

MAY 12, 2008

On the above date, the Township Committee of the Township of Mantua held its monthly Workshop Meeting in the Mantua Township Municipal Building, 401 Main Street, Mantua, NJ 08051.

Mayor Timothy W. Chell called the meeting to order. The time was 7:30 p.m.

Mayor Chell asked for everyone to rise for the flag salute and remain standing for a moment of silence.

Mayor Chell then read aloud the Statement of the Presiding Officer: "As required by the New Jersey Open Public Meeting Act, adequate notice of this meeting has been provided by adopting a schedule of regular meetings for the year 2008. The schedule was posted on the bulletin board of the Municipal Building and mailed to the Gloucester County Times and Courier-Post newspapers on January 2, 2008."

Mayor Chell called on Township Clerk Shawn Menzies to perform a roll call of present officials. Present were Committeewoman Sharon Lawrence, Committeeman Walter F. Lenkowski, Deputy Mayor Peter Scirrotto, Mayor Chell, Michael Datz, Township Administrator & Supervisor of Public Works, Jeff Daniels, Esquire, Township Solicitor, and Shawn G. Menzies, Township Clerk. Also present for this Workshop were Jon Bryson, Township Engineer and Police Chief Graham Land.

Mayor Chell noted that Committeewoman Lorraine Beckett will be absent as she injured her ankle recently and has had surgery. The Committee wished her a speedy recovery and hoped she would be back soon.

Deputy Mayor Scirrotto made a motion to approve the meeting minutes of the Township Committee's April 28, 2008 Regular Meeting, seconded by Committeewoman Lawrence. All were in favor. Committeeman Lenkowski abstained.

For the Engineering Report, Mr. Bryson stated he is reviewing a request by the developers of the Target and Lowes project to reduce the bonds for the project. Next, he reported that a meeting was held between him and the tax assessor to review and discuss the work order to update tax maps.

Mr. Bryson then reported that a meeting was held with the New Jersey Department of Transportation in regards to the planting of more trees along Mantua Boulevard to buffer a neighborhood from the Lowes site. NJDOT is reviewing the matter and said a highway occupancy requirement might be needed for this matter. A final answer should come by next week, he added.

For the Municipal Aid Projects, Mr. Bryson reported that the NJDOT issued a letter on March 25, 2008 indicating the Township of Mantua will receive a \$125,000.00 grant for Evergreen Avenue project and that the application for such has been sent.

Mr. Bryson reported a letter from the State announced that funds are available for the Bikeway, Centers of Place, Historic, Bridge and Safe Street to Transit programs and applications are due June 20, 2008.

Under the 2008 Local Road Program, Mr. Bryson reported that he expects bids to be put out for such once the budget has been adopted.

For local projects, Mr. Bryson reported that certification of occupancies are being approved for Spring Valley and Country Garden developments. He added the work on the club house at Country Gardens is proceeding and also work at the Lowes and Target is also moving forward.

Committeewoman Lawrence asked about any dates being set to hold grand openings for either or both the Lowes and Target. Mr. Bryson said they are anticipating being complete by October. Mayor Chell asked when would the installation of the traffic lights start, to which Mr. Bryson said work on Woodbury-Glassboro Road has started. Mayor Chell said he recalls from the application for the project that the lights would be timed to allow motorists coming in and out of Timbercrest to be able to get in and out without problems.

Mayor Chell asked if there is a timeline for the variance granted to the developers for the age-restricted development on Center Street to start the project. Mr. Bryson said he would find out and report back.

Mr. Datz said he and Mr. Bryson have discussed Evergreen Avenue project to which the costs are above the grant in the amount of \$125,000 the Township of Mantua is approved for. He suggested possibly having this project done in phases and applying for an additional \$80,000 to \$90,000 in grants.

For the Police Department report, Captain Rodney Sawyer said once the budget is adopted they will seek to purchase the four speed indication signs. Mr. Datz suggested instead of purchasing additional speed signs, an idea has been discussed about purchasing additional poles for the signs so when there is a need the signs can be relocated to areas in which they would best serve for that time. Mayor Chell and Committeeman Lenkowski said they are also concerned about vandalism of the signs.

For the Public Works report, Mr. Datz said the oven hood is installed at the Community Center and he expects the new stove to be installed by next week.

Next, he reported that the trail project in the Chestnut Branch Park is 95 percent complete.

Mr. Datz then reported that the Township of Mantua has been awarded \$25,000 Community Development Block Grant for Jessup Mill Road.

Committeeman Lenkowski asked how the football field held up to the use by lacrosse, to which Mr. Datz said the field is fine with the continued maintenance of the field.

Mayor Chell said landscaping needs to be performed and maintained at the Community Center and maybe it could be a project for an Eagle Scout and if anyone knows of such to let him know.

