



TOWNSHIP OF WALL
REGULAR MEETING AGENDA
SEPTEMBER 27, 2023

7:00 PM
CONFERENCE ROOM A

This agenda reflects to the extent known at the time of the posting, pursuant to N.J.S.A. 10:4-8(d). The agenda is tentative and is subject to amendment, additions, or deletions prior to the meeting.

Agenda Review:

1. **Sunshine Statement**

In compliance with the "Open Public Meetings Act," Chapter 231, P.L. 1975, adequate notice of this meeting has been provided in the following manner: the annual notice was forwarded to the official Township newspapers and was posted in the Wall Township Municipal Building. All notices are on file with the Township Clerk.

2. **Roll Call**

3. **Review of the Public Business Meeting Agenda**

4. **Resolution No. 23-0908** - Authorization to discuss matters in private session:

- Personnel
- Litigation

Motion - Second – Roll Call Vote

MAIN MEETING ROOM

Public Business Portion:

5. **Salute to the Flag and a Moment of Silence**

6. **Sunshine Statement**

In compliance with the "Open Public Meetings Act," Chapter 231, P.L. 1975, adequate notice of this meeting has been provided in the following manner: the annual notice was forwarded to the official Township newspapers and was posted in the Wall Township Municipal Building. All notices are on file with the Township Clerk.

7. **Roll Call**

8. **Resolution No. 23-0909** - Authorization to approve certain Police Department personnel matter(s):

<u>NAME</u>	<u>DEPARTMENT/POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Jared Conte	Police/ Patrolman	\$51,811.98	9/28/2023
John Kelly	Police/ Patrolman	\$51,811.98	9/28/2023
Trent Powers	Police/ Patrolman	\$51,811.98	9/28/2023

Motion - Second - Roll-Call Vote

9. Swearing in of Patrolman Conte

10. Swearing in of Patrolman Kelly

11. Swearing in of Patrolman Powers

12. Proclamation recognizing Red Ribbon Week October 23, 2023 – October 31, 2023

13. Re-introduction of **ORDINANCE NO. 8-2023** ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE ROUTE 33/34 CORRIDOR AS DESCRIBED IN THE ROUTE 33/34 CORRIDOR AND MOTEL SITES REDEVELOPMENT PLAN

Re: Adoption of the Route 33/34 Corridor and Motel Sites Redevelopment Plan

Motion that **ORDINANCE NO. 8-2023** be adopted as to its first reading and advertised for second reading and public hearing on **October 25, 2023**, at 7:00 pm. pursuant to law.

Motion - Second - Roll-Call Vote

14. Introduction of **ORDINANCE NO. 16-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING ZONES OF AH12 AND AH13 - 5100 MEGILL ROAD AND 1427 WYCKOFF ROAD AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 913 LOTS 25.01 AND 35.01 – 5100 MEGILL ROAD AND 1427 WYCKOFF ROAD FROM OR-10 AND OR-10 TO AH12 AND AH13

Re: Rezone Block 913 Lot(s) 25.01 & 35.01 - 5100 Megill Road and 1427 Wyckoff Road with TRG NJ, LLC at Wyckoff Road and Project Freedom from OR-10 and OR-10 to AH12 and AH13

Motion that **ORDINANCE NO. 16-2023** be adopted as to its first reading and advertised for second reading and public hearing on **October 25, 2023**, at 7:00 pm. pursuant to law.

Motion - Second - Roll-Call Vote

15. **Consent Agenda:**

All items listed on the "Consent Agenda" are considered routine by the Township and will be adopted or approved collectively by a single motion and roll-call vote of a majority of the Township Committee. All items are available for public inspection at this meeting and in the office of the Township Clerk. There will be no separate discussion of these items. If a discussion is desired on any item, it will be considered separately. The **Mayor** asks if any member of the Township Committee wishes to consider any item separately. If not, he/she requests a **Motion** to approve the items listed.

Approval of Minutes:

- o 8/23/2023

Resolution No. 23-0910 - Approval of vouchers for September 14, 2023, through September 27, 2023, in the amount of \$ 3,767,168.25

Resolution No. 23-0911 - Authorization to approve Items of Revenue and Appropriation N.J.S.A. 40A:4-87 Stormwater Assistance Grant in the amount of \$15,000.00

Resolution No. 23-0912 - Authorization to approve Items of Revenue and Appropriation N.J.S.A. 40A:4-87 Bullet Proof Vest Partnership Grant in the amount of \$7,215.80

Resolution No. 23-0913 - Authorization for the Municipal Clerk to advertise for Requests for Proposals for 2024 Professional Services

Resolution No. 23-0914 - Authorization to execute a contract with Stephan Green Trailers for the purchase of a backhoe trailer through State Contract #T2622 at a price not to exceed \$25,500.00

Resolution No. 23-0915 - Authorization to execute a contract with Oswald Enterprises Inc. for the cleaning of sanitary sewer trunk lines, TV inspection of lines and crew through competitive quotes at a price not to exceed \$16,400.00

Resolution No. 23-0916 - Authorization to submit a grant application and execute a grant contract with the New Jersey Department of Transportation (NJDOT) for the Route 18 Bike Path extension project

Resolution No. 23-0917 - Authorization to close various Township Street(s) for the purpose of a block party:

- o Bay Plaza from Belmar Boulevard to Pomerton Road-Saturday, October 14, 2023

Resolution No. 23-0918 - Acknowledgement of the review and approval of the annual compensation for Fire District No. 1, 2, and 3 Commissioners established by the Board of Fire Commissioners

Resolution No. 23-0919 - Authorization to approve certain personnel matter(s):

NAME	DEPARTMENT/POSITION	SALARY	EFFECTIVE DATE
Frank Manzi	Police/ Police Investigator	\$20.00/hour	9/28/2023
Jennevieve Dellett	Youth Center	\$14.13/ hour	9/18/2023

Resolution No. 23-0920 - Authorization to execute a Bureau of Water System Engineering (BWSE) permit application for a water main extension for Block 874, Lot 4- 1511 Holly Boulevard

Resolution No. 23-0921 - Authorization to execute a Treatment Works Approval (TWA) permit application for a sewer extension for Block 874, Lot 4-1511 Holly Boulevard

Resolution No. 23-0922 - Authorization to execute a Municipality Utility Engineering and Construction Agreement and Amendment- Water with the New Jersey Department of Transportation (NJDOT) for the project titled UECA-6-Route 138, Garden State Parkway to Route 35

Resolution No. 23-0923 - Authorization to execute a Municipality Utility Engineering and Construction Agreement and Amendment- Sewer with the New Jersey Department of Transportation (NJDOT) for the project titled UECA-7-Route 138, Garden State Parkway to Route 35

Resolution No. 23-0924 - Authorization to approve certain Township refund(s):
o Utility

Resolution No. 23-0925 - Authorization to execute a contract with Pilot Electric Co. Inc. for the purchase of Emergency and Non-Emergency Pump and Motor Repair and Purchase of new pumps and motors and all related components through public bid at a price not to exceed \$5,700.00 (8-hour labor rate with 14% markup on material)

Resolution No. 23-0926 - Authorization to execute an agreement with T SLACK Environmental Services for the purchase of an Omntec Tank Monitoring System through State Contract #A42266 at a price not to exceed \$37,191.57

Resolution No. 23-0927 - Authorization to execute a Developer's Agreement with Wall Township Motel, LLC related to the development at the property located at Block 271, Lot(s) 29 and portions of 23.06, 23.07 commonly known as 1909 Route 35

Resolution No. 23-0928 - Authorization to execute a Redeveloper's Agreement with Wall Township Motel, LLC related to the development at the property located at Block 274, Lot 25, on the official tax map of the Township of Wall, commonly known as 2035 Route 35

Resolution No. 23-0929 - Authorization to execute a Redeveloper's Agreement with 5310 Highway 34 LLC related to the development at the property located at Block 907, Lots 23 & 25 on the official tax map of the Township of Wall, commonly known as 5310 Highway 34

Resolution No. 23-0930 - Authorization to adopt a second amendment to the Fair Share Housing Settlement Agreement

Resolution No. 23-0931 - Authorization to approve an Affordable Housing Trust Fund Spending Plan and requesting court approval of the spending

Resolution No. 23-0932 - Authorization to execute a Developer's Agreement with Project Freedom Inc. for the development of an affordable housing project in accordance with the Township's December 18, 2019 and March 24, 2023 settlement agreement with the Fair Share Housing Center for Block 913 Lot(s) 25.01 & 35.01 (portions) (5100 Megill Road)

Resolution No. 23-0933 - Authorization of a Resolution of Need establishing Wall Township's Determination for the proposed affordable rental housing for Project Freedom Inc. for Block 913 Lot(s) 25.01 & 35.01 - 5100 Megill Road and 1427 Wyckoff Road

Resolution No. 23-0934 - Authorization to execute a Payment in Lieu of Taxes ("PILOT") Agreement between Project Freedom Inc. and the Township of Wall for Block 913 Lot(s) 25.01 & 35.01 - 5100 Megill Road and 1427 Wyckoff Road

Resolution No. 23-0935 - Authorization to execute a Developer's Agreement with TRG NJ Developer, LLC for the development of an affordable housing project in accordance with the Township's December 18, 2019 and March 24, 2023 settlement agreement with the Fair Share Housing Center for Block 913 Lot(s) 25.01 & 35.01 (portions) (5100 Megill Road)

Resolution No. 23-0936 - Authorization of a Resolution of Need Establishing Wall Township's Determination for the proposed affordable rental housing for TRG NJ Developer, LLC for Block 913 Lot(S) 25.01 & 35.01 (Portions) - 5100 Megill Road

Resolution No. 23-0937 - Authorization to execute a Payment In Lieu of Taxes ("PILOT") Agreement between TRG NJ Developer, LLC and the Township of Wall for Block 913 Lot(s) 25.01 & 35.01 (portions) - 5100 Megill Road

End of Consent Agenda:

Motion - Second - Roll Call Vote

16. **Public Comment:** Opportunity for anyone to comment with a limit of five (5) minutes per speaker

The public comment portion of our meeting is to allow the public to bring to the Committee's attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a), the Committee asks the public to limit their comments to five minutes or less. The Committee will respect the public's time by refraining from any comment until the speaker has finished with their allotted time. It should be further noted that the public comment portion of our meeting is not structured as a question-and-answer session. If a member of the public has questions, they seek answers to, an appointment can be made with the Township Administrator's office during regular business hours. The attorney will regulate the time during the comment portion of our meeting.

17. **Close Public Comment:**

Motion - Second - Roll Call Vote

18. **Closing Comments:**

19. Motion to Adjourn:

Motion - Second - Voice Vote - All in Favor