

MAY 18, 2009

On the above date, the Township Committee of the Township of Mantua held its monthly Regular 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 2009. 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, 2009."

Mayor Chell called on Township Clerk Shawn Menzies to perform a roll call of present officials. Present were Committeeman Robert Zimmerman, Committeewoman Lorraine Beckett, Deputy Mayor Peter Scirrotto, Mayor Chell, Marie DeTitto, Esquire, Township Solicitor, Michael Datz, Township Administrator and Shawn G. Menzies, Township Clerk. Committeewoman Sharon Lawrence was absent.

Deputy Mayor Peter Scirrotto made a motion to approve the meeting minutes of the Township Committee's May 4, 2009 Workshop Meeting, seconded by Committeewoman Lorraine Beckett. All were in favor.

Deputy Mayor Peter Scirrotto made a motion to open the meeting to the public, seconded by Committeeman Robert Zimmerman. All were in favor.

Beverly Zuckerman, 60 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) voiced her concerns over the aesthetics of the front of the community as well as the basin area in the back. It appears that Headley Homes has not taken care of the property and wanted to know who would then be responsible for the "common areas". In addition her concern was in regards to the formation of a Homeowners Association and who would be responsible for the common areas until the Association would be formed.

Mayor Chell advised her that the Township would be taking over the care of the common areas until a Homeowners Association can be developed and that the town would be using the Bonds that are in place from Headley Homes to do so.

Tom Donnelly, 54 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) inquired as to what time frame would be for the Homeowners Association to be put into place. Mayor Chell advised him that we are currently working with the town Solicitor to put the necessary items in place to get the Homeowners Association in place. He advised that the solicitor would be sending a letter to all the homeowners in Chapel Ridge to advise them of this.

Dennis Merlino, 53 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) advised the Committee that almost everyone that he has spoken to and/or emailed was in favor of paying \$250-\$300 for a Homeowners Association. He also advised the Committee that the total acreage for the common area is 14.16 acres.

Mayor Chell advised him that they would work with the Solicitor and the Bonds that are in existence to get the property to the way that it should be, however this would take time and that the Homeowners should be patient.

Gregg Busch, 16 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) inquired as to what is the amount of the Bonds that are in place and who would the Bonds be payable to? In addition, he asked that a copy of the Bonds and/or their amounts be sent to him. The solicitor advised that the bonds were in excess of \$100K. Mayor Chell advised Mr. Busch that we would certainly get him the information as quickly as possible.

Rocco Castranova, 209 Wenonah Ave, Mantua, NJ 08051 addressed the Committee in regards to having the "No Parking" sign on the right side of the street be removed. The reason is that his home is on the corner of Norris/Wenonah Ave. and he doesn't have a driveway. He said that the sign was put there at least 6 yrs ago to allow trash truck/ambulances and other larger vehicles to get through. Mayor Chell advised him that he would have the Code Enforcement along with the Police Department look into this and get back to him.

Warrant Smith, 44 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) wanted to advise the Committee as well as the Solicitor that the Headley home owners signed a letter agreeing to the formation of a Homeowners Association when they went to the closing on their individual homes. He also inquired as to who will drive the Home Owners Association.

Mayor Chell advised him that by know that the homeowners signed such a document; this would help them get the Association underway a bit faster. The community would then need to assign, President/VP etc of the Homeowners Association for their community.

Joe Bodi, 25 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) wanted to let everyone know that he has been advised that Headley is now located in Franklinville and building a new community. In addition the control valve for the water system has been missing for quite some time. Therefore, the water can't be turned on to water the common areas.

Peggy Hollingsgraf, 18 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) inquired as to what happens if the Homeowners Association isn't approved 100 percent by the homeowners? She also inquired as to when the township would be having a reassessment for their property.

Mayor Chell advised her that they would have no choice but to be part of it. He also advised that the Assessors for the individual townships would probably be going to the county level and that would be taking place by the end of this year. At that time there would be a reevaluation of the township.

Joe Kovolesski, 62 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) inquired as to when the Bond would be taken over and when the repairs and maintenance would take place. Mayor Chell advised that there would be a punch list for all things that were not completed and/or still need to be done and that they would be able to see this list once it is completed.

Marie Cullen, 56 Skyline Circle, Mantua, NJ 08051 (Chapel Ridge) inquired whether the Homeowners Association would only be restricted to the common areas, and/or the homes and the property of the homes. Mayor Chell advised that he would think it would only be the common areas.

James Slempp, 536 Mount Royal Road, Mantua, NJ 08051 asked with the Assessors going over to the county, would the surplus still be given to the township or would we lose these funds, and when the township forecloses on a property do they stake ownership at that time in regards to a property like Struthers & Dunn?

In regards to Abandoned Vehicles, Mr. Slempp asked why does the ordinance only apply to the homeowners and not to Township vehicles and why can't there be a small table at the entrance to the meeting room for all paperwork/documentation for anyone attending any of the meetings.

Mayor Chell advised him that the surplus would still be given to the municipality. In regards to abandon vehicles, the township is trying to remove all unsightly vehicles as well as multiple vehicles from the streets in an effort to make the community look better as well as easier for the trucks to get down the streets. In addition, this would allow Code Enforcement to go out and give warnings and fines that are appropriate and deemed necessary. As far as the Municipal vehicles there is not enough storage facilities to house all the necessary vehicles that we have therefore they are kept in conspicuous areas to avoid being an eye sore.

Don Verhorn, 186 Cheyenne Ave, inquired if a homeowner has a vehicle on their property and is covered it should be covered by the homeowners insurance policy. Also, in regards to New York Avenue are junkyards included in this ordinance and what about abandoned homes?

Deputy Mayor Scirrotto advised Mr. Verhorn that both are bad, abandoned vehicles as well as unoccupied homes. Therefore, that is why we are working with our Code Enforcement people as well as the police Department to remove some of the abandoned vehicles.

Mayor Chell added that there is some protection in being a junkyard and he felt that Code Enforcement needs to be tougher in how they pursue these vehicles.

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

Under the legislation portion of the agenda, Deputy Mayor Peter Scirrotto made a motion to open for a public hearing on Ordinance O-04-2009, seconded by Committeeman Robert Zimmerman. All were in favor.

As no one wished to speak on Ordinance O-04-2009, Committeeman Robert Zimmerman made a motion to close the public portion, seconded by Committeewoman Lorraine Beckett. All were in favor.

Mayor Chell made a motion to adopt Ordinance O-04-2009, seconded by Deputy Mayor Peter Scirrotto.

ORDINANCE O- 04 -2009
AN ORDINANCE OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA

RE: AN ORDINANCE AMENDING CHAPTER 394 OF THE CODE
OF THE TOWNSHIP OF MANTUA, “VEHICLES, ABANDONED”

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

Committeeman Robert Zimmerman made a motion to adopt Ordinance O-06-2009 by Title Only, seconded by Committeewoman Lorraine Beckett.

ORDINANCE O-06-2009
AN ORDINANCE OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA

RE: AN ORDINANCE AMENDING CHAPTER 143 OF THE
CODE OF THE TOWNSHIP OF MANTUA, “VEHICLES AND
TRAFFIC,” SCHEDULE I-PARKING PROHIBITED AT ALL TIMES.”

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

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-89-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-89-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA

RE: A RESOLUTION EXTENDING NO MORE TIME FOR THE
TOWNSHIP AND COMMUNITY INVESTMENT STRATEGIES (“CIS”)
TO ENTER INTO A DEVELOPMENT AGREEMENT AND RELATED
PROJECT AGREEMENTS FOR BLOCK 253.01, LOTS 38.01 AND 39

All were in favor.

Committeeman Robert Zimmerman made a motion to approve Resolution R-90-2009, seconded by Deputy Mayor Peter Scirrotto.

RESOLUTION R-90-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION APPROVING CHANGE ORDER NO. 1
FOR THE MANTUA TOWNSHIP SENIOR CENTER PHASE II
PROJECT IN THE INCREASED AMOUNT OF \$1,193.00.

