

The Mannington Township Committee Work-Session was called to order by Mayor Asay at 6:15 PM. The following were in attendance: Asay, Patrick, Emel, Horner, and Mitchell.

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

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

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

**MANNINGTON TOWNSHIP
RESOLUTION AUTHORIZING FINAL APPROVAL
PAUL AND DIANE DUFFY
BLOCK 40 LOTS 16.04, 15
BLOCK 42, LOT 2.02**

WHEREAS, the County of Salem 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 Paul and Diane Duffy located on Welchville Road, and designated on the Municipal tax map as Block 40, Lots 16.0, 15 and Block 42, Lot 2.02 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 March 28, 2019. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 59.1 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	\$ 150,705.00
Federal Ranch Protection Program	\$ 150,705.00
Mannington Township	\$ -0-
Total:	\$ 301,410.00

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, Lots 16.04, 15 and Block 42, Lot 2.02 in the Township of Mannington, approximately 59.1 acres and is subject to the following:

- (a) The conveyance of a development easement which shall provide for the following:
 1. Exception: One (1) non severable exception – Two (2) acres restricted to

- One (1) single family residential unit
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.

The Committee discussed a 2019 Oil & Chip Road Program. A decision on which road(s) will be made at the June 6th Township Committee meeting.

Mayor Asay gave an update on the Compromise Road contract problem.

CORRESPONDENCE: A Reconciled Cash Balance Report for the month ending April 30, 2019 was received from the CFO. The Mayor asked why the Grant Fund has been zero (0) for several months. CFO wasn't sure but would put a call to the Auditor.

Notification was received that the NJDOT Municipal Aid applications are available online and must be submitted by July 19, 2019. Motion was made by Emel, seconded by Patrick, to apply for the north end of Compromise Road, the same section as was applied for last year. Motion carried.

OTHER BUSINESS: Discussion regarding CHA Escrow was based on low balance notification. A check was received in today's (5/20/19) mail from Salem Propco LLC in the amount of \$21,383.54. The Committee asked Bowman to notify the professionals to stop any work regarding the Salem Medical Center (formerly Salem Memorial Hospital). When she has verified that the check cleared, she then can notify them that they can continue any unfinished business.

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 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.

There being no further business, the Mayor adjourned the meeting by regular motion at 7:25 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk