

NOVEMBER 10, 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 Lorraine Beckett, Committeewoman Sharon Lawrence, Committeeman Robert Zimmerman, Deputy Mayor Peter Scirrotto, Mayor Chell, Jeff Daniels, Esquire, Township Solicitor, Michael Datz, Township Administrator, and Shawn G. Menzies, Township Clerk. Also present for this Workshop were Jon Bryson, Township Engineer and Police Chief Rodney Sawyer.

Mayor Chell announced that with the resignation of Walter Lenkowski from the Township Committee earlier this year, Robert Zimmerman was appointed to serve for the unexpired term, which meant he had to run in the General Election held on November 4, 2008 and win to remain in office. Mr. Zimmerman will need to be sworn in this evening. Mayor Chell added that the results of the successful win last week were a record number.

Committeeman Zimmerman thanked his wife and children and friends for their support as running for the Committee took a lot of time away from his family. He also thanked the Township Committee and Senator and Freeholder Director Stephen Sweeney for their support.

It was at this time did Senator Sweeney administer the Oath of Office to Committeeman Zimmerman, who was joined by his family.

It was at this time did Mayor Chell make a motion to recess until 7:40 p.m., seconded by Deputy Mayor Scirrotto. All were in favor. The time was 7:35 p.m.

At 7:40, Committeeman Zimmerman made a motion to return to the meeting, seconded by Committeewoman Lawrence. All were in favor.

Committeewoman Lawrence made a motion to approve the October 27, 2008 meeting minutes, seconded by Deputy Mayor Scirrotto. All were in favor.

Deputy Mayor Scirrotto made a motion to approve the Closed Session meeting minutes from October 27, 2008, seconded by Committeewoman Beckett. All were in favor.

For the Engineer Report, Jon Bryson reported revisions are being performed on the tax maps. Next, he reported the landscaping is complete along Woodbury-Glassboro Road across from the Lowes site and he has recommended Exleys receive final payment.

Mr. Bryson then reported an application has been made for the Evergreen Avenue Phase II and was sent to the New Jersey Department of Transportation under the Local Aid Programs.

Under the 2008 Local Road Program, Mr. Bryson reported West Sussex, Cape May, Passaic/West Union avenues, Eachus Road and Norwood Avenue are complete, payment number one is recommended and a Change Order will be submitted, which will decrease the contract price.

For on-going projects, Mr. Bryson said the base paving is complete for the Royal Oaks Phase IIIA Townhouses, the base paving and curb installation is complete at the Main Street Self Storage and the final certifications of occupancies are ongoing for Spring Valley.

For the Lowes and Target, site improvements are complete. At the Berkley Crossing, final paving is due to be complete this week.

Mayor Chell asked the Committee to review plans prepared by Mr. Bryson for a proposed extension of the bike path down Main Street to the Bellmead development.

Mr. Datz asked if work at the self storage was still incomplete for the basin, which the builder has been cited by the County Soil Conservation. Mr. Bryson said he will look into it.

For the Public Report, Mr. Datz said he received a letter from Omni Recycling stating the Township of Mantua will no longer receive money for brining recycling and it will be charged \$35.00 per ton due to the current state of the economy. Mayor Chell asked for the solicitor to review the matter. The Township of Mantua was receiving \$20.00 per ton.

Mr. Datz said a local Eagle Scout completed a landscaping project at the Community Center and pictures were distributed.

Mr. Datz said he received three quotes for a zero turn mower, with the lowest being \$10,800.00 from Laurel Equipment.

Deputy Mayor Scirrotto made a motion to approve, seconded by Committeewoman Beckett. All members voted in the affirmative to a roll call vote, 5-0.

Mr. Datz said the Royal Oaks storm basin is being reviewed but there are playgrounds and sheds in the property line for the basin. He added Key Engineering is to have a revised plan in soon.

Mayor Chell asked Mr. Datz the basis for discontinuing picking up the green vegetation carts come late October. Mr. Datz manpower is an issue, but the grass can be put out and picked up by the leaf collection machine and is used for compost.

