the Crawford Hill property and the Holmdel Horn Antenna as a public park, shared an email from Nokia-Bell Labs  
**Ian Lavalas, Rambling Brook Drive** - commented on the preservation of the Crawford Hill property and the Holmdel Horn Antenna  
**Ralph Blumenthal, Stoney Brook Road** - commented on the preservation of the Crawford Hill property and the Holmdel Horn Antenna as a public park  
**Janet Nici, Country Squire Lane** - commented on the preservation of the Crawford Hill property and Holmdel Horn Antenna as a public park, also commented on water quality and water contamination  
**Jay Weisenfeld, Oak Street, Lincroft** - commented on the preservation of the Crawford Hill property and the Holmdel Horn Antenna  
**Agnes King, Cherry Hill Road** - commented on the preservation of the Crawford Hill property and shared that the Holmdel Half Century Club largely supports the preservation of the property  
**Terrence Wall, La Quinta Court** - shared recommendations on the process for preserving the Crawford Hill property and the Holmdel Horn Antenna

**Lance Lupi, Line Road** - inquired about the shared service municipal court with Colts Neck, inquired about the Police Department locker room project, inquired about the pole barn project, inquired about the traffic situation at the high school, inquired for an update on Shop Holmdel, inquired about an update on the right turn at Line Road/Bethany Road

**Zach Gilstein, Chardonnay Drive** - inquired about the status of the pickle ball courts project

**Jay Yanello, Ladwood Drive** - commented on the preservation of the Crawford Hill property and the Holmdel Horn Antenna as a public park; inquired about the paving of Ladwood Drive

**Alisha Younesan, Riverside Lane** - made a public invitation for a CILU event at Bayonet Farm on April 30th

## 16. ADJOURNMENT

- Meeting adjourned by acclamation at 8:56pm.

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Township Clerk

**PROCLAMATION OF THE HOLMDEL TOWNSHIP COMMITTEE**

**WHEREAS**, this year the 2022-2023 Holmdel Youth Athletic Association 7<sup>th</sup> Grade Girls Travel basketball team finished their regular season with an impressive 18-3 record; and

**WHEREAS**, the team was undefeated in Mid-Monmouth conference play, earning first place in their division; and

**WHEREAS**, after having lost the first two games of the season, the team staged a comeback and won the New Jersey Invitational Tournament in November; and

**WHEREAS**, Holmdel ultimately won the 2022-2023 Mid-Monmouth Championship for the second year in a row, defeating Manasquan; and

**WHEREAS**, the players were led, supported, and encouraged in their endeavors and successes by Coaches Ellen Flaherty, Juli Smigelsky, and Mike Zarraga

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Holmdel on this 14<sup>th</sup> day of March 2023, that congratulations be extended to the following, Layla Abusuleiman, Daniella Bavaro, Ryann Buchan, Josephine Colantoni, Maeve Flaherty, Claire Gillespie, Emma Jackstadt, Quinn Smigelsky, Logan Teevan, Jenna Yasnowski, Casey Zammit, and Payton Zarragaboth, personally and officially on behalf of the residents of the community for their outstanding achievements.

**BE IT FURTHER RESOLVED** that a suitably engrossed copy of this resolution be presented to the team as a small token of the esteem in which they are held; and

**BE IT FURTHER RESOLVED** that all best wishes be extended to all for continued success in all of their future endeavors.

**Holmdel Township Committee**  
Domenico “DJ” Luccarelli , Mayor  
Rocco Impreduto, Deputy Mayor  
Greg Buontempo, Committeeman  
Brian Foster, Committeeman  
Kim LaMountain, Committeewoman

**Attest:**  
Wendy L Patrovich, RMC/CMR  
Township Clerk

**RESOLUTION**

**TOWNSHIP OF HOLMDEL  
COUNTY OF MONMOUTH**

**RESOLUTION AMENDING RESOLUTION 2022-307 AUTHORIZING AND  
DIRECTING THE HOLMDEL TOWNSHIP PLANNING BOARD TO UNDERTAKE A  
PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED  
STUDY AREA OF BLOCK 27, LOTS 6, 6.01, AND 7 (791 Holmdel Road) IS TO BE  
DELINEATED AS AN AREA IN NEED OF REDEVELOPMENT FOR  
CONDEMNATION PURPOSES**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the LRHL sets forth the procedures for the Township to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

**WHEREAS**, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, pursuant to P.L. 2013, c. 159, a governing body may authorize a redevelopment investigation to be conducted for either condemnation or non-condemnation purposes; and

**WHEREAS**, the Township Committee adopted Resolution 2022-307 on November 22, 2022 authorizing and requesting the Township Planner assist the Planning Board undertake a preliminary investigation of Block 22, Lots 6, 6.01 and 7 on the tax map of the Township of Holmdel also known as 791 Holmdel Road (the "Delineated Area") to determine whether the Delineated Area meets the statutory criteria to be designated as an area in need of redevelopment for non-condemnation purposes according to the criteria set forth in N.J.S.A. 40A:12A-5 and -3; and

**WHEREAS**, the Township Committee desires to amend Resolution 2022-307 to authorize and direct the Township Planner to assist the Planning Board in its preliminary investigation of the Delineated Area to determine if qualifies as an area in need of redevelopment for condemnation purposes rather than for non-condemnation purposes pursuant to the criteria set forth under N.J.S.A. 40A:12A-5 and -3.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Holmdel, in the County of Monmouth, State of New Jersey, as follows:

2023-115

1. The Township Committee hereby amends Resolution 2022-307 and authorizes and requests that the Planning Board undertake a preliminary investigation of Block 27, Lots 6, 6.01, and 7 to determine whether the Delineated Area constitutes being designated as an “area in need of redevelopment” for condemnation purposes according to the criteria set forth in N.J.S.A. 40A:12A-5 and -3.

2. The Township’s Planner is hereby authorized to assist the Planning Board in its preliminary investigation of the Delineated Area, including preparing a preliminary investigation report, to be reviewed at a properly noticed public hearing in accordance with the requirements of the LRHL, to assist the Township Committee in determining whether the Delineated Area shall be designated as an area in need of redevelopment for condemnation purposes.

3. The Township Administrator, Township Planner and Township Attorney or his designee are each hereby authorized and directed to take any necessary and appropriate actions in connection with the redevelopment investigation and planning of the delineated area of investigation.

4. This Resolution shall become effective immediately upon adoption.

#### CERTIFICATION

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel, do hereby certify that the above is a true copy of the Resolution adopted by the Holmdel Township Committee at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

2023-115



BILLS PAYABLE RESOLUTION

WHEREAS, the Township of Holmdel has received certain claims against it by way of vouchers received during the period ending on March 14, 2023.

WHEREAS, the Chief Financial Officer has certified that there is a sufficient budget appropriation amount to cover the payment of said claims; and

WHEREAS, certain claims contained herein may have been prepaid by the Chief Financial Officer pursuant to the authority contained in N.J.S.A. 40:5-17, Local Finance Notice 2019-02, and Holmdel Township Committee Resolution 2023-31, but remain subject to formal approval by the Township Committee.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Holmdel that the claims listed below on the Schedule of Bills Payable on March 14, 2023 be and the same hereby are approved and the Chief Financial Officer is authorized to pay said claims:

FUND DISTRIBUTION	2-01	CURRENT FUND	\$	59,551.83
FUND DISTRIBUTION	2-07	SEWER OPERATING	\$	138.61
FUND DISTRIBUTION	2-26	POOL OPERATING	\$	9,275.82
FUND DISTRIBUTION	2-28	OPEN SPACE TRUST	\$	4,388.00
		YEAR TOTAL	\$	73,354.26
FUND DISTRIBUTION	3-01	CURRENT FUND	\$	244,914.11
FUND DISTRIBUTION	3-07	SEWER OPERATING	\$	127,685.86
FUND DISTRIBUTION	3-15		\$	5,053.56
FUND DISTRIBUTION	3-17		\$	50,120.34
FUND DISTRIBUTION	3-26	POOL OPERATING	\$	181.22
		YEAR TOTAL	\$	427,955.09
FUND DISTRIBUTION	C-04	GENERAL CAPITAL	\$	397,763.26
FUND DISTRIBUTION	C-08	SEWER CAPITAL	\$	3,865.50
		YEAR TOTAL	\$	401,628.76
FUND DISTRIBUTION	D-14	DOG TRUST	\$	185.00
FUND DISTRIBUTION	G-02	STATE/FED GRANT	\$	78.56
FUND DISTRIBUTION	T-12	OTHER TRUSTS	\$	7,313.12
		TOTAL OF ALL FUNDS	\$	910,514.79
		TOTAL OF ALL PROJECTS	\$	50,120.34

