

**Township of Mantua  
Workshop Meeting Agenda  
July 8, 2019  
Mantua Township Municipal Building  
6:00 P.M.**

**Call to order:**

**Pledge to the flag:**

**Observance of a Moment of Silence:**

**Sunshine Law:** As required by the New Jersey Open Public Meetings Act, adequate notice of this meeting has been provided by adopting a schedule of regular meetings for the year 2019. The schedule is posted on the bulletin board in the Municipal Building and was mailed to the Gloucester County Times and Courier-Post newspapers on January 2, 2019. Notice was also filed with the Township Clerk.

**Roll Call:** Mr. Shawn Layton, Mr. John Legge, Mrs. Eileen Lukens, Mr. Robert Zimmerman, Mr. Peter Scirrotto, Mrs. Jennica Bileci, Township Administrator, Mrs. Pamela LeVine, Deputy Township Clerk, Mr. James Pierson, Solicitor, Jon Bryson Engineer, Steven Alexander, Superintendent of Public Works, Chief Daren White

**Approval of Minutes:** June 3, 2019

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

**Engineering Report:** Jon Bryson, Township Engineer

**Department of Public Works Report:** Steve Alexander, Superintendent of Public Works

**Police Department Report:** Chief Darren White

**Pursuant to Resolution R-32-2019, there is a time limit of five (5) minutes per person**

**Public Participation:** **Motion to Open** \_\_\_\_\_ **Second** \_\_\_\_\_

**Motion to Close** \_\_\_\_\_ **Second** \_\_\_\_\_

**Presentation:** **2019 BUDGET PRESENTATION**

**ORDINANCE 9-2019:** AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK  
**Adoption**

**Statement:**  
The Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.0% unless authorized by ordinance to increase

it to 3.5% over the previous year's final appropriations, subject to certain exceptions. N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years.

**Motion to open to Public:** Motion\_\_\_\_\_ Second\_\_\_\_\_

**Motion to Close to Public:** Motion\_\_\_\_\_ Second\_\_\_\_\_

**Motion to Adopt:** Motion\_\_\_\_\_ Second\_\_\_\_\_

**ORDINANCE O-10-2019:  
Adoption**

AN ORDINANCE OF THE TOWNSHIP OF MANTUA RELEASING AFFORDABLE HOUSING DEED RESTRICTIONS ON PROPERTY LISTED ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANTUA AS BLOCK 61, LOT 1C1263 ALSO KNOWN AS 1263 TRISTRAM CIRCLE

**Statement:**

This Ordinance will release the deed restriction as requested by the property owner from the encumbrances of the affordable housing deed restrictions.

**Motion to open to Public:** Motion\_\_\_\_\_ Second\_\_\_\_\_

**Motion to Close to Public:** Motion\_\_\_\_\_ Second\_\_\_\_\_

**Motion to Adopt:** Motion\_\_\_\_\_ Second\_\_\_\_\_

**ORDINANCE O-11-2019:  
First Reading**

BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS PIECES OF CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$805,000 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 \$764,750; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

**Statement:**

This Ordinance will authorize the sum of \$975,000.00 to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$42,000.00 which amount represents the required down payment, and \$196,000 which represents a grant from N.J.D.O.T. are hereby appropriated for the purposes stated in this bond ordinance.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

ORDINANCE O-12-2019:  
**First Reading**

ORDINANCE AUTHORIZING THE ACCEPTANCE OF AN ACCESS EASEMENT FROM MANTUA TOWNSHIP FOR 115 BERRY LANE, SEWELL, NJ ALSO KNOWN AS BLOCK 158 LOT 3.04

**Statement:**

This Ordinance will grant the property owner of 115 Berry Lane a water/utility easement to install a single water service underground pipe to service their lot.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

ORDINANCE O-13-2019:  
**First Reading**

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF MANTUA , CHAPTER 82 FIXING AND ESTABLISHING SALARIES AND COMPENSATIONS OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF MANTUA, IN THE COUNTY OF GLOUCESTER, STATE OF NEW JERSEY FOR THE YEAR 2019

**Statement:**

The Township Committee of the Township of Mantua desires to amend its existing ordinance pertaining to salaries and compensation to employees of the Township of Mantua in accordance with the proposed 2019 municipal budget.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

ORDINANCE O- 14-2019:  
**First Reading**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, ADOPTING THE AMENDED ROUTE 322-ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT PLAN

**Statement:**

This Ordinance will amend the Route 322-Rowan West Campus Regional Redevelopment Area

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-100-2019:

A RESOLUTION OF THE TOWNSHIP OF MANTUA TO CONDUCT A SELF-EXAMINATION OF BUDGET RESOLUTION

**Statement:**

This Resolution authorizes the Township of Mantua to conduct a self-examination of the 2019 budget pursuant to certification from the CFO that the budget has met the statutory requirements pursuant to Local Budget Law.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-101-2019

RESOLUTION OF THE TOWNSHIP COMMITTEE  
OF THE TOWNSHIP OF MANTUA AUTHORIZING THE BUDGET  
TO BE READ BY TITLE ONLY

**Statement:**

Under New Jersey Budget law, the budget, as advertised, may be read by title only, if at least one week prior to the public hearing, the approved budget as advertised shall be made available where public documents and notices are customarily posted and copies made available to each person requesting same. These requirements were met by the Township of Mantua.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-87-2019:  
**(Inside the Budget)**  
**Public Hearing**

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF MANTUA ADOPTING THE 2019 MUNICIPAL  
BUDGET

**Motion to Open** \_\_\_\_\_ **Second** \_\_\_\_\_

**Motion to Close** \_\_\_\_\_ **Second** \_\_\_\_\_

**Motion to Adopt** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-102-2019

RESOLUTION APPROVING THE RELEASE OF A PERFORMANCE  
BOND IN THE AMOUNT OF \$66,576.78 FILED BY TOTAL TURF  
EXPERIENCE, LLC FOR THE PROJECT KNOWN AS BLOCK 254.01  
LOT 32.01

**Statement:**

This Resolution will release the bond that was in place by Total Turf Experience, LLC for the project known as Block 254.01 Lot 32.01 as a result of the project being completed.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-103-2019:

A RESOLUTION OF THE MANTUA TOWNSHIP COMMITTEE  
AUTHORIZING A SOLAR PERMIT PROJECT FEE BE REFUNDED  
FOR THE PROPERTY KNOWN AS 500 LESTERSHIRE DRIVE,  
SEWELL, NJ IN THE AMOUNT OF \$320.00

**Statement:**

This Resolution will refund a construction solar project fee that was received by the Construction Department for a solar project that was cancelled.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-104-2019:

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING THE AWARD OF AN EMERGENCY CONTRACT FOR THE RENTAL OF TRASH TRUCKS

**Statement:**

This Resolution will authorize an emergency contract with Big Truck rental for the rental of 4 trash trucks in the total amount of \$30,400.00. The cost of the rental will be reimbursed to the Township by the Joint Insurance Fund ( JIF). This will be the last month of rental trucks utilized by the Township.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-105-2019:

RESOLUTION OF THE TOWNSHIP COMMITTEE APPOINTING PAMELA LeVINE AS TOWNSHIP REGISTRAR FOR THE TOWNSHIP OF MANTUA

**Statement:**

This Resolution will reappoint Pamela LeVine as Township Registrar for a three year term.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-106-2019:

RESOLUTION APPROVING THE RELEASE OF A PERFORMANCE BOND IN THE AMOUNT OF \$1,718,902.80 FILED BY LIDL US OPERATIONS, LLC, FOR THE PROJECT KNOWN AS BLOCK 200 LOT

**Statement:**

This Resolution will release the bond that was in place by Lidl for the project known s Block 200 Lot 1.02 as a result of the project being withdrawn for construction.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-107-2019:

A RESOLUTION APPROVING THE CANCELLATION OF TAX INTEREST, PENALTIES AND FEES IN THE AMOUNT OF \$3,928.87 FOR BLOCK 147, LOTS 10, 17 & 31 SKYLINE CIRCLE IN ORDER TO SETTLE SEVERAL MUNICIPAL LIENS

**Statement:**

This Resolution will cancel the accumulated interest and penalties to three common ground parcels in the Chapel Ridge Development that were transferred to the HOA with taxes due by the developer Headley Homes.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-108-2019: A RESOLUTION OF THE TOWNSHIP OF MANTUA  
RESCINDING THE 2019-2020 RENEWAL OF THE LIQUOR  
LICENSE FOR JOSEPH VILLARI – LICENSE NO. 081-033-005-005

**Statement:**

This Resolution will rescind the liquor license renewal for Joseph Villari as a result of the licensee being required to file an application for a 12:39 special ruling with the State Division of ABC.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-109-2019: RESOLUTION OF THE TOWNSHIP OF MANTUA AUTHORIZING  
AND APPROVING THE EXECUTION OF A REDEVELOPMENT  
AGREEMENT FOR THE ROUTE 55 REDEVELOPMENT AREA  
WITH THE FACTORY AT TOTAL TURF, LLC

**Statement:**

This Resolution will approve the execution of a redevelopment agreement with the Factory at Total Turf to redevelop the LRA site located on Lambs Road.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

RESOLUTION R-110-2019: RESOLUTION APPROVING THE RELEASE OF A PERFORMANCE  
BOND IN THE AMOUNT OF \$26,743.30 FILED BY TOTAL TURF  
EXPERIENCE, LLC FOR THE PROJECT KNOWN AS BLOCK 254.01  
LOT 32.01 – PHASE II – PARKING LOT IMPROVEMENTS

**Statement:**

This Resolution will release the bond that was in place by Total Turf Experience, LLC for the project known as Block 254.01 Lot 32.01 Phase II – Parking Lot Improvements as a result of the project being completed.

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

**Remarks from the Township Committee:**

**Remarks from the Township Solicitor:**

**Remarks from the Township Administrator:**

**Approval of the Bill List:** **Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

**Adjourn:** **Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

**Announcements:**

**BILL LIST APPROVAL**  
**July 8, 2019**  
**(Three signatures are required)**

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**Mayor Pete Scirrotto**

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**Deputy Mayor Robert Zimmerman**

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**Committeeman Layton**

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**Committeeman John Legge**

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**Committeewoman Lukens**

I, Jennica Bileci, Township Clerk, do hereby attest to the signatures above are true and original and apply only to the bill/claims list presented at the meeting held on the date above.

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**Jennica Bileci, Township Clerk**