

Mannington Township Planning Board
Regular Meeting
May 10, 2018

Present:

Michael Albano, Solicitor, Donald Asay, Mayor, Kasey Carmer, Zoning Officer, Andrew Buzby, William DeCinque, Donald Richman, Rita Shade, John Sakewicz, Richard Eber, Dante Spina, Sr., Jessica Winkers, and Luke Patrick

Absent:

Philip Caton, Planner, Carl Gaskill, Engineer, David Cadwallader, Cory Gaskill, Engineer, Cody S. Mitchell

The meeting was called to order at 7:02PM by Rebecca Gower Ferguson, Secretary.

The Sunshine Law Statement was read.

The Pledge of Allegiance to the Flag of the United States of America was recited.

Roll Call was taken to justify that there was a quorum in attendance.

The secretary of the planning board has given adequate notice of the meeting.

Correction to the January 2018 Minutes – Dante Spina Sr. did not attend the meeting. His name was listed as both present and absent.

John Sakewicz made a motion to approve the January 11, 2018 minutes. William DeCinque seconded the motion.

Motion carried.

Resolution to the Planning Board for 310 Route 45

Mr. Asay gave a brief overview of the resolution.

CHA Partners presented to Township Committee. This resolution is part of a process. This process includes Steps including reviewing to see if there is an “area in need of redevelopment” as determined by the planner. There is no guarantee of the end result. Currently, CHS has signed an agreement of sale with CHA partners. This occurred after the Township Committee meeting.

Mr. Joseph P. Baumann, Jr. of McManimon, Scotland and Baumann, LLC spoke to the board. Their company was highly recommended by Phil Caton. Mr. Bauman spoke about how the designation of a redevelopment zone could then possible need to be aligned with the township zoning area. This process has to do with the property, not the owner of the property. The planner will analyze the property to see if it is an area in need of redevelopment. The Planning Board will agree or disagree with the designation. This decision then goes to the Township Committee and the Township Committee then makes the final decision. The Planning Board is an advisory committee throughout this process.

The Planning Board will deal with the zoning, if needed. This is also a final ordinance that would come from Township Committee. This process will take months. The goal is to be diligent and move forward while being thorough and efficient. The Township Committee’s goal is to keep the hospital functioning as an acute care hospital. The current request would be to have 60 -75 acute care beds, 12 sub acute beds, 26 psychiatric/alcohol/drug treatment beds, surgery center and emergency room services.

Rita Shade asked why is there a need to deem this an area in need of redevelopment if the property is currently a hospital? What is the advantage?

Mr. Baumann explained that the Township Committee could negotiate contracts to make required changes. The County does not have the ability to do this. The medial mall model could include others in the facility. The Q Farm property will not be included in this exploitation of the area in need of redevelopment. Furthermore, if Phil Caton's report comes back that the property is not an area in need of redevelopment then the process is done.

Mannington Township wants Salem County to have an acute care facility. Kasey Carmer stated that he was at the Township Committee meeting when CHA partners presented. He believes that this gives the township the flexibility to make changes and adds to our tool box. He supports this action.

There was no signed agreement when this presentation was made to Township Committee. Mannington Township wants this to be an open process.

Richard Eber made a motion to approve Phil Caton as a special Planner to investigate 310 Route 45 as An Area in Need of Redevelopment. William DeCinque seconded the motion.

Members eligible to vote on the application:

1. Donald Asay – Abstain
2. Andrew Buzby - YES
3. Luke Patrick – Abstain
4. William DeCinque – YES
5. John Sakewicz – Abstain – He is on the Salem Health and Wellness Board
6. Rita Shade – YES
7. Dante Spina - YES
8. Kasey Carmer - YES
9. Donald Richman (Alternate #1) - YES
10. Jessica Lynn Winkers (Alternate #2) - YES
11. Richard Eber (Alternate #4) - YES

8– YES 0 – NO 3- Abstention

Resolution for Trailer Ordinance #18-03

This is a response after realizing the delay. This was created from past experience to help expedite the process. This process mirrors three previous experiences.
This matter will be voted on at the next meeting.

Zoning Officer Report

Kasey Carmer gave an update for February, March and April.
The court matter has been set for trial.

The meeting was opened to the public at this time.

The meeting was closed to the public at this time.

The meeting was adjourned at 7:58 pm.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary