

Townhall
November 25, 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, Horner, Mitchell and Bowman, with Emel joining at 5:35.

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

NEW BUSINESS:

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

Asay - yes
Patrick - yes
Emel - yes (*absent at the presentation of said resolution, however, Mayor Asay brought the resolution back to the table upon the arrival of Emel at 5:35, with Emel voting yes at roll call*)

RESOLUTION OF THE TOWNSHIP OF MANNINGTON, IN THE COUNTY OF SALEM, STATE OF NEW JERSEY, MAKING APPLICATION TO THE LOCAL FINANCE BOARD SEEKING AUTHORIZATION FOR NOT TO EXCEED \$225,000 NON-RECOURSE REDEVELOPMENT AREA BONDS IN CONNECTION WITH THE REDEVELOPMENT OF THE MEMORIAL HOSPITAL REDEVELOPMENT AREA PURSUANT TO N.J.S.A. 40A:12A-29(A)(3) AND N.J.S.A. 40A:12A-67(G)

WHEREAS, the Township of Mannington (the “**Township**”) desires to make application to the Local Finance Board with respect to a proposed bond ordinance authorizing the issuance of not to exceed \$225,000 non-recourse redevelopment area bonds (the “**Bonds**”), and the pledge of certain payments in lieu of taxes with respect to the repayment thereof, all in connection with the rehabilitation and remodeling of the existing hospital campus to produce a modern, state-of-the-art facility within the Memorial Hospital Redevelopment Area pursuant to *N.J.S.A. 40A:12A-29(a)(3)* and *N.J.S.A. 40A:12A-67(g)* of the Redevelopment Area Bond Financing Law, *N.J.S.A. 40A:12A-64 et seq.* (the “**RAB Law**”); and

WHEREAS, any financial instrument, such as the Bonds proposed herein, which are secured in whole or in part by payments in lieu of taxes shall be subject to the review and approval of the Local Finance Board within the New Jersey Department of Community Affairs (the “**Board**”) pursuant to the RAB Law; and

WHEREAS, the Township believes that:

- (a) it is in the public interest to accomplish such purpose; and
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit; and
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant; and
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit and will not create an undue financial burden to be placed upon the local unit,

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

I. GENERAL

The aforementioned recitals are incorporated herein as though fully set forth at length.

II. APPLICATION TO LOCAL FINANCE BOARD APPROVED

(a) The application to the Local Finance Board is hereby approved, and the Township's counsel, McManimon, Scotland & Baumann, LLC, along with other representatives of the Township, are hereby authorized to prepare and submit the above-referenced application.

(b) The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as the same may be required by law.

III. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

IV. AVAILABILITY OF THE RESOLUTION

A copy of this Resolution shall be available for public inspection at the offices of the Township.

V. EFFECTIVE DATE

This Resolution shall take effect upon final passage.

Mayor Asay signed the NJ Dept. of Community Affairs, DLGS, Local Finance Board Application Certification.

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 AUTHORIZING FINAL APPROVAL
EARL MOORE, JR AND ROBERT MOORE
BLOCK 4 LOT 12**

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 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 Earl Moore, Jr and Robert Moore located on Black Road, and designated on the Municipal tax map as Block 4, Lot 12 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 \$6,300 per acre on June 27, 2019. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 24.1 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	\$ 75,915.00
Mannington Township	\$ 37,957.50
Salem County	<u>\$ 37,957.50</u>
Total:	\$ 151,830.00

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 Earl Moore Jr and Robert Moore property, Block 4, Lot 12 in the Township of Mannington, approximately 24.1 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: 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.

Title agency and survey quotes in relation to the PIG for the Earl Moore farm were reviewed.

Motion was made by Patrick, seconded by Emel, approving of a quote submitted by Land Engineering for the survey of Block 4, Lot 12. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

Motion was made by Asay, seconded by Emel, approving of a quote submitted by West Jersey Title Agency for title fees associated with the Earl Moore farm at Block 4, Lot 12. Roll call vote as follows:

Asay - yes Patrick - yes Emel - yes

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
(FORM 1B)**

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Township Committee of the Township of Mannington, County of Salem, State of New Jersey, recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

WHEREAS, the Township Committee further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township Committee has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Salem;

NOW, THEREFORE, BE IT RESOLVED by the Township of Mannington, County of Salem, State of New Jersey, hereby recognizes the following:

1. The Township Committee does hereby authorize submission of a strategic plan for the Mannington Municipal Alliance grant for fiscal year 2020 in the amount of:

DEDR	\$2,779.00
Cash Match	\$ 694.75
In-Kind	<u>\$2,084.25</u>
TOTAL ALLIANCE BUDGET	\$5,558.00

2. The Township Committee acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

OTHER BUSINESS:

The Committee briefly discussed the closing of the Compromise Road project. Horner is waiting to hear from GWP's surety company. The close-out documents will wait until after the meeting scheduled for December 5, 2019.

Dave Kitts of Mannington Mills requested to meet with the Committee on Monday, December 9, 2019 at the scheduled work session at 5:30 pm to discuss the study results of the wetlands delineation and survey at, and adjacent to, Block 60/Lot 3. The Committee is available to meet with them.

Upcoming appointments for 2020 were briefly discussed.

PUBLIC COMMENT:

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

There being no further business, Motion was made by Patrick, seconded by Asay, adjourning the meeting at 6:15 pm.

Respectfully Submitted,

Esther A. Mitchell, Clerk

December 2, 2019 NO QUORUM