

Townhall
January 22, 2019

A Special Township Committee meeting was called to order by Mayor Asay at 2:45 PM. The following were in attendance: Asay, Patrick, Horner, and Mitchell.

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

NEW/OLD BUSINESS:

The Committee reviewed a letter submitted by the Planning Board, stating they reviewed the Redevelopment Plan for the Salem Hospital Property. They voted to support and approve the Plan as presented. They did not identify any recommendations or changes that should be taken into consideration.

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

Asay - yes Patrick - yes Emel - absent

ORDINANCE NO. 19-03

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF MANNINGTON, IN THE COUNTY OF
SALEM, NEW JERSEY ADOPTING A REDEVELOPMENT
PLAN FOR THE PROPERTY IDENTIFIED ON THE
TOWNSHIP'S OFFICIAL TAX MAP AS BLOCK 53, LOTS 4
AND 23 (MEMORIAL HOSPITAL REDEVELOPMENT PLAN)**

A public hearing was scheduled for February 7, 2019 at 6:30 pm.

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 FINAL APPROVAL
CHARLOTTE HOLLADAY
BLOCK 4 LOT 14**

WHEREAS, Mannington Township submitted a Planning Incentive Grant (PIG) application to the State Agriculture Development Committee, pursuant to the State Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et. Seq., the Planning Incentive Grant Program, N.J.S.A. 4:1C-43.1, and the regulations thereunder. The Township's application includes a proposed funding plan which

provides for the purchase of the development easement included in the application based upon the SADC using the sliding scale formula; and

WHEREAS, the application provided for the proposed acquisition of a Development Easement on property owned by Charlotte Holladay located on Black Road, and designated on the Municipal tax map as Block 4, Lot 14 in the Township of Mannington, County of Salem, State of New Jersey, and

WHEREAS, the State Agriculture Development Committee certified the fair market value of the development easement pursuant to N.J.A.C. 2:76-7.14 at \$5,900 per acre on December 6, 2018. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 20.54 acres), subject to (a) actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program, requirements and (b) any additional adjustments pursuant to the State statute, rule, regulation or policy:

State Agriculture Development Committee	\$ 72,711.60
Mannington Township	\$ 24,237.20
Salem County	<u>\$ 24,237.20</u>
Total:	\$ 121,186.00

BE IT RESOLVED by the Township Committee of the Township of Mannington, in the County of Salem and the State of New Jersey that the Township gives final approval to the proposed acquisition of a development easement on the Charlotte Holladay property, Block 4, Lot 14 in the Township of Mannington, approximately 20. acres and is subject to the following:

- (a) The conveyance of a development easement which shall provide for the following:
 - 1. Exception: None
 - 2. Non-agricultural use(s): None
 - 3. Dwellings: One (1)
 - 4. Residual Dwelling Site Opportunities: None

BE IT FURTHER RESOLVED, upon receipt of the funds from the County and State, the Mayor and Clerk are authorized to execute all documents necessary to consummate the transaction, including: agreement, settlement statement, payment of proceeds, etc.

Two quotes for the land survey of Block 4, Lot 14, known as the Charlotte Holladay Farm, were reviewed. Quotes were as follows:

- Land Engineering, LLC of Woodstown, NJ: \$2,500.00
- Dewberry of Mount Laurel, NJ: \$4,850.00

Motion was made by Patrick, seconded by Asay, awarding the lowest bidder, Land Engineering, the survey job. Roll call vote as follows:

Asay - yes Patrick - yes Emel - absent

West Jersey Title Agency submitted a quote inclusive of, County search fee, examination of title, owner's title insurance, tax and municipal improvement search, NJ Superior Court search, Patriot name

search, tideland search, and survey endorsement, in the amount of \$788.00. This being the only quote submitted, the Committee approved.

Mayor Asay stated PIG letters will be sent out to those on the Target Farm List who didn't submit applications the first round. The Agricultural Advisory Committee will then reevaluate the farms and rank them.

OTHER BUSINESS:

Asay presented print-outs of Community Healthcare Associates status of Escrow Account. To date the escrow is in arrears in the amount of \$7,583.77. This is due to a few large billings being received just after the escrow was replenished the last time. CFO Bowman has requested the escrow to be replenished.

Horner asked the Committee if they would like him to work on putting together two ordinances. The first having to do with utility and communication companies setting up infrastructure in right-of-ways. Secondly, modifying the Land Development Ordinance to deal with the changes in performance and maintenance guarantees to meet the requirements for development applications. Motion was made by Asay, seconded by Patrick for Horner to begin first on the ordinance dealing with utility and communication companies with regards to infrastructure. Roll call vote as follows:

Asay - yes Patrick - yes Emel - absent

PUBLIC COMMENT:

Public Comment portion was opened and closed with no comment as there was no public present.

There being no further business, the Mayor adjourned the meeting by regular motion at 3:00 PM.

Respectfully Submitted,

January 28, 2019 NO QUORUM
February 4, 2019 NO QUORUM

Esther A. Mitchell, Clerk