

Townhall  
March 9, 2026

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, and Davis. Resident Timothy Mangold arrived at 5:50pm.

**SUNSHINE CERTIFICATION:**

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

**OLD BUSINESS:**

Solicitor Horner spoke in regards to the judge allowing a 45-day extension, making the deadline now April 29, 2026 to comply with the Fair Housing Act. The Solicitor will need to create a new ordinance and Michael Sullivan and Jeff Surenian will need to amend the Hospital Re-Development plan.

Solicitor Horner suggested postponing the adoption of this ordinance until the regular Township meeting March 30, 2026.

Motion was made by Mitchell, seconded by DiGregorio, adjourning the following-named ordinance and rescheduling a third hearing and adoption for March 30, 2026.

Roll call vote as follows:

Eber – yes      DiGregorio – yes      Mitchell – yes

Motion was made by DiGregorio, seconded by Mitchell, opening the public hearing on Ordinance No. 26-02. Motion carried.

Motion was made by Mitchell, seconded by DiGregorio, closing the public hearing on Ordinance No. 26-02. Motion carried.

**NEW BUSINESS:**

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

**MANNINGTON TOWNSHIP**

**RESOLUTION ACCEPTING RESIGNATION OF  
ACTING CLERK EMPLOYEE**

**BE IT RESOLVED**, by the Township Committee of the Township of Mannington that it hereby accepts the resignation Amber Ayars, Acting Clerk employee, effective March 18, 2026.

Duly adopted by the Township Committee of the Township of Mannington at a Workshop meeting held on March 9, 2026.

Motion was made by Mitchell, seconded by Eber approving the Deputy Clerk to advertise for the Clerk position. Motion carried.

Deputy Mayor DiGregorio asked what the process is for finding a new Clerk. Deputy Clerk went over the process for advertising and interviews.

**OTHER BUSINESS :**

- a. Solicitor Horner spoke to Mannington Township engineer Bob Mulford about modifying the Warner Road Resurfacing project area. He was concerned that modifying the area, resurfacing the two curves instead of current approved location which is one curve and a small portion of the road, might be construed as altering the bid. Bob does not feel it would be altering the bid, because it is still the same road and the same amount of materials, it is just placed on a different spot of the road. Mr. Mulford is going to check with NJDOT to make sure they approve and he will get back to the township. Solicitor Horner requested a committee member meet Mr. Mulford on Warner Road to mark the area being resurfaced with spray paint. Mayor Eber will meet Mr. Mulford. The other two Committeeman will then go look at the area. Solicitor Horner will have Bob Mulford call Mayor Eber to set up a time to meet on Warner Road.
- b. Solicitor Horner wanted to update the Committee on the development of the Cannabis ordinance. He has reached out to an attorney who does cannabis work state wide, Ron Mondello. Mr. Mondello let him know to make sure the information about the tax revenue is right in the ordinance. He also suggested that there be an escrow account set up to pay for the cost of getting the ordinance together. Solicitor Horner looked at the map, where the potential Retail Space would be, and it is in the Conservation Zoning District. He reached out to Michael Sullivan to let him know about the zoning issue. Mr. Sullivan suggested he reach out to Ron Mondello since he has the cannabis experience. Solicitor Horner has also reached out to David Avedissian to let him know Mannington Township would like him to set up an escrow account, Mr. Avedissian agreed. Solicitor Horner recommends that Mannington Township hire Mr. Mondello for the licensing part of the ordinance to work with him and Micheal Sullivan. Solicitor Horner is suggesting \$10,000 in the escrow account, then there will be a replenishing requirement if it drops below a certain amount.

Motion was made by DiGregorio, seconded by Mitchell to require a \$10,000 escrow agreement from David Avedissian for the work on the Cannabis ordinance and to entertain a proposal from Ron Mondello. Motion carried.

**PUBLIC COMMENT :**

Motion was made by Eber, seconded by Mitchell, opening this portion of the meeting. Motion carried.

Mayor Eber asked Solicitor Horner to go over the reason for the previous postponement of Ordinance 26-02 for Timothy Mangold.

Timothy Mangold had three suggestions regarding Affordable Housing for the Committee; 1. Consider additional township owned property to donate to Habit for Humanity of Salem County 2. Look at existing homes that could be deed restricted 3. Create an Accessory Apartment Ordinance, homes that would have separate living quarters (bathroom, kitchen, bedrooms) for family members. They could also be rented out to lower income persons/families. Those properties would then be deed restricted as well.

Motion was made by Mitchell, seconded by DiGregorio, closing this portion of the meeting. Motion carried.

**OTHER BUSINESS :**

Deputy Mayor DiGregorio let the Committee know he reached out to the Planner, Micheal Sullivan regarding an 8-acre parcel over by Mannington Mills, right before going into Salem City, to see if that would also qualify for Affordable Housing. Deputy Clerk asked to be copied on the emails to our professionals, so the office is aware of the communication and can keep it on file.

Deputy Mayor DiGregorio volunteered to reach out to Michael Sullivan in regards to the three suggestions Timothy Mangold presented and copy the Solicitor and the Deputy Clerk.

**ADJOURN :**

Motion was made by Mitchell, seconded by DiGregorio, adjourning the meeting at 6:22 pm. Motion carried.

Respectfully Submitted,

Patti L. Davis, Deputy Clerk