

Townhall  
November 5, 2020

The Mannington Township Committee meeting was called to order by Mayor Asay at 7:00 PM. The following were in attendance: Asay, Patrick, Emel, Horner, Mitchell, Bowman, Carmer, Davis and Bethanne Patrick.

Clerk certified that this meeting had been advertised in accordance with the Sunshine Law.

**MINUTES:**

Motion was made by Patrick, seconded by Asay, approving the minutes for the meeting held on 10/1/2020. Emel abstained. Motion carried.

**ZONING REPORT:**

Carmer gave a verbal and written report for October 2020. Report filed. The Committee, Solicitor, and Zoning Officer discussed briefly the Bob DiGregorio, John DiGregorio, and Hens & Honey Shoppe zoning violations.

**PAYMENT OF BILLS:**

Motion was made by Emel, seconded by Patrick, approving the attached bill list for payment. Roll call vote as follows:

Asay - yes  
Patrick - yes  
Emel - yes

Beginning with computer check number 16485, ending computer check number 16544. Beginning with payroll check number 6693, ending payroll check number 6730.

Community Healthcare Assoc.

11/05/20 ck# 1049 \$ 4,036.24 McManimon, Scotland & Bauman

CFO submitted a Report of Reconciled Cash Balances for month ending September 30, 2020 and a Summary Budget Status as of November 5, 2020.

**NEW BUSINESS:**

Motion was made by Asay, seconded by Patrick, adopting the following resolution. Motion carried.

**MANNINGTON TOWNSHIP  
RESOLUTION AUTHORIZING FINAL APPROVAL  
MATTHEW MAHALIK AND DAWN EDDIS  
BLOCK 39, LOT 18**

**WHEREAS**, Mannington Township submitted a Planning Incentive Grant (PIG) application to the Salem County Agriculture Development Board and the State Agriculture Development Committee, pursuant to the State Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et. Seq., the Planning Incentive Grant Program, N.J.S.A. 4:1C-43.1, and the regulations thereunder. The Township's application includes a proposed funding plan which provides for the purchase of the development easement included in the application based upon the SADC using the sliding scale formula; and

**WHEREAS**, the application provided for the proposed acquisition of a Development Easement on property owned by Matthew Mahalik and Dawn Eddis located on Bassett Road, and designated on the municipal tax map as Block 39, Lot 18 in the Township of Mannington, County of Salem, State of New Jersey; and

**WHEREAS**, the State Agriculture Development Committee certified the fair market value of the development easement pursuant to N.J.A.C. 2:76-7.14 at \$5,800 per acre on May 13, 2020. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 14.3 net acres), subject to (a) the actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program requirements, and (b) any additional adjustments pursuant to the State statute rule, regulation, or policy:

State Agriculture Development Committee	\$	49,764.00
Mannington Township	\$	16,588.00
Salem County	\$	16,588.00
Total	\$	82,940.00

**BE IT RESOLVED** by the Township Committee of the Township of Mannington, in the County of Salem and the State of New Jersey that the Township gives final approval to the proposed acquisition of a development easement on the Matthew Mahalik and Dawn Eddis property, Block 39, Lot 18 in the Township of Mannington, approximately 14.3 acres and is subject to the following:

(a) The conveyance of a development easement which shall provide for the following:

(1) One non-severable exception consisting of 9.5 acres restricted to zero (0) residential housing opportunities, already encumbered by existing Wetlands Reserve Easement.

**BE IT FURTHER RESOLVED** upon receipt of funds from the County and State, the Mayor and Clerk are authorized to execute all documents necessary to consummate the transaction, including: agreement, settlement statement, payment of proceeds, etc.

Motion was made by Patrick, seconded by Emel, adopting the following resolution. Motion carried.