CERTIFICATION

2023-101

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

2023-101

BILLS PAYABLE RESOLUTION # 2

WHEREAS, the Township of Holmdel has received certain claims against it by way of vouchers received during the period ending on March 14, 2023; and

WHEREAS, the Chief Financial Officer has certified that there is a sufficient budget appropriation amount to cover the payment of said claims; and

WHEREAS, certain claims contained herein may have been prepaid by the Chief Financial Officer pursuant to the authority contained in N.J.S.A. 40:5-17, Local Finance Notice 2019-02, and Holmdel Township Committee Resolution 2023-31, but remain subject to formal approval by the Township Committee.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Holmdel that the claims listed below on the Schedule of Bills Payable on March 14, 2023 be and the same hereby are approved and the Chief Financial Officer is authorized to pay said claims:

FUND DISTRIBUTION	3-01	CURRENT FUND	\$	6,941.08
FUND DISTRIBUTION	3-07	SEWER OPERATE	\$	4,933.80
		YEAR TOTAL	\$	11,874.88
FUND DISTRIBUTION	C-04	GENERAL CAPITALS	\$	11,500.00
		Total of All Funds:	\$	23,374.88

CERTIFICATION

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

**TOWNSHIP OF HOLMDEL**

**COUNTY OF MONMOUTH**

**RESOLUTION TO CANCEL ESCROW DEPOSITS**

**WHEREAS**, there are a number of old escrow balances which the Township has attempted to refund to the rightful owner; and

**WHEREAS**, the owners of said escrow funds have not been located;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee that the following escrows be cancelled to Fund Balance:

EAS-CHICOL	\$ 441.23
PB-HAYES	\$ 245.00

**CERTIFICATION**

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel, do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

2023-103

**TOWNSHIP OF HOLMDEL  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**AUTHORIZING THE TRANSFER OF 2022 APPROPRIATION RESERVES**

**WHEREAS**, it is determined that various line items within the 2022 calendar year operating budget need additional funds to cover necessary expenditures; and,

**WHEREAS**, it is also determined that sufficient balances remain in various expense accounts to cover these expenditures; and,

**WHEREAS**, New Jersey Statute 40A:4-58 allows for the transfer of funds between line items during the last two months during the fiscal year and the first three months of the following year.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee that the Chief Financial Officer is hereby authorized to make the attached budget transfers.

**TRANSFERS FROM**

Administration	Salaries	\$ 15,000.00
Finance	Salaries	7,000.00
Information Technology	Salaries	14,100.00
		\$ 36,100.00

**TRANSFERS TO**

Administration	Other Expenses	\$ 100.00
Legal	Other Expenses	13,000.00
Planning Board	Other Expenses	1,600.00
Planner	Other Expenses	2,400.00
Zoning Board	Other Expenses	1,000.00
Parks	Other Expenses	1,000.00
Water	Other Expenses	17,000.00
		\$ 36,100.00

CERTIFICATION

I, Wendy L. Patrovich, Township Clerk of the Township of Holmdel, do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on February 28, 2023.

Wendy L. Patrovich, RMC/CMR  
Township Clerk

2023-104

**RESOLUTION  
APPROVING EDWARD A. KEENAN AS  
HOLMDEL TOWNSHIP FIRE FIGHTER**

**WHEREAS**, the Township Committee of the Township of Holmdel has the authority to supervise the Township's volunteer fire department in accordance with N.J.S.A. 40A:14-68; and

**WHEREAS**, pursuant to Holmdel Ordinance 2-29.5, the Township Committee shall approve all fire department members; and

**WHEREAS**, Edward A. Keenan has applied to become a Holmdel Township Firefighter and has satisfied all applicable requirements.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Holmdel that Edward A. Keenan be and are hereby is appointed as a Holmdel Township Firefighter.

**CERTIFICATION**

I, Wendy L. Patrovich, Township Clerk of the Township of Holmdel, do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L. Patrovich, RMC/CMR  
Township Clerk

2023-105

RESOLUTION  
AMENDING CONTRACT  
EMS BUILDING RENOVATION

**WHEREAS**, on January 19, 2023 bids were received at the Municipal Building, 4 Crawfords Corner Road, Holmdel, New Jersey, for the renovation of the Holmdel EMS Building; and

**WHEREAS**, on January 24, 2023 a contract was awarded to apparent low bidder Fitzpatrick & Associates in the amount of \$1,066,695.00; and

**WHEREAS**, the award did not include an award of the alternates that were contained within the bid for existing bay doors and coating garage floor with epoxy; and

**WHEREAS**, approval is being requested to amend the award of contract to include these alternates for an additional amount of \$43,000 as bid; and

**WHEREAS**, the amount of the contract including these alternates will total \$1,109,695.00; and

**WHEREAS**, the Chief Financial Officer has certified to the Purchasing Agent that funds are available.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Holmdel that the Township of Holmdel hereby approves amending the original contract to include the above-mentioned alternates in the amount of \$43,000.

**BE IT FURTHER RESOLVED** that a copy of this Resolution certified by the Township Clerk to be a true copy be forwarded to Fitzpatrick & Associates and the Township's Qualified Purchasing Agent.

CERTIFICATION

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel, do hereby certify that the above is a true copy of the Resolution adopted by the Holmdel Township Committee at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

2023-106



**RESOLUTION AUTHORIZING CHANGE ORDER, ACCEPTING MAINTENANCE  
BOND, AND APPROVING CONTRACT CLOSE OUT FOR  
TAKOLUSA DRIVE IMPROVEMENT PROJECT**

**WHEREAS**, the Township of Holmdel awarded a contract to Z Brothers for the Takolusa Drive Improvement Project; and

**WHEREAS**, final certification payment was submitted by Z Brothers in the amount of \$41,129.27; and

**WHEREAS**, this Change Order decreases the contract price by \$58,837.97 and allows for close out of the contract; and

**WHEREAS**, the contractor has provided the Township with a two (2) year Maintenance Bond in the amount of \$45,905.23; and

**WHEREAS**, the Township Engineer has approved and recommends contract closeout.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Holmdel that Change Order be approved to the referenced contract, that the maintenance bond that has been provided be accepted, and the contract be closed out, consistent with the foregoing.

CERTIFICATION

I, Wendy L. Patrovich, Township Clerk of the Township of Holmdel do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L. Patrovich, RMC/CMR  
Township Clerk

2023-107

**RESOLUTION AUTHORIZING CHANGE ORDER NUMBER 4 FOR THE POLICE  
DEPARTMENT LOCERK ROOM RENOVATION PROJECT**

WHEREAS, the Township of Holmdel awarded a contract to Pharos Enterprises, LLC for the Police Department Locker Room Renovation Project in the amount of \$717,000.00; and

WHEREAS, the work relating to this contract is ongoing, and the Township Architect has submitted a report dated February 22, 2023 requesting approval for Change Order #4 for an increase to the contract amount of \$14,380.89; and

WHEREAS, the total net changes to the contract for Change Orders 1, 2,3 and 4 to the contract amount is \$43,987.97.

WHEREAS, the Chief Financial Officer has Certified that funding is available for this purpose.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Holmdel that Change Order #4 be approved to the referenced contract.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Township Clerk to be a true copy be forwarded to Pharos Enterprises, LLC, Chief Financial Officer, and Township Qualified Purchasing Agent.

**CERTIFICATION**

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

2023-108

**RESOLUTION CONTRACT  
HOLMDEL SWIM CLUB UPGRADE/RENOVAITON PROJECT**

**WHEREAS**, bids were received on March 7, 2023, for the Holmdel Swim Club Facility Upgrade/Renovation Project; and

**WHEREAS**, it has been determined that it is in the best interest of Holmdel Township to award the contract to the sole bidder Aquatic Services, Inc. in the amount of \$153,459.65; and

**WHEREAS**, the Chief Financial Officer has certified to the Purchasing Agent that funds are available.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Holmdel that the Township of Holmdel hereby awards a contract to Aquatic Services, Inc. in the amount of \$153,459.65.

**BE IT FURTHER RESOLVED** that a copy of this Resolution certified by the Township Clerk to be a true copy be forwarded to Aquatic Services, Inc., and Townships Qualified Purchasing Agent.

