

Townhall
September 6, 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, Commander Chris Quirk of the Woodstown NJ State Police Barracks, Michael Sullivan of Clark Caton Hintz, Joe Baumann of McManimon, Scotland & Baumann, LLC, Stanley Field and John R. Swain, representing the SCTVS, township residents; Patti Davis, John Sakewicz and Charles DeStefano,

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

Motion was made by Patrick, seconded by Emel, approving the attached bill list for payment. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

Beginning with computer check number 15417, ending computer check number 15448. Beginning with payroll check number 5673, ending payroll check number 5712.

Community Healthcare Assoc.

9/6/18	ck#1009	\$ 6,201.97	Clarke Caton & Hintz
9/6/18	ck#1010	\$ 90.00	William L. Horner, Esquire
9/6/18	ck#1011	\$ 2,913.59	McManimon, Scotland & Bauman

Planning Board Escrow under 5000:

9/6/18	ck#1061	\$ 256.88	Fralinger Engineering, PA
--------	---------	-----------	---------------------------

Capital:

9/6/2018	ck#1046	\$ 781.88	Craig Testing Labs, Inc.
9/6/18	ck#1047	\$ 16,185.00	Fralinger Engineering, PA
9/6/18	ck#1048	\$156,116.50	GWP Enterprises, Inc.

Storm Recovery Trust:

9/6/18	ck#1050	\$ 102.25	H.A. DeHart & Son
9/6/18	ck#1051	\$ 2,500.00	Smick Lumber

CFO submitted a Summary Budget Status as of September 5, 2018 and a Report of Reconciled Cash Balances for the month ending July 30, 2018.

Motion was made by Patrick, seconded by Emel, approving the minutes for meetings held on August 2, 2018, with one noted correction. Motion carried.

ZONING REPORT: Carmer gave a written and verbal report for August 2018. Report filed.

PUBLIC COMMENT:

Public Comment was opened by regular motion. Resident, Charles DeStefano, of 75 Acton Station Road, reported his neighbors at 61 Acton Station Road are continuing to bring equipment to the property, especially on weekends.

Stanley Field and John Swain, representing the Salem County Vocational School, spoke to the Committee regarding the speed limit on Route 45, in front of the Vo-Tech, during school hours. Commander Quirk input that Route 45 is a State Highway and the NJ State Department of Transportation governs the speed limits. Field and Swain thought the Township would be of help if they requested a lower speed limit in that area. It was suggested that they go to the Board of Education to get the request moving forward to the State level and the Township would support the cause. Horner suggested it may be more effective to have the School District Attorney appeal to the DOT. Field asked if they could place a sign on the school property that says something like "Slow Down, Save a Life". Mayor Asay told them they would have to speak with the Zoning Officer. Motion was made by Patrick, seconded by Emel, closing Public Comment. Motion carried.

OLD BUSINESS:

The Mayor reviewed a resolution submitted by the Mannington Planning Board, recommending that the property known as The Memorial

Hospital of Salem County, Block 53, Lots four (4) and twenty-three (23) (Study Area) be designated as a non-condemnation area in need of redevelopment.

Mayor Asay welcomed Michael Sullivan of Clarke, Caton, Hintz, Township Planner and Joseph Baumann of McManimon, Scotland & Baumann, LLC, Township Redevelopment Lawyer. Mr. Sullivan completed the investigation of the Study Area, which the Planning Board based its recommendation on.

There was discussion on possible action. Baumann recommended the following steps: 1. Pass a resolution designating the area. 2. Planners prepare a Plan, as stated in the resolution. 3. The Plan is submitted to the Planning Board for comments and/or further recommendations. 4. The Plan goes before the Township Committee for consideration to adopt. Asay wanted to know what the Township is committing to if it passes a resolution. Baumann stated it will declare the area a non-condemnation area in need of redevelopment with no rights or powers as a Plan has not been adopted. Baumann went on to explain that the Plan lays the zoning template down. If a resolution is passed, there are no obligations.