Committeewoman Lawrence made a motion to open the meeting to the public, seconded by Committeeman Zimmerman. All were in favor.

Ken Waters, who owns Central Carpet at the corner of Main Street and Route 45, said he was informed he needs a variance for his sign and the Zoning Board will not hear his application due to him having outstanding fees due. He explained he erected the sign and as it does not conform so he is being fined \$200.00 per day. He is also concerned about billing by the Township Engineer for his project, which he stated was incorrect.

Mayor Chell said he would have to appeal the matter with the billing to the Gloucester County Construction Board of Appeals, but due to the fact the matter stems from nearly seven years ago he was not sure if the Board would hear him. Mayor Chell added he could not comment on other matters he had pertaining to the project as the Zoning Board is the appropriate body to hear him.

Mr. Waters stated the Township of Mantua has a similar sign at the park and does not understand why he can not have one. Mayor Chell explained the sign at the park provides a community service and his sign on a roadway like Route 45 could pose a safety hazard for motorists. Mr. Datz further explained the Code of Township of Mantua exempts State, County and Municipal government from the signs being illegal. Mr. Waters said he feels he is being unfairly targeted because Ted Bamford, the Zoning Officer, is a competitor. Mayor Chell explained he has heard this from letters Mr. Waters has wrote, but he is not being unfairly handled in any way.

Mr. Waters said the only way the Zoning Board will hear him is all bills are paid. Mayor Chell said the appropriate boards are the Zoning Board and the Gloucester County Construction Board of Appeals.

As no one else wished to address the Township Committee, Deputy Mayor Scirrotto made a motion to close the public portion, seconded by Committeeman Zimmerman.

Committeewoman Lawrence made a motion to open for a public hearing Ordinance O-16-2008, seconded by Committeewoman Beckett. All were in favor.

As no one wished to speak on Ordinance O-16-2008, Committeewoman Lawrence made a motion to close the public hearing, seconded by Committeewoman Beckett.

Committeewoman Lawrence made a motion to adopt Ordinance O-16-2008, seconded by Committeewoman Beckett.

ORDINANCE O-16-2008
AN ORDINANCE OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA

RE: AN ORDINANCE DETERMINING POSITIONS ELIGIBLE
FOR THE DEFINED CONTRIBUTION RETIREMENT PROGRAM

The Committee voted 4-0 to adopt by a roll call vote. Committeeman Zimmerman abstained.

Committeewoman Lawrence made a motion to open for a public hearing Ordinance O-17-2008, seconded by Committeewoman Beckett. All were in favor.

As no one wished to speak on O-17-2008, Committeewoman Lawrence made a motion to close the public hearing, seconded by Deputy Mayor Scirrotto. All were in favor.

Deputy Mayor Scirrotto made a motion to adopt O-17-2008, seconded by Committeewoman Lawrence.

ORDINANCE O-17-2008
AN ORDINANCE OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA

RE: AN ORDINANCE ADOPTING A CODIFICATION AND REVISION
OF THE ORDINANCES OF THE TOWNSHIP OF MANTUA; PROVIDING
FOR THE MAINTENANCE OF SAID CODE; REPEALING AND
SAVING FROM REPEAL CERTAIN ORDINANCES NOT
INCLUDED THEREIN; ESTABLISHING A PENALTY FOR
ALTERING OR TAMPERING WITH THE CODE; AND MAKING
CERTAIN CHANGES IN PREVIOUSLY ADOPTED ORDINANCES

The Committee voted 4-0 to adopt by a roll call vote. Committeeman Zimmerman abstained.

Deputy Mayor Scirrotto made a motion to adopt by Title Only Ordinance O-18-2008, seconded by Committeewoman Beckett.