Deputy Mayor Scirrotto made a motion to open the meeting to the public, seconded by Committeewoman Lawrence. All were in favor.

James Slempp, Mount Royal Road, asked if the funds due by the developer of the Lowes and Target project have been paid and if it is still \$200,000 or \$250,000? Mayor Chell said it is still due and was not sure if they have paid yet.

Mr. Slempp asked if a one-way sign could be installed at the park to inform drivers not to exit out of the first parking lot entrance and go directly out of the park instead of following the loop like they should. Mayor Chell said it is a good idea. Mr. Datz said one will be installed, likely a Do Not Enter sign.

Mr. Slempp asked if it would be possible to erect some type of sign to inform and direct people who may not be aware of the 9/11 Memorial in the park. Mayor Chell said it was a good idea and he would see if the County would be interested in assisting such. Mr. Datz said his office is reviewing possibly placing direction signs and also signs to show length of the walking trails as well.

Mr. Slempp also said he was concerned about a tree at the park which makes it difficult to exit the park. He also asked if the park is recycling all it can as he has seen items in trash cans which could be recycled. Mayor Chell and Mr. Datz agreed they will review the issue and make sure the park has all or more recycling containers.

Mr. Slempp asked if the developer's property across the street from the Chestnut Branch Park has permits to remove trees. Mr. Bryson said the approvals for the project were from the planning board which would not require a tree removal application to be filed as the matter was reviewed in the planning board and its approvals.

Mr. Slempp asked about the status of the ACME/CVS litigation. Mayor Chell said it is still ongoing and that a hearing scheduled for April 28, 2008 was postponed, which was not a request by the Township of Mantua and likely from the developer or the court.

Mr. Slempp asked why the recreation fee of \$1,000 has not been increased and is it because of a pending court decision? Mayor Chell said the courts have yet to rule on a matter between a developer and a municipality, not Mantua, in which the developer sued because it felt the recreation fee being requested was deemed to be too much. While Mayor Chell agreed it should be raised, there are not many tracts where zoning would allow many houses to be built.

Mr. Slempp asked if affordable housing developments have to pay into the recreation fund, to which it was unknown but that they might be exempt.

Mr. Slempp asked when yard waste will be picked up. Mayor Chell said it has since April 1. Mr. Slempp questioned the cost associated with having the Township of Mantua pick up one yard waste container on a street if they do it each week. Mr. Datz said for each ton of yard waste out of the solid waste- trash- pick up it is a savings of \$76.00 per ton.

Mr. Slempp asked why that on page 43 of the proposed municipal budget there is increases in the open space line item. Mr. Datz said those funds are being proposed and not being applied unless needed for two large tracts of property the Township of Mantua acquired for preservation- the Kammerer and Kadin property for maintenance and even possible demolition of old, inhabitable structures on those sites. Mr. Slempp asked if it would cheaper to use municipal employees for the work, to which Mr. Datz said it would be municipal employees but in the case that asbestos or other harmful toxins are found in the inhabitable structures, a company would be brought in.

Lewis Fichera, 773 West Atlantic Avenue, asked how many lights would be installed at the Target and Lowes project. Mayor Chell said a total of three, timed lights would be installed along the area of the project on Woodbury-Glassboro Road and one of the lights would be at Mantua Boulevard, which is one of the places the Township of Mantua has wanted in the past.

As no one else wished to address the Township Committee, Committeewoman Lawrence made a motion to close the public portion, seconded by Committeeman Lenkowski. All were in favor.

Under the legislation portion of the agenda, Committeeman Lenkowski made a motion to adopt by Title Only Ordinance O-07-2008, seconded by Deputy Mayor Scirrotto.

ORDINANCE O-07-2008
AN ORDINANCE OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: AN ORDINANCE AMENDING CHAPTER 143,
SECTION 23, “VEHICLES AND TRAFFIC” OF THE
CODE OF THE TOWNSHIP OF MANTUA

All members voted in the affirmative to a roll call vote, 4-0 to adopt by Title Only.

Committeewoman Lawrence made a motion to adopt by Title Only, Ordinance O-08-2008, seconded by Deputy Mayor Scirrotto.

ORDINANCE O-08-2008
AN ORDINANCE OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: AN ORDINANCE AMENDING CHAPTER 112 OF THE
CODE OF THE TOWNSHIP OF MANTUA, “NOISE”

All members voted in the affirmative to a roll call vote to adopt by Title Only, 4-0.

Deputy Mayor Scirrotto made a motion to adopt by Title Only Ordinance O-09-2008, seconded by Committeewoman Lawrence.

ORDINANCE O-09-2008
AN ORDINANCE OF THE TOWNSHIP
COMMITTEE OF THE TOWNSHIP OF MANTUA
RE: AN ORDINANCE TO AMEND ORDINANCE O-21-2006,
THE "CODE OF THE TOWNSHIP OF MANTUA," CHAPTER 46
AMENDING THE RANGE OF SALARIES OF OFFICERS AND
EMPLOYEES OF THE TOWNSHIP OF MANTUA, IN THE
COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY

All members voted in the affirmative to a roll call vote to adopt by Title Only, 4-0.

Deputy Mayor Scirrotto made a motion to approve Resolution R-93-2008, seconded by Committeewoman Lawrence.

RESOLUTION R-93-2008
RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AWARDED A BROWNFIELD
ASSESSMENT CONTRACT TO BIRDSALL ENGINEERING INC.
AND AUTHORIZING THE TOWNSHIP TO EXECUTE A CONTRACT
FOR PROFESSIONAL SERVICES FOR FEDERAL PHASE I AND
PHASE II ENVIRONMENTAL ASSESSMENTS OF A STUDY
AREA WITHIN THE STRUTHERS-DUNN SITE

Mayor Chell commented that the costs for the contract will be paid by a federal grant and not tax dollars. All members were in favor, 4-0.

Committeeman Lenkowski made a motion to approve Resolution R-94-2008, seconded by Committeewoman Lawrence.

RESOLUTION R -94-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION REFUNDING OVERPAID
PROPERTY TAXES IN THE TOWNSHIP OF MANTUA

All were in favor.

Deputy Mayor Scirrotto made a motion to approve Resolution R-95-2008, seconded by Committeewoman Lawrence.

RESOLUTION R-95-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION APPROVING THE PURCHASE OF
A 2009 FORD ESCAPE HYBRID 4 X4 FROM MOTOR FLEET
OF OCEAN, NEW JERSEY FOR THE MANTUA TOWNSHIP POLICE
DEPARTMENT IN THE TOTAL AMOUNT OF \$27,407.25

All members voted in the affirmative to a roll call vote to approve, 4-0.

Mayor Chell thanked Public Works and the Police Department for taking an active roll in the purchase of the hybrid vehicle.

Committeeman Lenkowski made a motion to approve Resolution R-96-2008, seconded by Committeewoman Lawrence.

RESOLUTION R-96-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION APPROVING AN EMERGENCY
TEMPORARY BUDGET FOR THE TOWNSHIP OF MANTUA

All members voted in the affirmative to a roll call vote to approve, 4-0.

Committeewoman Lawrence made a motion to approve Resolution R-97-2008, seconded by Committeeman Lenkowski.

RESOLUTION R-97-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AWARING A CONTRACT TO FURNISH FIREWORK
EXHIBITIONS IN THE TOWNSHIP OF MANTUA AS EXTRAORDINARY
UNSPECIFIED SERVICES PURSUANT TO N.J.S.A 40A:11-5.1

All members voted in the affirmative to a roll call vote to approve, 4-0.

Committeewoman Lawrence made a motion to approve Resolution R-98-2008, seconded by Committeeman Lenkowski.

RESOLUTION R-98-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP COMMITTEE
RE: A RESOLUTION SUPPORTING AN APPLICATION
FOR THE OPEN SPACE PRESERVATION PROGRAM OF
THE COUNTY OF GLOUCESTER FOR BLOCK 173, LOT 4,
FORMERLY KNOWN AS THE MAPLE RIDGE GOLF COURSE

All were in favor.

Mayor Chell commented that the owners of the former golf course own half of the land in Mantua Township and the other is in Deptford Township, adding he is not sure how Deptford will proceed with the owner's application filed with the County to preserve the land in both towns. Additionally, Mayor Chell said the Township of Mantua is committed to preserving the land and starting the process by approving Resolution R-98-2008.

Under Committee reports, Committeewoman Lawrence announced that Armed Forces Day will be held on Saturday, May 17, 2008 at the AMVETS Post, but that due to the large crowds the venue may have changed to the park.

Deputy Mayor Scirrotto thanked Mayor Chell for the working to get the former Maple Ridge Golf Course preserved and he knows he will stay with it until it is preserved.

For the Township Administrator remarks, Mr. Datz reported that a police department employee has requested leave under the Family Medical Leave Act. Committeewoman Lawrence made the motion to approve the leave, seconded by Deputy Mayor Scirrotto. All were in favor.

Deputy Mayor Scirrotto made a motion to approve and pay all duly authorized bills, seconded by Committeewoman Lawrence. All were in favor.

Deputy Mayor Scirrotto made a motion to adjourn the meeting, seconded by Committeeman Lenkowski. All were in favor.

The time was 8:01 p.m.