

Townhall  
March 1, 2018

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, Rainey, residents, Patti Davis, Bethanne Patrick, Andrew Buzby, Scott Griscom, John Sakewicz, Township Auditor, Fred Caltabiano, Executive Director of Salem Health & Wellness Foundation, Brenda Goins, CFO of Memorial Hospital of Salem County, Don Bevers, Community Healthcare Associates, LLC Partners, Bill Colgan, Glenn Domenick, and Paul Goldberg.

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

Mayor Asay introduced the partners of Community Healthcare Associates LLC (CHA), who requested to make a presentation regarding the purchasing of Salem Hospital and turning it into a Medical Mall. The Mayor turned the meeting over to Bill Colgan, one of the managing partners. Below is the Table of Contents regarding the presentation. A paper copy of the full Power Point presentation is on file.

## **Table of Contents**

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1. About CHA
2. Our Team
3. Our Vision for Memorial Hospital
4. Economic Viability
5. CHA's Request from Municipality
6. About Redevelopment
7. About Payment in Lieu of Taxes ("PILOT")
8. About Redevelopment Area Bond ("RAB")
9. PILOT/RAB Analysis
10. Timeline

Public Comment was opened by regular motion. A couple of residents and the Township Auditor had questions for the CHA partners. Motion was made by Emel, seconded by Patrick, closing public comment. Motion carried.

A brief recess was taken at this time.

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 15182, ending computer check number 15224. Beginning with payroll check number 5423, ending payroll check number 5462.

Planning Board Escrow under 5000:

3/1/18 ck#1059 \$ 85.80 Fralinger Engineering, PA

Storm Recovery Trust:

3/1/2018 ck#1045 \$3,125.48 Mid-Atlantic Salt, LLC

Motion was made by Asay, seconded by Patrick, approving the minutes for meetings held on 2/1/18 and 2/26/18. Motion carried.

**ZONING REPORT:**

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

**PUBLIC WORK REPORT:**

A verbal report was given by Rainey, after which he handed in his resignation effective March 9, 2018.

**OLD BUSINESS:** - none

**NEW BUSINESS:**

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

Asay - yes  
Patrick - yes  
Emel - yes

**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 last months of the Fiscal Year any excess from any appropriation 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 \$30,633.48 between the 2017 Budget Appropriations as follows:

Transfer From:		
Account	Name	Amount
7-01- -121-111	Road Repair & Maint S&W	\$30,633.48
Transfer To:		
7-01- -121-202	Snow Removal OE	\$30,633.48

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 APPOINTING BOND COUNSEL**

**WHEREAS**, there exists a need for specialized legal services in connection with the authorization and the issuance of bonds and notes of the Township of Mannington, in the County of Salem, State of New Jersey, including the review of such procedures and the rendering of approving legal opinions acceptable to the financial community; and

**WHEREAS**, such special legal services can be provided by a recognized Bond Counsel, and Philip Norcross of Parker McCay P.A., is so recognized by the financial community; 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**, Parker McCay, Philip Norcross, has submitted a proposed Agreement, indicating that they will provide the necessary services as stated in the Agreement for Professional Services, and

**WHEREAS**, Philip Norcross 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 Financial Administration OE Budget (8-01- -102-201) in an amount not to exceed \$2,000.00 for BAN 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 Norcross of Parker McCay P.A. 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.

The Mayor gave a brief overview of a meeting he had with Lauren Hurtt, Supervisor, Public Affairs, South Jersey Gas Industries. There will be work done with gas lines during their construction season of July 2018 through June 2019. Ms. Hurtt also informed the Mayor that Mannington Fire Company was going to receive a \$3,000 grant from them and it is to be presented on March 8, 2018.

**CORRESPONDENCE :**

1. The Mayor and Committee received an invite from the Mannington Fire Company to attend the photo shoot for the grant presentation.

2. The NJ Senate/General Assembly and the NJDOT notified the Township that they received a \$145,000 grant from the NJDOT towards the resurfacing of Compromise Road. The Committee discussed which portion of the road to resurface. They decided to have a starting point of the northern edge of the junction with Mannington Yorktown Road proceeding south to toward the junction with Swedes Bridge Road. Carl Gaskill will be contacted so the bid process can begin in April.

3. Mayor Asay received a copy of a Press Release regarding the Salem County Women of Achievement 2018 selections. Mayor Asay wanted to address that two women from Mannington were among the selected,

Meghan Rush of Griscom Drive, Asay's daughter, and Florence Butler of Compromise Road. The Township Committee congratulated them on their achievement.

**OTHER BUSINESS:** - none

**PUBLIC COMMENT:**

Resident, Andrew Buzby, had a question regarding COAH credits on a property that was once on an application for development. The Committee did not have the answer but suggested that Buzby email a letter stating the block and lot and the Township Planner could possibly help him out.

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

**MANNINGTON TOWNSHIP COMMITTEE  
RESOLUTION FOR CLOSED SESSION**

**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:  
Employee salaries for 2018.
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 Emel, seconded by Patrick, adopting the following-named Ordinance #18-02. This ordinance sets the Zoning Officers annual salary at \$5,000 and the Housing Officer's annual

salary at \$3,000. Both new salaries are effective March 1, 2018. Roll call vote as follows:

Asay - yes  
Patrick - yes  
Emel - yes

**ORDINANCE NO. 18-02**

**AN ORDINANCE AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED "AN ORDINANCE FIXING AND CONFIRMING THE SALARIES AND COMPENSATIONS OF CERTAIN APPOINTIVE AND ELECTIVE OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF MANNINGTON IN THE COUNTY OF SALEM, NEW JERSEY BEGINNING JANUARY 1, 1968", ADOPTED FEBRUARY 22, 1968 AND THE AMENDMENTS AND SUPPLEMENTS TO SAID ORDINANCE**

A hearing was set for April 5, 2018 at 7:00 pm.

Motion was made by Patrick, seconded by Emel, accepting Cecil Rainey III's resignation from the Foreman of Public Works position. Motion carried.

The following reports were filed:

The Collector reported receipts for February in the amount of \$785,898.28.

Mid-Salem County Court submitted a check in the amount of \$3,475.93 for fines received in February.

Registrar's receipts for February totaled \$1,815.00.

There were thirteen (13) dog license's issued in February with receipts totaling \$246.00.

CFO reported receipts of \$7,984.83 for the month of February.

There being no further business to transact, the Mayor adjourned the meeting by regular motion at 9:50 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk

**March 5, 2018**

**NO QUORUM**