**MANNINGTON TOWNSHIP  
RESOLUTION AUTHORIZING FINAL APPROVAL  
THOMAS KELLEY, JR AND AMBER KELLEY  
BLOCK 40, LOT 12**

**WHEREAS**, Mannington Township submitted a Planning Incentive Grant (PIG) application to the Salem County Agriculture Development Board and the State Agriculture Development Committee, pursuant to the State Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et. Seq., the Planning Incentive Grant Program, N.J.S.A. 4:1C-43.1, and the regulations thereunder. The Township's application includes a proposed funding plan which provides for the purchase of the development easement included in the application based upon the SADC using the sliding scale formula; and

**WHEREAS**, the application provided for the proposed acquisition of a Development Easement on property owned by Thomas Kelley, Jr. and Amber Kelley located on Welchville Road, and designated on the municipal tax map as Block 40, Lot 12 in the Township of Mannington, County of Salem, State of New Jersey; and

**WHEREAS**, the State Agriculture Development Committee certified the fair market value of the development easement pursuant to N.J.A.C. 2:76-7.14 at \$5,400 per acre on May 27, 2020. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 15.65 net acres), subject to (a) the actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program requirements, and (b) any additional adjustments pursuant to the State statute rule, regulation, or policy:

State Agriculture Development Committee	\$ 50,706.00
Mannington Township	\$ 16,902.00
Salem County	\$ 16,902.00
Total	\$ 84,510.00

**BE IT RESOLVED** by the Township Committee of the Township of Mannington, in the County of Salem and the State of New Jersey that the Township gives final approval to the proposed acquisition of a development easement on the Thomas Kelley, Jr and Amber Kelley property, Block 40, Lot 12 in the Township of Mannington, approximately 15.65 acres and is subject to the following:

(b) The conveyance of a development easement which shall provide for the following:

(1) One non-severable exception consisting of 0.75 acre restricted to zero (0) residential housing opportunities

**BE IT FURTHER RESOLVED** upon receipt of funds from the County and State, the Mayor and Clerk are authorized to execute all documents necessary to consummate the transaction, including: agreement, settlement statement, payment of proceeds, etc.

Motion was made by Patrick, seconded by Emel, adopting the following resolution. Roll call vote as follows:

Asay - yes  
Patrick - yes  
Emel - yes

**MANNINGTON TOWNSHIP  
RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND  
OPEN CONTRACT FOR PROFESSIONAL SERVICES**

**WHEREAS**, the Township of Mannington has a need to enter into a contract for special real estate appraisal services with respect to property within Mannington Township, Golden Rehab Nursing Home located at 438 Route 45, Block 47, Lot 3; and

**WHEREAS**, the anticipated term of this contract is one year from the date of the contract, and may be extended as approved by the Township Committee; and

**WHEREAS**, Jerome J. McHale, MAI of J. McHale & Associates, Inc. has submitted a proposed Agreement, indicating that they will provide the necessary services as stated in the Agreement, and

**WHEREAS**, Jerome J. McHale has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Township of Mannington in the previous one year, and that the contract will prohibit the firm from making any reportable contributions through the term of the contract, and

**WHEREAS**, the Township CMFO has certified that sufficient and legally appropriated funds are available in the CY2020 Defensive Lawsuit Budget (0-01- -105-202) in an amount not to exceed \$12,000.00, unless authorized by the Township Committee, for special real estate services with regard to Golden Rehab Nursing Home located at 438, Route 45, Block 47, Lot 3, Mannington Township, NJ for tax years 2019 and 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Mannington authorizes the Mayor (or Deputy Mayor) and Clerk to enter into a contract with Jerome J. McHale of J. McHale & Associates, Inc., as described herein; and

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution, and

**BE IT FURTHER RESOLVED** that notice of this contract award be published as required by *N.J.S.A. 40A:11-5*.

CFO Bowman reviewed the score of the 2020 Best Practices Inventory with the Committee. The score was 22 and the township will receive 100% of its allotted aid from the State.

The Committee scheduled the 2021 Organization meeting for January 7, 2021 to begin at 6:30 pm, immediately followed by a regular Township Committee meeting.

