

Townhall
April 23, 2018

The Mannington Township Committee Work-Session was called to order by Mayor Asay at 5:30 PM. The following were in attendance: Asay, Patrick, Emel, Mitchell, Horner, and Joe Baumann, Redevelopment Counsel.

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

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: Contract Negotiations.
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, to amend the previous Closed Session resolution to reflect the following purposes for the closed session: Discussion of contract negotiations and attorney client privilege relating to the possible redevelopment of the Salem Hospital. Motion carried.

Public Comment period was opened and closed by regular motion. There were no public present.

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

Asay - yes
Patrick - yes
Emel - yes

RESOLUTION OF THE TOWNSHIP OF MANNINGTON, IN THE COUNTY OF SALEM, NEW JERSEY AUTHORIZING THE PLANNING BOARD OF THE TOWNSHIP TO INVESTIGATE WHETHER CERTAIN PROPERTY AT 310 ROUTE 45 (BLOCK 53, LOTS 4 AND 23) SHOULD BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the Township committee (“**Township Committee**”) of the Township of Mannington (the “**Township**”) must authorize the planning board of the Township (the “**Planning Board**”) to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee believes it is in the best interest of the Township that an investigation occur with respect to certain parcels within the Township and therefore authorizes and directs the Planning Board to conduct an investigation of the property commonly known on the Township tax maps as Block 53, Lots 4 and 23 (310 Route 45) (hereinafter the “**Study Area**”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination requested hereunder authorizes the Township and Township Committee to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain (hereinafter referred to as a “**Non-Condemnation Redevelopment Area**”).

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANNINGTON, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment.

Section 3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundaries of the Study Area and the date of the as required by law. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the Township or Township Committee to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condemnation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Committee as to whether the Township Committee should designate all or some of the Study Area as an area in need of redevelopment.

Section 7. This Resolution shall take effect immediately.

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

In other business, Patrick reported on door hangers he ordered from Salem County Printers to notify residents any problems or suggestions with regards to limb chipping/pick-up.

There being no further business to transact, the Mayor adjourned the meeting by regular motion at 6:15 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk

April 30, 2018 NO QUORUM