

Townhall
November 7, 2019

The Mannington Board of Health/Township Committee meeting was called to order by Chairman Patrick at 7:00 PM. The following were in attendance: Asay, Patrick, Emel, Horner, Mitchell, Carmer, Bowman, Donna Harris, Joe Baumann and Twp. residents: Patti Davis, Robert DiGregorio, and Bethanne Patrick.

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

A Board of Health Meeting was held. See separate minutes.

The regular Township Committee meeting carried on.

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 15983, ending computer check number 16044. Beginning with payroll check number 6229, ending payroll check number 6267.

Community Healthcare Assoc.

11/7/19	ck#1040	\$ 7,316.00	McManimon, Scotland & Baumann
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Capital

11/7/19	ck#1062	\$ 640.00	Caterina Supply, Inc.
11/7/19	ck#1063	0.00	GWP Enterprises, Inc.
11/7/19	ck#1064	2,808.00	William L. Horner, Esquire
11/7/19	ck#1065	1,298.83	R.E. Pierson Construction Co

Storm Recovery Trust

11/7/19	ck#1058	\$ 130.09	Gemplers/Ariens
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CFO submitted a Summary Budget Status as of November 5, 2019 and a Report of Reconciled Cash Balances as of September 30, 2019.

Motion was made by Patrick, seconded by Emel, approving the minutes for the meeting held on October 5, 2019. Motion carried.

PUBLIC COMMENT:

As there were public present, public comment period was opened early in the meeting by regular motion, in the event the public did not wish to sit through the meeting to the end as listed on the agenda. Robert DiGregorio stated he would wait until later. As there were no other comments, this portion of the meeting was closed by regular motion.

ZONING REPORT:

Carmer gave a verbal and written report for October 2019.

OLD BUSINESS:

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

Asay - yes
Patrick - yes
Emel - yes

**MANNINGTON TOWNSHIP
ORDINANCE NO. 19-04**

**AN ORDINANCE AMENDING
MANNINGTON TOWNSHIP CODE CHAPTER 126 "TAXATION"
TO ADD ARTICLE II ENTITLED
"DISABLED VETERAN'S AND SURVIVING SPOUSE TAX EXEMPTION"**

A Public Hearing is scheduled for December 5, 2019 at 7:00 pm.

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

Asay - yes
Patrick - yes
Emel - yes

**RESOLUTION AUTHORIZING THE CANCELLATION OF
FOURTH QUARTER 2019 TAXES AND REFUND OF A PORTION OF
THIRD QUARTER TAX PAID FOR A TOTAL DISABLED VETERAN
Block 62, Lot 20 (Gardiner, Russell E.)**

WHEREAS, THE TAX ASSESSOR OF MANNINGTON TOWNSHIP, Salem County, has certified that the above-referenced taxpayer has been approved for tax exempt status applied for August 5, 2019; therefore, the fourth quarter taxes should be cancelled; and

WHEREAS, THE TAX COLLECTOR OF MANNINGTON TOWNSHIP has certified to the Township Mayor and Committee that the above-referenced taxpayer has been approved for total disabled veteran exempt status; therefore, fourth quarter 2019 taxes should be cancelled; and

WHEREAS, THE TAX COLLECTOR OF MANNINGTON TOWNSHIP has certified to the Mayor and Council that the owner paid the third quarter 2019 taxes of \$1,058.49 and a portion of same must be refunded to the owner, and that the books of said Tax Collector be adjusted to reflect the overpayment of \$646.80; and

WHEREAS, THE TREASURER OF MANNINGTON TOWNSHIP shall make said refund from the Current Account;

NOW, THEREFORE, BE IT RESOLVED, that the appropriate officials of Mannington Township, County of Salem, State of New Jersey cancel the fourth quarter real estate taxes as noted above, refund a portion of the third quarter tax payment to the owner in the amount of \$646.80, and the books of said Tax Collector be adjusted to reflect the cancellation as noted above.

ADOPTED at a meeting of the Township Mayor and Committee of Mannington Township, County of Salem, State of New Jersey held on November 7, 2019.

Horner updated the Committee on the Archeological Dig headed by Janet Sheridan. Ms. Sheridan stated she is ok with the Access Agreement, however, Montclair State University had concerns, which still has one outstanding issue involving automobile liability and the New York university, Hofstra, hasn't responded. The project is at a halt at this point.

The status of the GWP close-out was discussed. Horner reported on the surety company's current position on paying the Township the \$16,000 penalty which was imposed on the contractor, GWP, and as a result the State reduces the grant amount awarded to the Township. Horner will speak with the surety company again next week.

NEW BUSINESS:

The State Best Practices Inventory was reviewed by the Committee. Bowman reported receiving a score of 43.5, which means the Township will have no funding withheld.

