

Townhall
February 1, 2018

The Mannington Township Committee meeting was called to order by Mayor Asay at 6:40 PM. The following were in attendance: Asay, Patrick, Horner, Mitchell, Carmer, Patti Davis, and Melanie Richman representing Mannington School Board.

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

Motion was made by Asay, seconded by Patrick, approving the attached bill list for payment, with the exception of check number 1042, payable to Central Contracting Services. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - absent

Beginning with computer check number 15136, ending computer check number 15181. Beginning with payroll check number 5348, ending payroll check number 5422.

Motion was made by Asay, seconded by Patrick, approving the minutes for meetings held on 12/18/2017 (Closeout), 12/28/2017 (Workshop) & 1/8/2018 (Organization & Twp. Committee). Motion carried.

ZONING REPORT:

Carmer gave a verbal and written Zoning Report for January 2018.

PUBLIC WORK REPORT:

A verbal report was given by Luke Patrick, Jr., Chairman of Public Works.

OLD BUSINESS:

Motion was made by Asay, seconded by Patrick, opening the hearing on Ordinance #18-01. There being no comment from the public, the hearing was closed by regular motion.

Motion was made by Patrick, seconded by Asay, adopting the following-named ordinance on second and final reading. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - absent

**MANNINGTON TOWNSHIP
ORDINANCE #18-01**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK (NJSA 40A:4-45.14)**

NEW BUSINESS:

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

TOWNSHIP OF MANNINGTON

**RESOLUTION DIRECTING PROPERTY MAINTENANCE
PURSUANT TO MANNINGTON CODE CHAPTER 102
(N.J.S.A. 40:48-2.13, et seq.)**

Re: Property Address: 6 Booker St

Block: 70 Lot: 2

WHEREAS, the Mannington Township Zoning Officer has, no less than ten (10) days prior to the date of this resolution, issued notice(s) via personal service or certified mail, return receipt requested, to the owner or tenant of the above referenced property to eliminate one or more conditions at the property pursuant to Mannington Township Code § 102-1; and

WHEREAS, a copy of each notice is attached hereto; and

WHEREAS, the owner or tenant to whom the notice was issued has not eliminated the condition(s);

NOW THEREFORE BE IT RESOLVED by the Mannington Township Committee, that the Foreman of Roads is hereby directed to eliminate the condition(s) as required in the notice(s) and thereafter to certify the cost thereof to the Township Committee pursuant to Mannington Code § 102-3.A. and B.

The undersigned Mayor of Mannington Township hereby certifies the above as a true copy of a resolution adopted by the Mannington Township Committee on February 1, 2018.

Attest:

Esther A. Mitchell, Clerk

Donald C. Asay, Mayor

RF156629996US

Date Stamp: OCT 12 2017

Reg. Fee	\$2.13
Handling Charge	\$14.95
Postage	\$2.85
Delivery	\$0.00
Received by	420 92

Customer Must Declare Full Value: \$0.00

Domestic Insurance up to \$25,000 is included. International insurance is available for an additional charge.

PERMITS ONLY

FROM: MANNINGTON TOWNSHIP, 491 ROUTE 45, MANNINGTON NJ 08079

TO: SEROB VARDANYAN, 36 NAR-DOS ST APT 14, YEREVAN ARMENIA 11111

PS Form 3806, January 2014 (7530-02-000-9061)

On Demand (PSN) CMS

RECEIVED

to the recipient's address

to the recipient's address

to the recipient's address

Mannington Township
Kasey Carmer, Zoning Officer
491 Route 45
Mannington, New Jersey 08079



RF 156 629 996 US

REGISTERED MAIL™

PLEASE TAKE NOTICE that you, as the owner hereby directed pursuant to Chapter 102 of the following condition(s) at the property within ten (10) days of the date of this Notice:

Extensive overgrowth of weeds, brush & trees.

IF YOU DO NOT eliminate the aforesaid condition(s) following the date of this Notice, the Mannington Township Committee is authorized by Chapter 102 of the Mannington Township Code to direct appropriate Mannington Township personnel to eliminate the condition(s), and to cause the cost thereof to be charged as a lien against the property which will bear interest and be controlled, enforced, and paid in the same manner as real estate taxes.

Please contact me if you have any questions pertaining to this Notice.

Sincerely,
[Signature]
Kasey Carmer
Zoning/Housing Director
Cc: File

36 Nar-Dos St. Apt 14
Yerevan Armenia 11111

U.S. POSTAGE
PERMITS ONLY
AMOUNT \$2.85
R2305M14861-90

Mannington Township Zoning Office

491 Route 45 - Mannington, NJ 08079 Phone: 856-935-2315

NOTICE OF PROPERTY MAINTENANCE VIOLATION
(Personally Delivered or Certified Mailed R/R/R per Mannington Code Chapter 102)

Date: 10-11-17

Owner's/Tenant's Name: SEROB VARDANYAN

Mailing Address: 36 NAR-DOS ST APT 14
YEREVAN ARMENIA 11111

Property Address: 6 Booker St Block: 70 Lot: 2

PLEASE TAKE NOTICE that you, as the owner or tenant of the above referenced property, are hereby directed pursuant to Chapter 102 of the Mannington Township Code to eliminate the following condition(s) at the property within ten (10) days of the date of this Notice:

Extensive overgrowth of weeds, brush & trees.

IF YOU DO NOT eliminate the aforesaid condition(s) at the property within ten (10) days following the date of this Notice, the Mannington Township Committee is authorized by Chapter 102 of the Mannington Township Code to direct appropriate Mannington Township personnel to eliminate the condition(s), and to cause the cost thereof to be charged as a lien against the property which will bear interest and be controlled, enforced, and paid in the same manner as real estate taxes.

Please contact me if you have any questions pertaining to this Notice.