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

Asay - yes
Patrick - yes
Emel - yes

TOWNSHIP OF MANNINGTON

RESOLUTION DESIGNATING BLOCK 53, LOTS 4 AND 23 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 within the municipality constitute an “area in need of redevelopment”, as defined in the Redevelopment Law; and

WHEREAS, by resolution duly adopted on April 23, 2018, the Township Committee (the “**Committee**”) of the Township of Mannington (the “**Township**”) authorized the Township Planning Board (the “**Planning Board**”) to examine whether the properties commonly known as Block 53, Lots 4 and 23

on the tax maps of the Township (the “**Study Area**”), should be designated as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, Clarke Caton Hintz, PC (the “**Planning Consultant**”) prepared a preliminary investigation report of the above-referenced Study Area in accordance with the Redevelopment Law, entitled “Memorial Hospital of Salem County: Investigation of an Area in Need of Redevelopment (Non-Condensation)” (the “**Study**”); and

WHEREAS, the Study concluded that the Study Area qualifies to be designated as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, pursuant to the Redevelopment Law, the Planning Board caused a duly noticed public hearing to be held concerning the Study on August 23, 2018, giving all persons who are interested in or would be affected by a determination that the Study Area is a non-condemnation area in need of redevelopment the opportunity to be heard; and

WHEREAS, at said public hearing, the Board considered the Study, heard the comments of the Planning Consultant, opened the meeting for public comment during which members of the general public were given an opportunity to address questions and objections to the Planning Board concerning the potential designation of the Study Area as an area in need of redevelopment, and deliberated on the matter using the criteria set forth in the Redevelopment Law; and

WHEREAS, after careful consideration of all evidence presented and all testimony offered, the Planning Board adopted a resolution (the “**Planning Board Resolution**”) on August 23, 2018 concurring with the findings of the Planning Consultant as stated in the Study and recommending to the Committee that the Study Area be designated as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law.

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 Study, including the findings of fact and conclusions contained therein, is hereby incorporated herein by reference in its entirety.

Section 3. After consideration of all evidence presented and all testimony offered, the Committee accepts the recommendation and conclusions of the Planning Board as set forth in the Planning Board Resolution and hereby determines that the Study Area is a non-condemnation area in need of redevelopment in accordance with to the provisions of Sections 5 and 6 of the Redevelopment Law, for the reasons set forth in the Study and the Planning Board Resolution.

Section 4. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5)(c) of the Redevelopment Law.

Section 5. The Township Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Study Area, as reflected on the tax assessor’s records, and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by Section 6(b)(5)(d) of the Redevelopment Law.

Section 6. The Planning Consultant is authorized to prepare a redevelopment plan for the Study Area.

Section 7. This Resolution shall take effect immediately.

Sullivan, Baumann, and the Township Committee discussed different ideas that could be incorporated in the Plan.

A second public comment period was observed with no comments.

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

Asay - yes
Patrick - yes
Emel - yes

**TOWNSHIP OF MANNINGTON
RESOLUTION AUTHORIZING CANCELLATION
OF MUNICIPAL CERTIFICATE DUE TO ACQUISITION**

Re: Block 14, Lot 27 (Mannington-Yorketown Road)

WHEREAS, Certificate of Sale #855 was issued to the Township of Mannington for delinquent taxes on Block 14, Lot 27 (Mannington-Yorketown Road), assessed to Linda D. Fletcher, at a tax sale held on April 21, 2009; and

WHEREAS, Linda D. Fletcher died on January 24, 2017, and her two daughters, Tierra Thompson and Thais Thompson, who are the Administrator and beneficiaries of her estate, have donated the property to the Township of Mannington by deed dated August 31, 2018, the acceptance of which was authorized by unanimous affirmative vote of the Mannington Township Committee at its August 2, 2018, regular meeting;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Mannington Township, in the County of Salem and State of New Jersey, that the Mayor and Municipal Clerk are hereby authorized to endorse Certificate of Sale #855 for cancellation pursuant to *N.J.S.A. 54:5-111.1*, which certificate shall be completed by or in collaboration with the Mannington Township Tax Collector to include an appropriate recitation of acquisition in lieu of enforcement and foreclosure as specified in that statute; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is thereafter directed to return the endorsed, cancelled Certificate to the Mannington Township Tax Collector to be forwarded by the Tax Collector to Sherry Black at Salem Oak Title Agency, Inc., 2 Chestnut Street, Salem, New Jersey 08079, with reference to Title Commitment No. AB-7395-R, for recordation by Salem Oak Title Agency, Inc., in the Salem County Clerk's Office, with the understanding that Salem Oak Title Agency, Inc., will thereafter invoice the Township for the cost of that recording, together with the title insurance premium and other closing costs (all of which costs total \$720 as calculated on the settlement sheet from the August 31, 2018 closing), upon or in connection with Salem Oak Title Agency, Inc.'s issuance of Mannington Township's title insurance policy for the property;

A letter received from the Planning Board was reviewed. The letter stated the Planning Board reviewed the following mentioned

ordinance and recommended its approval by the Township Committee. There were no suggestions for change.

