

Townhall
March 7, 2019

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, Carmer, Bowman, residents Bethanne Patrick, and Eric Buzby (as School Board representative).

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 15670, ending computer check number 15704. Beginning with payroll check number 5908, ending payroll check number 5944.

Community Healthcare Assoc.

3/7/19	ck#1022	\$ 216.00	William L. Horner, Esq
3/7/19	ck#1023	\$ 2,804.50	McManimon, Scotland & Baumann

Capital

3/7/09	ck#1053	\$ 445.60	Eric M. Krise, Electrical
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Motion was made by Patrick, seconded by Emel, approving the minutes for Board of Health Organization meeting and Township Committee meeting held on 2/7/2019. Motion carried.

ZONING REPORT:

Carmer gave a verbal and written Zoning Report for February 2019.

The Mayor read letters exchanged between John Jordon Esq., Karin M. Wood, Esq., and Township Solicitor, William L. Horner, regarding the DiGregorio farm on Warner Road.

Mayor Asay wanted to clarify, while the Doug and Robin Zane situation on Penton Station Road has been referred to the Township

Solicitor, the Township is not taking any action until the fines have accrued to a point which would allow the Township to remediate the situation.

OLD BUSINESS:

Emel spoke with Cindy at the Green Acres office. She informed him that Adam Taylor is the Steward for Salem County and that he was out on vacation for the week. Emel will reach out to him. Deadline for grant applications is March 30, 2019.

Horner updated the Committee on the Pennsville Animal Pound Contract. He presented their solicitor with an amended agreement. Pennsville Township approved and will send the amended agreement to us.

Motion was made by Emel, seconded Patrick, approving the signing of the updated agreement when received. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

Motion was made by Patrick, seconded by Emel, adopting the following resolution to enter into Closed Session. 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: **Matters falling within the attorney/client privilege; matters involving purchase or acquisition of real property with public funds; contract negotiations in which the Township is a party – all relating to the Township’s Planning Incentive Grant (PIG) program and the proposed Duffy farmland preservation transaction (Block 40, Lot 16.03 – 24.8 acres).**
3. The discussions conducted during the closed session may 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 change the language on the Farmland Preservation contract as suggested by the Township Solicitor and discussions of the Committee. Motion carried.

Motion was made by Emel, seconded by Patrick, adopting the following resolution pending signatures from Mr. & Mrs. Duffy. Roll call vote as follows:

Asay - yes
 Patrick - yes
 Emel - yes

MANNINGTON TOWNSHIP

**RESOLUTION AUTHORIZING FINAL APPROVAL
 PAUL AND DIANE DUFFY BLOCK 40 LOT 16.03**

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 Paul and Diane Duffy located on Welchville Road and Acton Station Road, and designated on the municipal tax map as Block 40, Lot 16.03 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 \$5,100 per acre on January 24, 2019. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 24.80 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	\$ 75,888.00
Mannington Township	\$ 25,296.00
Salem County	<u>\$ 25,296.00</u>
Total:	\$ 126,480.00

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 Paul and Diane Duffy property, Block 40, Lot 16.03 in the Township of Mannington, approximately 24.80 acres and is subject to the following:

- (a) The property owners entering into a Township-approved contract for the conveyance of a development easement which shall provide for the following:
 - 1. Exception: None
 - 2. Non-agricultural use(s): None
 - 3. Dwellings: None
 - 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 submitted by Kris Alexander, PIG Administrator, for the survey work on the Duffy farm were reviewed. Quotes were from Land Engineering of Woodstown, NJ in the amount of \$3,050.00 and from Keith Ludwig in the amount of \$6,650.00.

Motion was made by Patrick to contract with Land Engineering for the amount of \$3,050.00, contingent upon completed (signed) contract.

Motion seconded by Emel. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

A quote for title search and title insurance from West Jersey Title Agency in the amount of \$839.00 was also reviewed.

