

The Mannington Workshop meeting was called to order by Mayor Eber at 5:30 PM followed by Flag Salute. The following were in attendance: Eber, DiGregorio, Mitchell, Horner, Ayars, Davis and Attorney David A. Avedissian.

SUNSHINE CERTIFICATION:

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

NEW BUSINESS:

David Avedissian, Esquire, of Haddonfield, New Jersey spoke with the Township Committee regarding the current Ordinance No. 21-03. This ordinance prohibits all classes and types of cannabis-related, medical cannabis-related, and other marijuana-related land uses within Mannington Township. He is requesting that the township consider amending its current ordinance to permit one or more classes of cannabis license in the township's commercial zone. He currently represents a retail store in Glassboro, New Jersey and is a partner in the business. He would like to purchase the former Fulton Bank at 109 Route 45.

He explained how the business is set up, how they track all sales, the state regulations, and how they work closely with the local municipality. The municipality would receive 2% of the gross revenue each quarter from a retail store. If the municipality also approved a Wholesaler license and Distributor license, the municipality would receive 2% of each of those gross incomes as well. He feels offering delivery would be crucial to a retail store in Mannington Township, since the Glassboro location is already delivering to the Salem County area. He stated that no town can prohibit the delivery of cannabis to a customer and if you have a Retail license you are permitted to make deliveries, per the State.

The retail store cannot have any symbols, logos or designs on the outside signage that would be suggestive of a cannabis plant. The windows of the building must be tinted. They would have extensive security cameras inside and outside of the building, along with panic buttons for employees and a security guard at the front door. The employees are required to be certified to work in the retail store, they must take a class and pass the test to get their certification.

Ideally, David would like to try to get the store set up within the next 6-9 months. David mentioned, before anyone can be considered by the state of New Jersey to have a license to have a business in Mannington Township, it would require Mannington to do two things; 1st Mannington would need to provide a resolution in support of that entity and 2nd the Zoning Officer has to give a letter that says that the property you intend to have your business at has zoning for cannabis or that the business has obtained a use variance.

David left the meeting at 7:15pm and the committee discussed the next steps.

Motion was made by DiGregorio, seconded by Mitchell to have Solicitor Horner move forward with a draft ordinance in support of Wholesale, Retail, and Distribution of Cannabis in Mannington Township. Motion passed.

Roll call vote as follows:

Eber – yes

DiGregorio – yes

Mitchell – yes

Discussion took place about the Warner Road Resurfacing project, what section they are resurfacing and what they will be doing.

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

Eber – yes DiGregorio – abstain Mitchell – yes

**MANNINGTON TOWNSHIP
RESOLUTION ACCEPTING BID OF
SOUTH STATE, INC., FOR
WARNER ROAD RESURFACING
(2026)**

WHEREAS, the Township of Mannington issued an invitation for bids to be received on or before February 18, 2026 (10:00 a.m.) for the Township’s project known as “Warner Road Resurfacing” as set forth in the requirements and specifications prepared by the Township Engineer, Robert A. Mulford, P.E., C.M.E., of Fralinger Engineering, P.A. (the “Invitation to Bid”); and

WHEREAS, the Township received two (2) bids in response to the Invitation to Bid, which responses were submitted by South State, Inc. and Bogey’s Trucking and Paving, Inc., before the specified deadline; and

WHEREAS, the Township Engineer issued correspondence dated February 18, 2026, by which he confirmed that the low bid was submitted by South State, Inc., in the amount of \$115,510.05 (Base: \$72,896.45; Alternate #1: \$42,613.60), and by which he has approved the types and quantities of materials proposed in that low bid, all as more particularly set forth in his Bid Summary that was provided with the correspondence; and

WHEREAS, based on the above, and with the understanding that the Township has received a grant from the New Jersey Department of Transportation (NJDOT) in the amount of \$95,248.00 that covers construction costs, construction inspection, and material testing, the Township Engineer has recommended in his aforesaid correspondence that the Base Bid should be awarded to South State, Inc., in the amount of \$72,896.45, subject to the Township Solicitor’s review and approval of the bid documents for compliance with bidding requirements, and the Township Treasurer’s certification of available funds; and