ORDINANCE O-18-2008
AN ORDINANCE OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA

RE: A BOND ORDINANCE AUTHORIZING THE ACQUISITION OF REAL
PROPERTY FOR AN AFFORDABLE HOUSING REDEVELOPMENT
PROJECT IN THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER,
NEW JERSEY; APPROPRIATING THE SUM OF \$1,200,000 THEREFOR;
AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR
BOND ANTICIPATION NOTES OF THE TOWNSHIP OF MANTUA, COUNTY
OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL
AMOUNT OF UP TO \$1,200,000; MAKING CERTAIN DETERMINATIONS
AND COVENANTS; AND AUTHORIZING CERTAIN RELATED
ACTIONS IN CONNECTION WITH THE FOREGOING

The Committee voted 4-0 to adopt by a roll call vote. Committeeman Zimmerman abstained.

Committeewoman Lawrence made a motion to approve Resolution R-174-2008, seconded by Deputy Mayor Scirrotto.

RESOLUTION R-174-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION DESIGNATING BLOCK 242,
LOTS 1.01, 2, & 7 IN NEED OF REDEVELOPMENT

All members voted in the affirmative to a roll call vote, 5-0.

Committeewoman Lawrence made a motion to approve Resolution R-175-2008, seconded by Committeeman Zimmerman.

RESOLUTION R-175-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION REQUESTING THE APPROVAL OF
ITEMS OF REVENUE FOR A TOWN WATCH CRIME PREVENTION
PROGRAM AND APPROPRIATION (N.J.S.A. 40A:4-87) OF THE SAME

All members voted in the affirmative to a roll call vote, 5-0.

Deputy Mayor Scirrotto made a motion to approve Resolution R-176-2008, seconded by Committeewoman Beckett.

RESOLUTION R-176-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A REQUESTING THE APPROVAL OF ITEMS OF REVENUE FOR
D.A.R.E. AND APPROPRIATION (N.J.S.A. 40A:4-87) OF THE SAME

All members voted in the affirmative to a roll call vote, 5-0.

Deputy Mayor Scirrotto made a motion to approve Resolution R-177-2008, seconded by Committeewoman Beckett.

RESOLUTION R-177- 2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION CREATING A DEDICATION BY RIDER
TRUST FUND FOR RECEIPT AND DISBURSEMENT OF MONIES
COLLECTED FOR DONATIONS MADE TO THE MANTUA
TOWNSHIP POLICE EXPLORER POST

All were in favor.

Deputy Mayor Scirrotto made a motion to approve Resolution R-178-2008, seconded by Committeeman Zimmerman.

RESOLUTION R-178 -2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING A CLOSED SESSION
MEETING TO DISCUSS PERSONNEL AS IT PERTAINS TO
THE MANTUA TOWNSHIP POLICE DEPARTMENT
AND THE TOWNSHIP OF MANTUA

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-178-2008, seconded by Committeewoman Beckett.

RESOLUTION R-179-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REFUNDING OF FIRST
QUARTER 2009 TAXES IN THE AMOUNT OF \$1,792.88 ON
BLOCK 254, LOT 43, 215 BARNSBORO ROAD AND LOWERING
THE ASSESSMENT TO LAND ONLY DUE TO A FIRE

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-180-2008, seconded by Committeewoman Beckett.

RESOLUTION R-180-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REMOVAL OF BLOCK 259,
LOT 7 FROM THE DECEMBER 3, 2008 MUNICIPAL TAX SALE

All were in favor.

Deputy Mayor Scirrotto made a motion to approve Resolution R-181-2008, seconded by Committeewoman Beckett.

RESOLUTION R-181-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REFUNDING
OF \$1,3,251.07 TO ANTHONY RECUPERO, 34 SUSSEX
AVENUE FOR OVERPAID PROPERTY TAXES

All were in favor.

Deputy Mayor Scirrotto made a motion to approve Resolution R-182-2008, seconded by Committeewoman Lawrence.

RESOLUTION R-182-2008
RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION ACCEPTING THE 2007 MUNICIPAL AUDIT REPORT
AND AUTHORIZING THE SIGNING OF THE GROUP AFFIDAVIT FORM

All members voted in the affirmative to a roll call vote to approve, 5-0.

Deputy Mayor Scirrotto made a motion to approve Resolution R-183-2008, Committeewoman Beckett.

RESOLUTION R-183-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION APPROVING A CORRECTIVE ACTION
PLAN FOR THE 2007 MUNICIPAL AUDIT REPORT

All were in favor.

Deputy Mayor Scirrotto made a motion to approve Resolution R-184-2008, seconded by Committeeman Zimmerman.

RESOLUTION R-184-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AMENDING THE CORRECTIVE ACTION
PLAN FOR THE 2006 MUNICIPAL AUDIT REPORT AS PER THE
REQUEST OF THE DIVISION OF LOCAL GOVERNMENT
SERVICES AND THE REGISTERED MUNICIPAL AUDITOR

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-185-2008, seconded by Committeeman Zimmerman.

RESOLUTION R -185- 2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION FOR MEMBER PARTICIPATION
IN A JOINT PURCHASING SYSTEM

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-186-2008, seconded by Deputy Mayor Scirrotto.

RESOLUTION R -186-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION TO CANCEL OLD OUTSTANDING CHECKS

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-187-2008, seconded by Committeeman Zimmerman.

RESOLUTION R-187-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION REFUNDING TAXES IN THE AMOUNT OF \$1,006.01 TO
LAWRENCE AND PATRICIA WELSH, 258 MONTGOMERY DRIVE,
MANTUA, NEW JERSEY 08051, BLOCK 27, LOT 23

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-188-2008, seconded by Committeewoman Beckett.

RESOLUTION R-188-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION TO MAKE CERTAIN BUDGET TRANSFERS BETWEEN
BUDGET APPROPRIATIONS PURSUANT TO N.J.S.A. 40A:4-45.38

All members voted in the affirmative to a roll call vote to approve, 5-0.

Deputy Mayor Scirrotto made a motion to approve Resolution R-189-2008, seconded by Committeewoman Beckett.

RESOLUTION R-189-2008
RESOLUTION OF THE TOWNSHIP OF MANTUA APPROVING
OF THE TOWNSHIP'S ENTRY INTO A GROUND LEASE
WITH VIRGIL W. EACHUS TO ALLOW THE CONTINUATION
OF FARMING ON PRESERVED OPEN SPACE PROPERTY
OWNED BY THE TOWNSHIP

All were in favor.

Committeewoman Beckett made a motion to approve Resolution R-190-2008, seconded by Committeewoman Lawrence.

RESOLUTION R-190-2008
RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE TOWNSHIP TO EXECUTE,
ENTER INTO, AND OPERATE UNDER THE SMITH PROPERTY
DEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF MANTUA
AND COMMUNITY INVESTMENT STRATEGIES, INC. ("CIS") AND TO
ACQUIRE AND TRANSFER THE PROJECT SITE

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-191-2008, seconded by Committeewoman Beckett.

RESOLUTION R-191-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RESOLUTION OF THE TOWNSHIP OF MANTUA FURTHER EXTENDING
TIME FOR THE TOWNSHIP AND COMMUNITY INVESTMENT
STRATEGIES (“CIS”), AS AFFORDABLE HOUSING DEVELOPER FOR
BLOCK 253.01, LOTS 38.01 AND 39, A DESIGNATED REDEVELOPMENT
AREA, TO ENTER INTO A DEVELOPMENT AGREEMENT AND RELATED
PROJECT AGREEMENTS

All were in favor.

Committeewoman Lawrence made a motion to approve Resolution R-192-2008, seconded by Committeewoman Beckett.

RESOLUTION R-192-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING ENTRY INTO AN AWARD OF A
CONTRACT WITH GROUP MELVIN DESIGN FOR ADMINISTRATIVE
AGENT FOR THE ADMINISTRATION OF AFFORDABLE HOUSING UNITS IN
THE TOWNSHIP OF MANTUA

All were in favor.