CERTIFICATION

I, Wendy L. Patrovich, Township Clerk of the Township of Holmdel, do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L. Patrovich, RMC/CMR  
Township Clerk

2023-109

**RESOLUTION REFUNDING RECREATION FEES**

BE IT RESOLVED by the Mayor and Township Committee of the Township of Holmdel that the following Recreation Fees be returned:

Arlene Saze-Kamdar ~ refund spring dance	\$130.00
Thomas Brunner ~ refund spring dance	\$130.00
Lauren Krol ~ refund spring dance	\$70.00
Saina Paul ~ refund summer camp	\$600.00
Jennifer Barbaro ~ refund karate class	\$65.00
Jennifer Rainess ~ refund spring dance	\$130.00
Bauer Clemente ~ refund karate class	\$65.00
Amy Semmel ~ refund summer camp	\$450.00
Jennifer Asbedian ~ refund swim lesson	\$75.00

**CERTIFICATION**

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

**RESOLUTION REFUNDING UNUSED ESCROW**

BE IT RESOLVED by the Mayor and Township Committee of the Township of Holmdel that the following unexpended Escrow be returned to Don Dan Plaza Condo;

Zoning Board Application	\$688.00
Performance Engineering Fees	\$500.00

**CERTIFICATION**

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel, do hereby certify that the above is a true copy of the Resolution adopted by the Holmdel Township Committee at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

2023-111

TOWNSHIP OF HOLMDEL  
COUNTY OF MONMOUTH

**WHEREAS**, procurements completed by the Township of Holmdel (“Township”) are typically governed by the provisions of the Local Public Contracts Law (“LPCL”), N.J.S.A. 40A:11-1 et seq.; and

**WHEREAS**, notwithstanding the provisions of the LPCL, N.J.S.A. 52:34-6.2(b)(3) authorizes the Township to “make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

**WHEREAS**, pursuant to this authority, the Township is a member of the North Jersey Wastewater Cooperative Pricing System, which satisfies the foregoing statutory criteria; and

**WHEREAS**, the Township seeks to execute a contract with Pumping Services, Inc for Cellular Monitoring Solutions through North Jersey Wastewater Cooperative Pricing System, for Holmdel Township Pumping Stations in the amount not of \$43,500.00, as set forth in the proposal attached hereto as Exhibit A and incorporated by reference; and

**WHEREAS**, the Township has determined that the use of the cooperative purchasing agreement with North Jersey Wastewater Cooperative Pricing System for this contract, “shall result in cost savings, after all factor, including charges for service, material, and delivery, have been considered,” as required by N.J.S.A. 52:34-6.2(b)(3); and

**WHEREAS**, to the extent required by the provisions of N.J.S.A. 19:44A-20.4 et seq., Pumping Services, Inc. Shall complete and submit a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate committee in the Township of Holmdel in the previous one year, and that the contract will prohibit same from making any reportable contributions through the term of the contracts, pursuant to N.J.S.A. 19:44A-20.5 et seq., which shall remain on file for 10 days prior to entering into any contract with entities; and

**WHEREAS**, the Township of Holmdel Chief Financial Officer has certified that funds are available.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Holmdel hereby awards the following contract, consistent with the foregoing:

Procurement	Cooperative	Vendor	Contract Amount	Proposal
Cellular Monitoring Solutions for Township Pump Stations	North Jersey Wastewater Cooperative Pricing System	Pumping Services, Inc.	\$43,500	Exhibit A

CERTIFICATION

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

**RESOLUTION  
AWARDING OF CONTRACT – SPECTRASERV**

**WHEREAS**, quotes were received for the Pump Stations wet well cleanings; and

**WHEREAS**, the following quote was received:

<u>Contractor:</u>	<u>Amount:</u>
Spectraserv	\$18,953.00

**WHEREAS**, pursuant to N.J.S.A. 40A:11-3, the Township’s QPA recommends an award be made to Spectraserv in the amount of \$40,500; and

**WHEREAS**, Spectraserv has completed and submitted a Business Entity Disclosure Certification which certified that they have not made any reportable contributions to a candidate or candidate committee in the Township of Holmdel in the previous one year, and that their contract will prohibit them from making any reportable contributions through the term of the contract, consistent with N.J.S.A. 19:44-A-20.5 et seq., and

**WHEREAS**, the Chief Financial Officer has certified to the Purchasing Agent that funds are available.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Township Committee of the Township of Holmdel that the Township of Holmdel hereby authorizes the award of a contract to Spectraserv in the amount of \$40,500.

**CERTIFICATION**

I, Wendy L. Patrovich, Township Clerk of the Township of Holmdel, do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L. Patrovich, RMC/CMR  
Township Clerk

2023-113

RESOLUTION

TOWNSHIP OF HOLMDEL  
COUNTY OF MONMOUTH

RESOLUTION ACCEPTING DEED OF EASEMENT RELATIVE TO BLOCK 29, LOT 31  
(PRIOR TO SUBDIVISION) (800 HOLMDEL ROAD)

WHEREAS, on October 16, 2018, applicant Anthony Odunlami obtained preliminary and final major subdivision approval with variances and waivers relative to Block 29, Lot 31 (prior to subdivision), commonly known as 800 Holmdel Road; and

WHEREAS, the subject approval requires applicant to convey to the Township a deed of drainage and utility easement, which the Township seeks to accept.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby approves the acceptance of a drainage and utility deed of easement, consistent with the foregoing, and subject to the final review and approval of the Township Attorney and Township Engineer as to form.

BE IT FURTHER RESOLVED that the Mayor and Township Administrator are hereby authorized and directed to execute the deed if necessary, and the Township Clerk is authorized and directed to accept the deed and record same upon full execution.

CERTIFICATION

I, Wendy L. Patrovich, Township Clerk of the Township of Holmdel do hereby certify this to be a true copy of a Resolution adopted by the Township Committee of the Township of Holmdel at a meeting held on March 14, 2023.

Wendy L. Patrovich, RMC/CMR  
Township Clerk



**RESOLUTION**

**TOWNSHIP OF HOLMDEL  
COUNTY OF MONMOUTH**

**RESOLUTION AMENDING RESOLUTION 2022-307 AUTHORIZING AND  
DIRECTING THE HOLMDEL TOWNSHIP PLANNING BOARD TO UNDERTAKE A  
PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED  
STUDY AREA OF BLOCK 27, LOTS 6, 6.01, AND 7 (791 Holmdel Road) IS TO BE  
DELINEATED AS AN AREA IN NEED OF REDEVELOPMENT FOR  
CONDEMNATION PURPOSES**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the LRHL sets forth the procedures for the Township to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

**WHEREAS**, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, pursuant to P.L. 2013, c. 159, a governing body may authorize a redevelopment investigation to be conducted for either condemnation or non-condemnation purposes; and

**WHEREAS**, the Township Committee adopted Resolution 2022-307 on November 22, 2022 authorizing and requesting the Township Planner assist the Planning Board undertake a preliminary investigation of Block 22, Lots 6, 6.01 and 7 on the tax map of the Township of Holmdel also known as 791 Holmdel Road (the "Delineated Area") to determine whether the Delineated Area meets the statutory criteria to be designated as an area in need of redevelopment for non-condemnation purposes according to the criteria set forth in N.J.S.A. 40A:12A-5 and -3; and

**WHEREAS**, the Township Committee desires to amend Resolution 2022-307 to authorize and direct the Township Planner to assist the Planning Board in its preliminary investigation of the Delineated Area to determine if qualifies as an area in need of redevelopment for condemnation purposes rather than for non-condemnation purposes pursuant to the criteria set forth under N.J.S.A. 40A:12A-5 and -3.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Holmdel, in the County of Monmouth, State of New Jersey, as follows:

2023-115

1. The Township Committee hereby amends Resolution 2022-307 and authorizes and requests that the Planning Board undertake a preliminary investigation of Block 27, Lots 6, 6.01, and 7 to determine whether the Delineated Area constitutes being designated as an “area in need of redevelopment” for condemnation purposes according to the criteria set forth in N.J.S.A. 40A:12A-5 and -3.

2. The Township’s Planner is hereby authorized to assist the Planning Board in its preliminary investigation of the Delineated Area, including preparing a preliminary investigation report, to be reviewed at a properly noticed public hearing in accordance with the requirements of the LRHL, to assist the Township Committee in determining whether the Delineated Area shall be designated as an area in need of redevelopment for condemnation purposes.

3. The Township Administrator, Township Planner and Township Attorney or his designee are each hereby authorized and directed to take any necessary and appropriate actions in connection with the redevelopment investigation and planning of the delineated area of investigation.

4. This Resolution shall become effective immediately upon adoption.

#### CERTIFICATION

I, Wendy L Patrovich, Township Clerk of the Township of Holmdel, do hereby certify that the above is a true copy of the Resolution adopted by the Holmdel Township Committee at a meeting held on March 14, 2023.

Wendy L Patrovich, RMC/CMR  
Township Clerk

2023-115

**ORDINANCE 2023-04**

**TOWNSHIP OF HOLMDEL  
COUNTY OF MONMOUTH**

**AN ORDINANCE AUTHORIZING AN EASEMENT SWAP INVOLVING BLOCK 25.03,  
LOT 16 ON THE TAX MAPS OF THE TOWNSHIP OF HOLMDEL**

**WHEREAS**, the Township of Holmdel (“Township”) holds an open space easement (the “Easement”) to portions of Block 25.03, Lot 16 on the Tax Map of the Township of Holmdel, commonly known as 2 Yellowbrook Road, Holmdel, County of Monmouth, State of New Jersey (the “Property”); and

**WHEREAS**, the Easement was established by way of subdivision map for Falcon’s Ridge II, filed in the Monmouth County Clerk’s Office in Case 247-16 on August 20, 1993 (the “Filed Map”); and

**WHEREAS**, on or about May 7, 2020, through their counsel, the owners of the Property (the “Owners”) petitioned the Township for relief pursuant to Holmdel Township Ordinance 30-58(j) in order to construct a fence within the Easement; and

**WHEREAS**, upon review by the Township Engineer and the Township Attorney, the Township determined that the requested relief would be appropriately provided through an easement swap (the “Easement Swap”) that would vacate the easement in the subject portion that would allow for the construction of the proposed improvements; and

**WHEREAS**, the terms of the Easement Swap are further described in the survey attached hereto as **Exhibit A** and the metes and bounds descriptions attached hereto as **Exhibits B and C**; and

**WHEREAS**, under the proposed Easement Swap, the Township shall deed to the Owners an extinguishment of its Open Space Easement over a 2412.52 sq. ft. portion of the Property, as provided in the “Portion to be vacated” listed in **Exhibit B**, in exchange for the Owners granting a deed of Open Space Easement to the Township over a 2412.52 sq. ft. portion of the Property, in addition to the current Open Space Easement established under the Filed Map, as provided in the “Proposed Easement newly described” listed in **Exhibit C**; and

**WHEREAS**, the Township Engineer has approved the descriptions contained in **Exhibits B and C** from an engineering standpoint; and

**WHEREAS**, the Township’s Tax Assessor has certified that the “full and fair value” of the easements to be exchanged under the Swap are equal; and

**WHEREAS**, N.J.S.A. 40A:12-16 authorizes the Township to approve the Easement Swap by ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Holmdel, County of Monmouth, State of New Jersey, as follows:

1. The findings set forth in the foregoing preamble are hereby incorporated as if fully restated.
2. The Mayor, Deputy Mayor, and Township Clerk are hereby authorized to execute a Deed extinguishing and terminating the Easement over the property listed in Exhibit B, in exchange for a Deed granting to the Township an Open Space Easement over the property listed in Exhibit C. The form and substance of the deeds shall be subject to the review and approval of the Township Attorney.
3. The Mayor, Deputy Mayor, Township Clerk, Township Attorney, and Township Administrator are hereby authorized and directed to prepare, execute, and file any and all such documents and undertake any and all such actions as may be reasonably necessary to effectuate the terms hereof, including but not limited to a Contract for Exchange of Real Estate.
4. All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.
5. This Ordinance shall take effect upon passage and publication in accordance with law.

The foregoing ordinance was introduced and passed on the first reading at a meeting of the Township Committee of the Township of Holmdel held on February 28, 2023 and will be considered for final passage and adoption at a meeting of said Township Committee to be held on March 14, 2023 at Township Hall, 4 Crawford's Corner Road, Holmdel, NJ at 7:30 PM at which time and place all persons desiring to be heard thereon will be given full opportunity.

Domenico Luccarelli, Mayor

Attest:  
Wendy L Patrovich, RMC/CMR  
Township Clerk