WHEREAS, the Township Engineer has also advised that, if the contract is awarded, three (3) copies of the form entitled “New Jersey Department of Transportation Division of Local Aid and Economic Development Recommendation of Award State Aid Project” (Form SA-22-11/98) should be signed by the Mannington Township Mayor and Clerk and returned to the Township Engineer for submission to NJDOT; and

WHEREAS, the Township Solicitor has reviewed and approved the bid documents of the lowest bidder South State, Inc., for compliance with the bidding requirements, as confirmed in his email to the Township Clerk dated February 27, 2026;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mannington, in the County of Salem and State of New Jersey, that the Base Bid of South State, Inc., in the amount of \$115,510.05 (Base: \$72,896.45; Alternate #1: \$42,613.60), for the Township’s project known as “Warner Road Resurfacing” is hereby accepted by the Township Committee subject to the Township Solicitor’s approval of a contract and related documents consistent with the requirements and specifications set forth in the Invitation to Bid; the Township’s insurers’ and/or Risk Management Officer’s confirmation that all insurance requirements of the Invitation to Bid are satisfied; and the Township Treasurer’s certification of available funds; and

BE IT FURTHER RESOLVED, that the Mannington Township Mayor or Deputy Mayor, and the Mannington Township Acting Clerk or Deputy Clerk, are hereby authorized to sign and date three (3) copies of the above referenced Recommendation of Award Form and return all three signed, dated copies of the form to the Township Engineer for submission to NJDOT; and

BE IT FURTHER RESOLVED, that the Mannington Township Mayor or Deputy Mayor, and the Mannington Township Acting Clerk or Deputy Clerk, are hereby authorized to sign a contract with South State, Inc., for the Township's project known as "Warner Road Resurfacing" after the Township Clerk receives the aforesaid contract approval, insurance confirmation, and certification of funds.

Committeeman Mitchell requested to get the specific distances for the Warner Road Resurfacing Project from the engineer. The Clerk's Office will email out the information to the committee.

PUBLIC COMMENT :

Public Comment was opened and closed by regular motion, with no comments.

CLOSED SESSION

Motion was made by Mitchell, seconded by DiGregorio, adopting the following resolution: Motion carried.

**MANNINGTON TOWNSHIP COMMITTEE
RESOLUTION FOR CLOSED SESSION
(March 2, 2026)**

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:
Matters involving pending or anticipated litigation and/or contract negotiations in which Mannington Township is or may become a party with respect to:
 - a. **the Township's affordable housing obligations under the recently amended Fair Housing Act, including adoption of ordinances and resolutions, and other Township actions required to obtain compliance certification through the Affordable Housing Dispute Resolution Program ("AHDRP" or the "Program");**
 - b. **a proposed agreement for settlement of the lawsuit captioned Robert DiGregorio v. Mannington Township, et al., Docket No. SLM-L-000192-21;**
 - c. **any matters falling within the attorney-client privilege to the extent that confidentiality is required in order for the attorney to exercise the attorney's ethical duties as a lawyer with respect to the above matters.**
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. Deputy Mayor DiGregorio rejoined the meeting.

NEW BUSINESS :

The Resolution *Approving Settlement Agreement (Mannington-DiGregorio Litigation)* has been tabled. No action will be taken at tonight's meeting .

OTHER BUSINESS

Deputy Mayor DiGregorio asked Solicitor Horner for guidance on how he can express his concerns about the Fenwick Creek Solar Project as a resident of Mannington Township. Solicitor Horner explained, the Township Committee members cannot discuss the project at a meeting or outside of townhall. When he is at the Planning Board meeting as a Class II Member, he must step down on this matter and should not discuss it outside of the Planning Board meeting. He explained the best way for the Deputy Mayor to voice his concerns at the Planning Board meeting as a resident and also suggested that he speak with Planning Board Solicitor Justin White.

Committeeman Mitchell asked when the committee would get the In Rem Foreclosure list. Deputy Clerk is providing the list after the meeting tonight.

ADJOURN :

Motion was made by Committeeman Mitchell, seconded by Deputy Mayor DiGregorio, adjourning the meeting at 8:28 pm. Motion carried.

Respectfully Submitted,

Amber Ayars, Acting Clerk