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

Asay - yes
Patrick - yes
Emel - yes

RESOLUTION

TRANSFER OF FUNDS

WHEREAS, various 2019 bills have been presented for payment; and

WHEREAS, it is determined by the Chief Financial Officer that sufficient funds are not available to cover the cost of the bills presented for payment in the respective appropriation;

WHEREAS, *N.J.S.A. 40A:4-58* provides the transfer of the amount during the last months of the Fiscal Year any excess from any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefore;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Mannington Township that the transfers in the amount of \$3,500.00 between the 2019 Budget Appropriations as follows:

Transfer From:		
Account	Name	Amount
9-01- -105-202	Defensive Law Suits	\$3,500.00
Transfer To:		
9-01- -112-203	Employee Group Heath Ins. OE	\$3,500.00

CORRESPONDENCE :

A resolution of the Salem County Board of Chosen Freeholders was received and reviewed. The request from October 4, 2018 to lower the speed limit on Cheney Road was granted after the County Engineer's Office completed their investigation. The new speed limit established on Cheney Road is 35 mph from NJ State Highway 45 for a distance of 2,700 feet. Once the appropriate signage is installed, the new speed limit will be legally enforceable.

An announcement from the Trico JIF stated the Township will receive a dividend in the amount of \$2,278.00. This amount will be used as a credit against the 2020 JIF assessment.

Motion was made by Patrick, seconded by Emel approving of a request from Mannington MAPSA and the school to light the tree on the south side of townhall as part of their program "Light the Night Against Drugs" Motion carried. The program is scheduled to be held on

Saturday, December 7th, 2019 from 5:00 to 9:00 pm. This will be the third annual tree lighting event held by the Mannington MAPSA.

PUBLIC WORKS REPORT:

Patrick gave a verbal report. The installation of a new pipe along Compromise Road in front of the Eddis farm is half-way completed. Installation of snow fence has begun. The pump head on the well at the Public Works garage has been replaced. Patrick will get quotes on a new lawnmower with a roll bar.

OTHER BUSINESS:

A possible electrical concern was brought to the Committee by Tax Collector, Suzanne Peirce. She is wondering if something electrical is causing a surge/drain on some of her machines in her office. She has had one validator fail and is now having problems with the second one. She feels the topic should be further investigated as to the source. The Committee recommended the purchase and installation of surge protectors as a starting point.

Township Clerk, Esther Mitchell, asked the Committee for approval of all utility bills to be paid upon receipt. The bills will appear on the Bill List of the next regularly scheduled Township Committee/Bill meeting. Motion was made by Emel, seconded by Patrick, approving that all utility bills be paid upon receipt. Motion carried.

Mannington is to host the Local Government Dinner in January 2020. The Committee agreed to set it up with Java Dog to cater the event. If there is to many people coming to hold in at Java Dog, Mayor Asay said the dinner could be held at the Grange hall with Java Dog catering. They will work on getting a speaker for the event.

PUBIC COMMENT PERIOD:

Township resident, Robert DiGregorio of 80 Warner Road, expressed his displeasure of being approached by the Tax Assessor to schedule an

inspection of his property, while he was attending tonight's Township meeting. He went on to speak with the Committee and requested if he could amicably sit down with Bill Horner, Township Solicitor, or a designee of the Township, and discuss the summonses he recently received. Horner said it was out of the Township's hands and is now a legal matter. He also advised the members of the Committee not to have conversation about it. The Committee listened to DiGregorio's comments before closing the public portion by regular motion.

Motion was made by Emel, seconded by Patrick, adopting the following resolution to enter into Closed Session. Motion carried.

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 potential redevelopment agreement and potential financial 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.

Motion was made by Patrick, seconded by Emel, introducing the following-named ordinance approving a financial agreement with 310 Woodstown urban Renewal, LLC which includes the following amendments be incorporated to the terms of the Financial Agreement which was discussed in Closed Session. The provision that the tax assessment

has been changed to eight million dollars (\$8,000,000) and includes all parcels and that the parties agree this is a fair and appropriate assessment for the property. The property owner will not file and appeal of the assessment for as long as the annual service charge is being paid and the agreement is in place. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

**MANNINGTON TOWNSHIP
ORDINANCE NO. 19-05**

**AN ORDINANCE APPROVING AN APPLICATION FOR A LONG-TERM TAX
EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL
AGREEMENT WITH 310 WOODSTOWN URBAN RENEWAL, LLC**

A Public Hearing was set for December 5, 2019 at 7:00 pm.

REPORTS:

The following reports were filed:

Tax Collector reported receipts for October in the amount of \$681,992.76.

Mid-Salem County Court submitted a check in the amount of \$1,905.65 for fines received in October.

Registrar's receipts for October totaled \$1,125.00.

Nine (9) dog licenses were issued in October with receipts totaling \$331.00.

Finance reported receipts of \$749,760.87 for the month of October.

There being no further business to transact, the Mayor adjourned the meeting by regular motion at 7:50 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk

November 18, 2019 NO QUORUM

December 2, 2019 NO QUORUM