Committeewoman Beckett made a motion to approve Resolution R-193-2008, seconded by Committeewoman Lawrence.

RESOLUTION R-193-2008
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE TOWNSHIP TO EXECUTE,
ENTER INTO, AND OPERATE UNDER CONTRACTS WITH DESIGNATED
COAH ADMINISTRATIVE AGENT AND DESIGNATED RENTAL
AGENT FOR ROYAL OAKS APARTMENTS RENTAL UNITS

All were in favor.

Under Committee Reports, Committeewoman Beckett reminded everyone of the Veterans Day ceremony on Nov. 11, 2008 at 11:00 at the Veterans Memorial Plaza. During the day she and other volunteers assisted 58 people in applying for heating assistance. She also congratulated Mayor Chell and Committeeman Zimmerman on their Election Day victories, as did Deputy Mayor Scirrotto.

Mr. Datz informed the Township Committee that the Clearview Soccer has expressed interest in using the Community Center for a banquet. He added it would be a covered dish for about 100 people. The only issues are setting up, breaking down and cleaning the facility. Mr. Datz feels if the Committee grants it then a fee should be charged for it. He

added each night during the week the building is being used and the soccer club would need it for the event during the week.

Mayor Chell said he is concerned with parking, unlike when it is used by the boys and girls scouts whose parents are dropping off and picking up.

Mr. Datz reported on the architects drawing of the senior building for the second floor, which the cost for the contracts, bidding and construction administrative phase would be \$19,130.00. It would cost much more to start over with a new architect at this point, Mr. Datz reported. Deputy Mayor Scirrotto said the Historical Commission is fine with the proposal. Mayor Chell asked if the Commission has reviewed the plans to which Deputy Mayor Scirrotto said they have and are fine with it.

Mayor Chell asked if funds placed in the budget for this would cover it, to which Mr. Data said he does not have a rough estimate for the project but he would get it.

Mr. Datz said with the economy as it is we should get decent numbers.

Mayor Chell asked if the Commission would be interested in transferring some of their donated funds, to which Mr. Datz said the Commission is exploring that avenue and Glen Lore, the Commission chair, is discussing this with family who donated sizable contributions. Mr. Datz said the contributions, if approved to be used for this, would cover this portion of the project.

Mr. Datz asked for approval for five employees to attend the New Jersey State League of Municipalities conference in Atlantic City, himself, Mr. Menzies, Gayle Tschopp, Bonnie Coleman and Lois DeMure. Deputy Mayor Scirrotto made a motion to approve, seconded by Committeewoman Lawrence. All were in favor.

Mr. Datz said an elected official s seminar will also be held at the conference for safety, to which the Township of Mantua would receive a credit of \$250.00 per elected official who participates. Mr. Menzies has signed up Mayor Chell, Committeeman Zimmerman, Committeewoman Beckett and Mr. Datz, who as administrator, can also attend for the credit. Mr. Menzies will sign up Committeewoman Lawrence and Deputy Mayor Scirrotto for the same seminar on December 2 at 6:00 p.m. at Nicolosi's catering.

Mr. Datz reported that the housing inspector has resigned and he has discussed with James Gallagher, the Construction Official, how other towns charge and inspect properties for certification of occupancies so the seller and buyer are better protected. Mayor Chell asked for Mr. Datz, Deputy Mayor Scirrotto and Mr. Gallagher to sit down together and come up with the best recommendations.

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

Deputy Mayor Scirrotto made a motion to enter into Closed Session, seconded by Committeeman Zimmerman. All were in favor. The time was 8:21 p.m.

At 8:39 p.m. Deputy Mayor Scirrotto made a motion to reopen the meeting, seconded by Committeewoman Beckett. All were in favor.

Deputy Mayor Scirrotto made a motion to approve for a new hire laborer for public works Jonathan McIntyre, seconded by Committeewoman Lawrence. All were in favor.

Deputy Mayor Scirrotto made a motion to adjourn the meeting, seconded by Committeewoman Beckett. All were in favor. The time was 8:43 p.m.