

Townhall
May 2, 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, Janet Sheridan, Fred Caltabiano, Township Auditor and residents Patti Davis, Bethanne Patrick 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 15740, ending computer check number 15776. Beginning with payroll check number 5983, ending payroll check number 6022.

Community Healthcare Assoc.

5/2/19	ck#1028	\$ 800.00	DiFrancesco, Bateman Kunzman
5/2/19	ck#1029	\$ 540.00	William L. Horner, Esq.
5/2/19	ck#1030	\$ 5,814.30	McManimon, Scotland & Bauman

Open Space

5/2/19	ck#2011	\$ 2,200.00	Molinari & Associates, P.C.
5/2/19	ck#2012	\$2,100.00	T.W. Sheehan & Associates LLC

Unemployment Trust

5/2/19	ck#1037	\$ 754.26	NJ Department of Labor
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Asay asked Bowman if she had heard or received anything from Fralinger's office regarding the 2018 Road Closeout documents. Bowman had not. Asay will check with Gaskill to check the status of the contractor's appeal filed with the DOT.

Motion was made by Emel, seconded by Patrick, approving the minutes for meetings held on 4/4/19 & 4/22/19. Motion carried.

OLD BUSINESS:

Horner stated he had reviewed the application submitted by Janet Sheridan and shared it with George Reese, JIF RMC, for input concerning insurance coverage. Horner explained to Janet Sheridan that George Reese had the question of why the Township was the applicant and not one of the entities performing the work. Sheridan said the law states the governmental entity which owns the property is the applicant. Horner explained that he did not fully understand the regulations and asked Ms. Sheridan to share her contact information for the State so that he may contact them for guidance. He asked her to send in proper certificates of insurance ahead of time from the parties performing the work so that George Reese could have time to review.

Asay described the event to the public and noted any finds of archeological facts would be in the hands of Montclair University for a period of time then kept at the Salem County Historical Society.

Janet Sheridan explained the phases involved in the project. Phase I: Last year the group walked the properties in Marshalltown and found twelve (12) areas that were interesting. Phase II: Target specific sites and dig 1 foot in diameter to look for artifacts. Phase III would involve more extensive digging.

Bill ended the topic by telling Ms. Sheridan he will provide her with the specifics required on the certificates of insurance and she would provide Bill with her State contact, then they will move forward.

PUBLIC COMMENT:

Motion was made by Patrick, seconded by Emel, opening Public Comment period. Motion carried.

Resident, Charles DeStefano of Acton Station Road had complaints regarding his neighbor. Between the dates of April 29, 2019 and May 2,

2019 they have been bringing in dumps truck with gravel, there is a junk truck and an abandoned trailer loaded with wood sitting on the property. He supplied the Committee with pictures. Public Comment period was closed by regular motion.

ZONING REPORT:

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

Carmer left the meeting at 7:20 pm.

NEW BUSINESS:

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
COUNTY OF SALEM**

SELF-EXAMINATION OF BUDGET RESOLUTION

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Township of Mannington, County of Salem has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2017 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the Township of Mannington, County of Salem that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes

2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:

- a. All estimates of revenue are reasonable, accurate and correctly stated,
- b. Items of appropriation are properly set forth
- c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

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
COUNTY OF SALEM
RESOLUTION TO READ BUDGET BY TITLE ONLY**

WHEREAS, N.J.S. 40A:4-8, as amended by Chapter 95, P.L. 2015 provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of the hearing and at the hearing, a complete copy of the approved budget has been made available for public inspection and been made available to each person upon request.

WHEREAS, these conditions have been met;

NOW, THEREFORE, BE IT RESOLVED, that the budget shall be read by title only.

Motion was made by Emel, seconded by Patrick opening the public hearing on the 2019 Budget. Motion carried. Mayor Asay announced the local portion of the 2019 Budget stayed the same as it has in the last several years at a tax rate of 28.2 cents. There being no comments, motion was made by Emel, seconded by Patrick, closing the public hearing. Motion carried.