**CORRESPONDENCE :**

1) Mannington Fire Company submitted their annual report. Report reviewed and filed.

2) SADC sent a Right-of-Way inquiry regarding a farmland preservation application for Block 17, Lot 28 and Block 18, Lot 6.

Motion was made by Patrick, seconded by Asay, to reply that the Township did not foresee having an interest in any additional right-of-way than it has now. Motion carried.

**OTHER BUSINESS:**

Mannington is to receive a dividend from TRICO JIF in the amount of \$2,556.00 and can choose to utilize it three different ways.

Motion was made by Emel, seconded by Patrick, to have the dividend amount of \$2,556.00 put towards the Township's 2021 assessment. Roll call vote as follows:

Asay - yes  
Patrick - yes  
Emel - yes

**PUBLIC WORKS REPORT:**

The Committee reviewed three quotes for the storm related emergency repair of Marshalltown Road. The following quotes were received:

1. Driveways Express	\$17,800.00
2. J. Guy Paving LLC	\$15,995.00
3. McCormick Asphalt LLC	\$18,000.00

Motion was made by Patrick, seconded by Emel, to hire J. Guy Paving LLC to perform the required repair. Roll call vote as follows:

Asay - yes  
Patrick - yes  
Emel - yes

Patrick gave a verbal Public Works report.

**PUBLIC COMMENT:**

Public Comment period was opened by regular motion. With no comments, this portion was closed by regular motion.

Moton was made by Patrick, seconded by Emel, adopting the following resolution. Motion carried.

**MANNINGTON TOWNSHIP COMMITTEE  
RESOLUTION FOR CLOSED SESSION  
(November 5, 2020)**

WHEREAS, the Mannington Township Committee will now conduct a closed session for discussions from which the public may be lawfully excluded pursuant to the Open Public Meetings Act (*N.J.S.A. 10:4-6, et seq.*);

NOW, THEREFORE, BE IT RESOLVED, by the Mannington Township Committee, as follows:

1. The public shall be excluded from the closed session discussions which are the subject of this resolution.
2. The general nature of the subjects to be discussed during the closed session is as follows: **A matter involving the employment, terms and conditions of employment, and/or evaluation of the performance of a current employee of Mannington Township who has been notified of the closed session discussion as required by law and who has not requested that that the matter be discussed at a public meeting.**
3. The discussions conducted during the closed session will be disclosed to the public as follows:
  - a. with respect to matters involving pending or anticipated litigation, after such matters have been resolved and any periods of appeal have expired;
  - b. with respect to other matters, when the need for confidentiality no longer exists.
4. No action will be taken during the closed session, but action may be taken following the closed session.

The meeting was opened to the public.

Motion was made by Asay, seconded by Patrick, to increase Robert Burden, Jr. hourly wage by \$1.00 per hour, effective December 1, 2020.

Roll call vote as follows:

Asay - yes  
Patrick - yes  
Emel - yes

Motion was made by Patrick, seconded by Emel to raise all employee salaries by 2% for the year 2021, beginning January 1, 2021.

Roll call vote as follows:

Asay - yes  
Patrick - yes  
Emel - yes

The Committee discussed the need for additional Toter trash can lids. The lids can be purchased out of the Clean Communities fund.

**REPORTS :**

The following reports were filed:

Tax Collector reported receipts for October in the amount of \$473,054.89.

Mid-Salem County Court submitted a check in the amount of \$1,138.04 for fines received in October.

Registrar's receipts for October totaled \$1,325.00.

There were no dog licenses were issued in October with no receipts.

Finance reported receipts of \$\$651,567.58 for the month of October.

**ADJOURN:**

There being no further business to transact, the Mayor adjourned the meeting by regular motion at 8:06 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk

October 5, 2020 NO QUORUM  
October 19, 2020 NO QUORUM  
October 26, 2020 NO QUORUM