Sincerely,
[Signature]
Kasey Carmer
Zoning/Housing Director
Cc: File

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

Asay - yes
Patrick - yes
Emel - absent

**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 planning services related to land use and development, transfer of development rights, farmland/open space preservation, redevelopment, affordable housing, master planning, site planning and subdivision of land, zoning, related matters in the Township of Mannington, implementation of a Planning Incentive Grant, 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, Clarke Caton Hintz, Philip Caton has submitted a proposed Agreement, indicating that they will provide the necessary services as stated in the Agreement for Professional Services, and

WHEREAS, Philip Caton 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 pending the successful passage and adoption of the CY2018 Defensive Law Suits Budget (8-01- - 110-201) in an amount not to exceed \$2,500.00 for planning services for the period of 1/1/18 – 12/31/18.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mannington authorizes the Mayor and Township Committee to enter into a contract with Philip Caton of Clarke Caton Hintz 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 NJSA 40A:11-5.

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

Asay - yes
Patrick - yes
Emel - absent

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 counsel to assist the Township in addressing its responsibilities with respect to affordable housing obligations; 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, Jeffrey R. Surenian and Associates, LLC has submitted a proposed Agreement, indicating that they will provide the necessary services as stated in the Agreement for Professional Services, and

WHEREAS, Jeffrey R. Surenian and Associates, LLC 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 pending the successful passage and adoption of the CY2018 Defensive Law Suits Budget (8-01- - 105-202) in an amount not to exceed \$2,500.00 for Special Counsel services for the period of 1/1/18 – 12/31/18.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mannington authorizes the Mayor and Township Committee to enter into a contract with Jeffrey R. Surenian and Associates, LLC 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 NJSA 40A:11-5.

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

Asay - yes
Patrick - yes
Emel - absent

**MANNINGTON TOWNSHIP
RESOLUTION TRANSFER OF FUNDS**

WHEREAS, various 2017 bills have been presented for payment; and

WHEREAS, it is determined by the Chief Financial Officer that sufficient funds are not available to cover the cost of the bills presented for payment in the respective appropriation;

WHEREAS, *N.J.S.A. 40A:4-58* provides the transfer of the amount during the first three months of the fiscal year any excess from any appropriation reserve over and above the amount deemed to be necessary to fulfill the purpose of such appropriation to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefore;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Mannington Township that the transfers in the amount of \$1,215.00 between the 2017 Budget Appropriation Reserves as follows:

Transfer From:		
Account	Name	Amount
7-01- -105-202	Defensive Law Suits	\$1,215.00
TRANSFER TO:		
7-01- -102-201	Financial Admin. OE	\$1,215.00

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

MANNINGTON TOWNSHIP

RESOLUTION ADOPTING SCHEDULES FOR PAYMENTS TO BE REIMBURSED FROM APPLICANT/DEVELOPER ESCROW ACCOUNTS PURSUANT TO THE MUNICIPAL LAND USE LAW

BE IT RESOLVED by the Township Committee of the Township of Mannington in the County of Salem and State of New Jersey that, pursuant to *N.J.S.A. 40:55D-53.2, et seq.*, it hereby adopts the attached **Schedules A through D** to establish the rates of payment for professional services that are to be paid by or reimbursed to the Township from applicant/developer escrow accounts under the Municipal Land Use Law during the year 2018, retroactive to January 1, 2018.

Mayor Asay reported he had spoken with the Township Auditor, Fred Caltabiano, regarding the 2018 Municipal Budget process. Equalized values will affect the County tax rate. If the other municipalities ratio went down, Mannington's rate shouldn't be too bad. Auditor Caltabiano recommended the 2018 Budget wait to be adopted until the April 2018 meeting to give the County time to apply the credit owed to the Township.

CORRESPONDENCE :

A check, in the amount of \$3,816.05, was received from Comcast Cable for the 2% Franchise Fee for the period of Jan-Dec, 2017.

A Quarterly JIF Loss Ratio Snapshot for Fund Years 2011 through 2016 valued as of December 31, 2017 was reviewed. Report filed.

Public Comment period was observed and closed by regular motion.

OTHER BUSINESS:

Tax Collector asked about Mannington putting in a Year End Penalty (YEP) for uncollected taxes. The Committee requested a list of such properties.

Regarding the recently foreclosed upon properties, Mayor Asay suggested, for the reason of combining lots to make them more saleable, vacating the following streets: Brown Street-the back portion only, Old Windmill Lane, and Woodnutt Street.

Motion was made by Patrick, seconded by Asay, for Asay to work with Horner in the preparation of vacating certain streets and consolidation of lots in the area.

The Committee discussed with the Solicitor a recently foreclosed property, the church in Claysville on Route 45. Mayor Asay said there are items in the building that the previous owners may want. Horner will draft a letter to send, offering them the opportunity to retrieve what they want and a timeline for doing so.

The Committee discussed the possibility of donating the unused window unit air conditioners stored in the EOC basement to the Habitat for Humanity or another charitable organization. Motion was made by Patrick, seconded by Asay, to donate most of the window air conditioner units stored in the EOC basement. If they are not wanted, then to dispose of all but two. Motion carried.

Asay noted the windowsill that housed an air conditioner in the meeting room of the EOC building is rotten and needs to be replaced.

The following reports were filed:

The Collector reported receipts for January in the amount of \$351,992.19.

Mid-Salem County Court submitted a check in the amount of \$1,665.95 for fines received in January.

Registrar's receipts for January totaled \$1,775.00.

There were twenty-two (22) dog license's issued in January with receipts totaling \$399.00.

CFO reported receipts of \$359,214.82 for the month of January.

There being no further business to transact, the Mayor adjourned the meeting by regular motion at 7:30 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk

February 5, 2018

NO QUORUM