Motion was made by Patrick, seconded by Emel, adopting the 2019 Budget on second and final reading (copy attached). Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

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

Asay - yes
Patrick - yes
Emel - yes

**RESOLUTION REQUESTING APPROVAL OF ITEMS
OF REVENUE AND APPROPRIATION NJSA 40A:4-87**

WHEREAS, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of Mannington Township in the County of Salem, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2019 in the sum of \$2,255.00 which is now available from the State of New Jersey, TRICO JIF Safety Incentive Grant in the amount of \$2,255.00 and

BE IT FURTHER RESOLVED, that the like sum of \$2,255.00 hereby appropriated under the caption TRICO JIF Safety Incentive Grant, and

BE IT FURTHER RESOLVED that the above is the result of funds from the State of New Jersey, TRICO JIF Safety Incentive Grant in the amount of \$2,255.00.

Mitchell and the Committee acknowledged and thanked Patti Davis, Deputy Clerk/Registrar & JIF Safety Coordinator, on her exemplary efforts in keeping the Township aligned with the JIF Safety & Wellness standards.

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

Asay - yes
Patrick - yes
Emel - yes

**MANNINGTON TOWNSHIP
RESOLUTION AUTHORIZING FINAL APPROVAL
JOEL AND FAITH VITTORI
BLOCK 21 LOT 3**

WHEREAS, the Salem County Agriculture Development Board 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 County'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 Joel and Faith Vittori located on Bassett Road, and designated on the Municipal tax map as Block 21, Lot 3 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 February 28, 2019. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 81.08 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	\$ 248,104.80
Mannington Township	\$ 4,135.08
Salem County	<u>\$ 161,268.12</u>
Total:	\$ 413,508.00

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 Joel and Faith Vittori property, Block 21, Lot 3 in the Township of Mannington, approximately 81.08 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.

CORRESPONDENCE :

CFO Bowman submitted a report of reconciled cash balances for the month ending March 31, 2019.

Tax Collector, Suzanne Pierce, submitted an annual report of uncollectible taxes for the year 2019. The report stated there were no uncollectible taxes for the year 2019. Report filed.

Notification from the NJDOT stated they were unable to provide a 2019 Municipal Aid grant for the Compromise Road Section III Resurfacing Project this year.

The City of Salem Water & Sewer Department sent out an FYI memo regarding a major project to upgrade their meter reading system and to improve water billing procedures. This memo would only apply to the hospital, doctor offices and a handful of residents who are hooked to Salem City Water. Memo filed.

A Notice of Filing and Public Hearings was received from Atlantic City Electric. Notice filed.

PUBLIC WORKS REPORT:

Patrick gave a verbal report. The department is continuing with mowing & road maintenance. A new pipe on Dolbow Road was installed.

OTHER BUSINESS:

Mayor Asay discussed some of the properties chosen for public sale. He had a few suggestions and asked the Committee to think about them. He spoke of combining certain lots and asked the Committee if they wanted to put a deed of easement on the combined lots to prevent from being subdivided in the future.

Motion was made by Patrick, seconded by Emel, adopting the following resolution to enter into a 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, 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 as presented and discussed at the Township Committee's April 22, 2019 special meeting.

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.

The following reports were filed:

Tax Collector reported receipts for April in the amount of \$298,363.13.

Mid-Salem County Court submitted a check in the amount of \$2,966.31 for fines received in April.

Registrar's receipts for April totaled \$2,238.00.

There were one hundred thirteen (113) dog license's issued in April with receipts totaling \$2,148.00.

CFO reported receipts of \$306,361.97 for the month of April.

There being no further business to transact, the Mayor adjourned the meeting by regular motion at 8:25 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk

May 6, 2019	NO QUORUM
May 13, 2019	NO QUORUM
May 20, 2019	NO QUORUM