Motion was made by Patrick, seconded by Emel, adopting the following-named ordinance on first reading. Motion carried.

MANNINGTON TOWNSHIP

ORDINANCE NO. 18-03

**AN ORDINANCE AMENDING
MANNINGTON TOWNSHIP CODE CHAPTER 131
TO INCLUDE LICENSING REQUIREMENTS
FOR TEMPORARY HOUSING TRAILERS**

A hearing on Ordinance #18-03 was scheduled for October 4, 2018 at 7:00 p. m.

NEW BUSINESS:

Motion was made by Patrick, seconded by Emel, adopting the following-named ordinance of first reading. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

ORDINANCE NO. 18-08

**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 public hearing on the above ordinance was scheduled for October 4, 2018 at 7:00 pm.

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

**TOWNSHIP OF MANNINGTON
RESOLUTION**

Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Compromise Road Section II Resurfacing.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mannington formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor/Committee and Clerk are hereby authorized to submit an electronic grant application identified as MA-2019-Compromise Road Section II Resurfacing-00066 to the New Jersey Department of Transportation on behalf of the Township of Mannington.

BE IT FURTHER RESOLVED that Mayor/Committee and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Mannington and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Township Committee of the Township of Mannington on this 6th day of September 2018.

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

Asay - yes
Patrick - yes
Emel - yes

MANNINGTON TOWNSHIP RESOLUTION

WHEREAS, the Township Committee of the Township of Mannington, County of Salem and State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and,

WHEREAS, the Township Committee further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS, the Township Committee has received a grant from the Governor's Council on Alcoholism and Drug Abuse through the County of Salem in the amount of \$3,879.00 for FY 2019;

NOW, THEREFORE BE IT RESOLVED by the Township of Mannington, County of Salem and State of New Jersey that the Mayor and Township Committee are hereby authorized to enter into a *revised* contract with the County of Salem for FY 2019 Municipal Alliance Services, and

BE IT FURTHER RESOLVED that the Township agrees to the terms of the *revised* FY 2019 Contract.

PUBLIC WORKS REPORT:

Patrick submitted a written and verbal report. Fifty (50) fifty foot (50') rolls of new snow fence is on order at Smick's Lumber. The cost is \$50.00 per roll. It was determined that Luke Patrick, Deputy Mayor/Public Works Chairman, will decide when roadside mowing begins and ends for the year and notify the department of such.

OTHER BUSINESS:

Diane Bowman, CFO, informed the Committee a Certificate of Deposit (CD) special was currently being offered at the Franklin Bank. A CD can be taken out for up to \$125,000, for eighteen (18) months, at an interest rate of 2.18%. Currently, the township has approximately

\$254,000 in a money market account in the Franklin Bank yielding .30% interest.

After some discussion regarding the end of year and next year's foreseen monetary needs, motion was made by Emel, seconded by Patrick, to take out a Certificate of Deposit in the amount of \$125,000 with the Franklin Bank, at an interest rate of 2.18%. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

Mayor Asay announced he would be attending a Planning Incentive Grant workshop at the Ware Building on October 2, 2018.

The Mayor gave a brief overview on a meeting he had with Dave Kitts of Mannington Mills regarding possible plans with the water/meadow area behind Claysville.

The following reports were filed:

The Collector reported receipts for August in the amount of \$1,318.089.83.

Mid-Salem County Court submitted a check in the amount of \$1,880.26 for fines received in August.

Registrar's receipts for August totaled \$2,763.00.

There were no dog license's issued in August.

CFO reported receipts of \$1,489,556.32 for the month of August.

There being no further business to transact, motion was made by Emel, seconded by Patrick, adjourning the meeting at 9:00 PM. Motion carried.

Respectfully Submitted,

September 10, 2018 **NO QUORUM**
September 17, 2018 **NO QUORUM**
September 24, 2018 **NO QUORUM**
October 1, 2018 **NO QUORUM**

Esther A. Mitchell, Clerk