Motion was made by Patrick, seconded by Emel, to contract with West Jersey Title Agency for the amount of \$839.00, contingent upon completed (signed) contract. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

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

Asay - yes
Patrick - yes
Emel - yes

**TOWNSHIP OF MANNINGTON
RESOLUTION
EMERGENCY TEMPORARY RESOLUTION N.J.S.A. 40A:4-20**

WHEREAS, an emergency condition has arisen with respect to the need to provide budgetary funds for 2019, and

WHEREAS, the cause of the emergency is due to the fact that the Township is unable to adopt the 2019 Annual Budget, and

WHEREAS, it is considered necessary for the health and welfare of the community to continue to provide necessary services, and

WHEREAS, the total emergency temporary resolutions adopted in the year 2019 pursuant to the provisions of Chapter 96 P.L. 1951 (N.J.S.A. 40A4-20) including this resolution totals \$362,047.00 for the Current Fund.

NOW, THEREFORE, BE IT RESOLVED, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A.40A:4-20:

1. Emergency temporary appropriations be made and the same is hereby made for the following in the indicated amount.

9-01- -101-111	Ad & Ex/Mun. Clerk S&W	\$8,500.00
9-01- -101-112	Ad/Misc. Mayor/Comm S&W	\$1,500.00
9-01- -102-111	Fin. Admin S&W	\$2,500.00
9-01- -103-111	Assess. Taxes S&W	\$1,000.00
9-01- -104-111	Collection of Taxes S&W	\$1,000.00
9-01- -105-201	Legal OE	\$2,500.00
9-01- -109-201	Buildings & Grounds OE	\$2,500.00
9-01- -110-111	Planning Board S&W	\$500.00
9-01- -112-203	Employee Group Health OE	\$5,000.00
9-01- -115-201	Aid to Fire Co. OE	\$10,250.00
9-01- -121-111	Road Repair & Maint. S&W	\$10,000.00
	Total	\$45,250.00

2. That said emergency temporary appropriations will be provided in the 2019 budget as presented in proceeding.
3. That three certified copies of this resolution be filed with the Director of Local Government Services.

Asay reviewed a quote submitted by HMS Contractor in the amount of \$950.00 for the installation of curbing by the Emergency Management Building in front of the new light pole.

Motion was made by Emel, seconded by Patrick, accepting the quote as submitted. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

CORRESPONDENCE:

Tax Collector submitted a 2019 Annual Tax Collector's Report. The report was distributed and reviewed. The collection rate was up from the prior year.

CFO submitted two Report of Reconciled Cash Balances for the months ending January 31, 2019 and February 28, 2019, and a Summary Budget Status Report with Account Description ending March 4, 2019. Mayor Asay discussed demolition bills with CFO and instructed to take the money out of 2018 encumbered funds for the project.

PUBLIC WORKS REPORT:

Patrick gave a verbal report. The department is continuing with tree trimming, roadwork, and JIF training. There were three snowstorms so far this year and some snow fence was repaired. They have started servicing the seasonal equipment. Patrick had the license plate ran that had been found on the old truck in the reeds. No owner was found. It is currently very wet where the truck is but when it dries up they will take the structure down around the truck and put the truck on Gov-Deals Auction. Asay got the demolition permits for the Church Street and Penton Station properties.

OTHER BUSINESS:

The Mayor emailed Andy Buzby, Planning Board Chairperson, Albano, Planning Board Solicitor, and Mike Sullivan of Clarke Caton Hintz,

Township Planner regarding the Master Plan Reexamination planned for this year. The approximate cost will be \$7,500.00.

Budget work-session is scheduled for March 18, 2019 at 3:00 pm.

Public Comment:

Public Comment period was open by regular motion. Eric Buzby gave a brief update on the school's new driveway and parking lot. The school is in negotiations with the paving company for puddling in areas, specifically near the front doors. That was one of the major problems they wanted to solve through this project. Public Comment was closed by regular motion.

The Committee reviewed the list containing seventy-two (72) township-owned properties and discussed which properties to auction off. They estimated to hold the auction in May of this year.

The following reports were filed:

Tax Collector reported receipts for February in the amount of \$661,188.79.

Mid-Salem County Court submitted a check in the amount of \$3,945.74 for fines received in February.

Registrar's receipts for February totaled \$1,760.00.

There were fifteen (15) dog license's issued in February with receipts totaling \$282.00.

CFO reported receipts of \$699,733.51 for the month of February.

There being no further business to transact, the Mayor adjourned the meeting by regular motion at 8:50 PM.

Respectfully Submitted,

March 4, 2019 **NO QUORUM**
March 11, 2019 **NO QUORUM**
April 1, 2019 **NO QUORUM**

Esther A. Mitchell, Clerk