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

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-91-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-91-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION APPROVING CHANGE ORDER NO. 2
FOR THE MANTUA TOWNSHIP SENIOR CENTER PHASE II
IN THE INCREASED AMOUNT OF \$2,808.00

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

Committeewoman Lorraine Beckett made a motion to approve Resolution R-92-2009, seconded by Deputy Mayor Peter Scirrotto.

RESOLUTION R-92-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION ENDORSING THE APPLICATION & SUBMISSION
OF GRANT APPLICATION AND EXECUTION OF AGREEMENT FOR
MUNICIPAL AID FROM THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION FOR TRANSPORTATION ENHANCEMENT FOR BIKE
PATH EXTENSION ALONG MAIN STREET SAGE APPLICATION #TE-00185

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

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-93-2009, seconded by Committeeman Robert Zimmerman.

RESOLUTION R-93-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
ENDORSING THE APPLICATION & SUBMISSION OF GRANT
APPLICATION AND EXECUTION OF AGREEMENT FOR MUNICIPAL
AID FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION
FOR TRANSPORTATION ENHANCEMENT FOR BIKE PATH
LIGHTING ALONG THE EXISTING BIKE PATH ALONG
MAIN STREET SAGE APPLICATION #TE-00206

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

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-94-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-94-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE ADMINISTRATIVE AGENT
TO SUBMIT A SPENDING WAIVER REQUEST TO NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING, COAH

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

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-95-2009, seconded by Committeeman Robert Zimmerman.

RESOLUTION R-95-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REFUNDING OF
TAXES IN THE AMOUNT OF \$1,913.59 TO THE OWNERS OF 54
CANDLEWOOD DRIVE FOR A DUPLICATE TAX PAYMENT

All were in favor.

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-96-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-96-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REFUNDING OF
TAXES IN THE AMOUNT OF \$1,110.82 TO THE OWNERS OF 112
BREAKNECK ROAD FOR A DUPLICATE TAX PAYMENT

All were in favor.

Committeeman Robert Zimmerman made a motion to approve Resolution R-97-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-97-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REFUNDING OF
TAXES IN THE AMOUNT OF \$4,360.27 TO FIRST AMERICAN
REAL ESTATE FOR A DUPLICATE TAX PAYMENT

All members were in favor.

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-98-2009, seconded by Committeeman Robert Zimmerman.

RESOLUTION R-98-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REFUNDING
OF TAXES IN THE AMOUNT OF \$1,430.71 TO THE
OWNERS OF 724 QUEST COURT, MANTUA

All members were in favor.

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-99-2009, seconded by Committeeman Robert Zimmerman.

RESOLUTION R-99-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AWARDED A BID IN THE AMOUNT
OF \$44,700.00 TO GRANTURK EQUIPMENT COMPANY INC. ONE
SCHUYLKILL PARKWAY, BUILDING B, BRIDGEPORT, PA 19405, FOR THE
ACQUISITION AND INSTALLATION OF A ROLL-OFF LEAF LOADER AND
AUTHORIZE THE EXECUTION OF THE CONTRACT

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

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-100-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-100-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING THE REFUNDING
OF TAXES IN THE AMOUNT OF \$1,056.08 TO THE
OWNERS OF 210 MORRIS AVENUE

All were in favor.

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-101-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-101-2009
A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
RE: A RESOLUTION AUTHORIZING A CONTRACT
WITH BIRDSALL SERVICES GROUP INC. FOR
PROFESSIONAL SITE INVESTIGATION SERVICES AT
CERTAIN SITES WITHIN THE TOWNSHIP

All were in favor.

Deputy Mayor Peter Scirrotto made a motion to approve Resolution R-102-2009, seconded by Committeewoman Lorraine Beckett.

RESOLUTION R-102-2009

**A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA**

**RE: A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE
TOWNSHIP OF MANTUA AND MANTUA LITTLE LEAGUE INC.**

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

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

Deputy Mayor Peter Scirrotto made a motion to adjourn the meeting, seconded by Committeeman Robert Zimmerman. All were in favor. The time was 8:50p.m.