

Townhall  
April 22, 2019

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, Horner, Mitchell, Joe Baumann, Bill Colgan and Glenn Domenick of Community Healthcare Associates.

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

**PUPBLIC COMMENT:**

Public Comment period was opened by regular motion. There being no comments, Public Comment was closed by regular motion. Motion carried.

**NEW BUSINESS:**

Joe Baumann, Redevelopment Attorney, updated the Committee. The redevelopment study is completed, the redevelopment plan is prepared, the redevelopment agreement needs to be finalized and eventually will be discussing a financial agreement for the project. He announced that Bill Colgan spent time with him talking about the vision for the hospital and property and how it integrates various uses in order to make it all work. Baumann thought it was important that Bill Colgan of CHA come down and walk the Committee through his vision for the site and how it all integrates together.

Bill Colgan took the floor and started his presentation. A paper copy of the presentation was handed out after the presentation was completed.

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 APPOINTING  
MEYNER AND LANDIS LLP  
SPECIAL ENVIRONMENTAL COUNSEL**

**WHEREAS,** Mannington Township ("Township") desires to hire special environmental counsel to represent the Township with regard to (1) the closed Township landfill located across the creek and adjacent to the Mannington Mills landfill; (2) the desire of Mannington Mills to access the Township landfill as part of its investigation of the Mannington Mills landfill; (3) the possible acquisition by fee simple, easement or otherwise of all or a portion of the Township landfill by Mannington Mills; and (4) any and all obligations imposed on the Township to comply with federal, state or local environmental laws and regulations as they may pertain to these matters, keeping in mind the best interests and protections of the Township (hereinafter "Work"), and

**WHEREAS,** the law firm of Meyner and Landis LLP (Albert I. Telsey, Esq.) has submitted the attached retainer proposal dated April 12, 2019, indicating the firm will provide legal services as Special Environmental Counsel to undertake the Work set forth above for the Township; and

**WHEREAS,** Special Environmental Counsel shall be hired by means of a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.8; and

**WHEREAS,** the law firm of Meyner and Landis LLP has completed and submitted a Business Entity Disclosure Certification which certifies that Meyner and Landis LLP has not made any contributions to a political or candidate committee in the Township in the previous one (1) year and this Resolution prohibits the law firm of Meyner and Landis LLP from making any contributions through the term of the contract; and

**WHEREAS,** the law firm of Meyner and Landis LLP must submit additional required documentation relating to the contract for review and approval by the Township Solicitor before the attached retainer proposal can be signed by the Mayor and Township Clerk.

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of Mannington Township, County of Salem, State of New Jersey that:

1. Pursuant to N.J.S.A. 40A:11-1 et seq., the law firm of Meyner and Landis LLP be and is hereby appointed as Special Environmental Counsel for the purpose described herein upon the Mayor and Township Clerk's signature of the attached Meyner and Landis LLP retainer proposal.

2. The law firm of Meyner and Landis LLP is prohibited from making any contribution to a local or Salem County political or candidate committee during the term of this appointment.
3. The Mayor and the Township Clerk be and are hereby authorized to enter into a contract with Meyner and Landis LLP on behalf of the Township in connection with this appointment by countersigning the attached retainer proposal after receiving written confirmation from the Township Solicitor that Meyner and Landis LLP has provided all additional required documentation relating to the contract.
4. A copy of this Resolution shall be printed once in the appropriate local newspaper(s) and is to be retained on file in the Office of the Township Clerk.
5. The Business Entity Disclosure Certification is to be placed on file with this Resolution.

Motion was made by Patrick, seconded by Emel, 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: **Matters falling within the attorney/client privilege, and pending or anticipated contract negotiations relating to the proposed redevelopment plan and potential redevelopment agreement for the Salem Medical Center (former Memorial Hospital of Salem County) redevelopment area.**
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.

**OTHER BUSINESS:**

Patrick submitted a quote for the painting of the Quonset hut roof.  
Mayor Asay suggested Patrick try to get more quotes for comparison.

The Mayor adjourned the meeting by regular motion at 7:00 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk