

**Mannington Township Planning Board**  
**Special Planning Board Meeting**  
**August 23, 2018**

Present:

Michael Albano, Solicitor, Donald Asay, Mayor, Kasey Carmer, Zoning Officer, Andrew Buzby, William DeCinque, John Sakewicz, Richard Eber, Jessica Winkers, Luke Patrick, Donald Richman, David Cadwallader (7:14 pm)

Absent:

Philip Caton, Planner, Carl Gaskill, Engineer, Cody S. Mitchell, Dante Spina, Sr., Rita Shade, Cory Gaskill, Engineer,

The meeting was called to order at 7:00PM 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.

Special Open Pubic Hearing - CLARKE CATON HINTZ, P.P. will be presenting on whether 310 ROUTE 45, (BLOCK 53, LOTS 4 and 23) should be designated as a non-condemnation area in need of redevelopment.

Michael Sullivan and Michael Hanrahan of Clark Caton Hintz were both sworn in.

Mr. Sullivan began reviewing the slideshow presentation dated August 23, 2018. He explained what an area of redevelopment is and how it can set forth a basis for agreements with potential redevelopers. It must meet the criteria in NJSA40A:12A-5. It cannot use the power of eminent domain.

They reviewed Block 53, Lots 4 & 23. The Assessment reviewed the existing facilities. The focus of this report is on the buildings.

(David Cadwallader joined the meeting at this time.)

Mr. Hanrahan reviewed the building floor plans. He presented the utilized and underutilized places in the Hospital, Medical Arts Building (30% leased) and Surgery Center (vacant).

He presented the timeline for ownership and the decline. The rational for the decline is that the current plan has been unable to change to the changing marketplace. It is an outdated model from a physical standpoint.

He reviewed "Michels" Report specific to hospital/medical facilities and determined that this area is obsolete and a substandard facility. The Surgery Center is "untenatable". The Medical Arts building has poor acoustic isolation and is dilapidated.

Based on this assessment the area satisfies criteria "d" of the LRHL and may be designated as an area in need of redevelopment.

Please note that on pages 10 + 15 of the PowerPoint presentation the Tax bill information is incorrect. This information will be corrected and copies with the corrections will be held on file.

This concluded the report.

Andrew Buzby asked if this designation could open funding sources to a person redeveloping.

Joe Bauman stated that at this time, no, although it is a topic being discussed at a state level.

Mr. Asay asked if the hospital owned the Surgery Center and Medical Arts Building. The presenters were unsure but could confirm that the hospital owns the ground that the buildings are on.

The meeting was opened to the public at this time. (Sakewicz/Winkers)

Scott Griscom of 48 Dubois Road was sworn in – He asked if this potential designation would open doors to get the hospital back up and running?

Mr. Bauman explained that this could provide the tools for tax negotiations, planning tools and abatement.

Mr. Griscom asked if this could elevate some of the barriers.

Mr. Bauman answered yes.

No one else from the public asked to speak.

The meeting was closed to the public. (Sakewicz/Eber)

Kasey Carmer asked if this report took into consideration the public image issues.

Mr. Bauman stated that it was not considered in this report.

The next steps were outlined:

If the Planning Board voted to recommend that this area be designated as an area of redevelopment it would then be presented at the Township Committee. A redevelopment plan would be created. The plan would come back to the planning board. Ultimately an ordinance would be adopted.

Mr. Asay stated that the Township Committee sees this as a concern.

Mr. Bauman explained that this is an opportunity to create a foundation to establish groundwork.

A motion was made by William DeCinque to designate the area in need of redevelopment. Richard Eber seconded the motion.

Motion carried.

1. Donald Asay – Abstain
  2. Andrew Buzby - YES
  3. William DeCinque – YES
  4. David Cadwallader - YES
  5. Luke Patrick - Abstain
  6. John Sakewicz – Abstain – He is on the Salem Health and Wellness Board
  7. Donald Richman – YES
  8. Jessica Lynn Winkers – YES
  9. Richard Eber – YES
  10. Kasey Carmer - YES
- 7– YES            0 – NO            3- Abstention

A motion was made by William DeCinque to approve the resolution. Richard Eber seconded to motion. Motion carried.

1. Donald Asay – Abstain
2. Andrew Buzby - YES
3. William DeCinque – YES
4. David Cadwallader - YES
5. Luke Patrick - Abstain
6. John Sakewicz – Abstain – He is on the Salem Health and Wellness Board

7. Donald Richman – YES
  8. Jessica Lynn Winkers – YES
  9. Richard Eber – YES
  10. Kasey Carmer - YES
- 7– YES          0 – NO          3- Abstention

The meeting was adjourned at 8:15 pm.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary