

Township of Mantua  
Committee Meeting  
April 10, 2023  
Mantua Township Municipal Building  
6:00 P.M.

On the above date the Township Committee of the Township of Mantua held a Committee Meeting in the Mantua Township Municipal Building, 401 Main Street, Mantua, New Jersey 08051.

Mayor Zimmerman called the meeting to order. The time was 6:00 p.m. Mayor Zimmerman asked everyone to rise for the Flag Salute and remain standing to observe a moment of silence.

Mayor Zimmerman delivered the Sunshine Notice as required by the New Jersey Open Public Meetings Act.

Roll Call: Pamela LeVine, Township Deputy Clerk  
Committeeman Layton, Committeeman Legge, Committeewoman Lukens, Mayor Zimmerman, Deputy Mayor Scirrotto, Mrs. Jennica Bileci, Township Administrator, Mrs. Pamela LeVine, Deputy Township Clerk- Absent, Mr. Stuart Platt, Solicitor, Mr. deMers, Public Works Superintendent, Erika Covely, Engineer, Chief White - Absent

**Approval of Minutes:**

Approval of the March 13, 2023, minutes.

Motion to approve: Deputy Mayor Scirrotto, 2<sup>nd</sup> Committeeman Legge

Roll Call Vote: 5 yes votes.

**Engineering Report:**

Mrs. Covely stated that the McCarthy Ave project will begin in the early part of May 2023. The Montgomery Ave storm sewer improvements project is waiting for the manhole to be completed and then the job should be completed after that. The Community Center is completed except for the internal items that the public works department is working on currently. Deputy Mayor Scirrotto inquired as to the Bergen Ave project. Mrs. Covely noted that a notice to proceed has been sent out and the contractor has 30 days to respond.

**Department of Public Works Report:**

Glenn discussed that the first annual tire pick up resulted in 187 tires being collected. And that everything went smoothly. Glenn went on to mention that the construction on the community center has been completed and the department is in the process of stripping and waxing the floors and anticipate this being completed within the next week. Glenn commented that he and Pam applied for a stormwater grant through the DEP in the amount of \$25,000. The DEP has already advised that the Township was awarded this grant and they should be receiving this after April 30th. Glenn went onto mention that Public Works has promoted Rick Ciarrocchi to a Class 3 laborer for the Park in lieu of Rick Anderson's retirement. Glenn also mentioned that he will be starting the process of interviewing for his replacement in Public Works. Mr. deMers discussed that the brush is heavy through the town and we are trying to keep up with this on a daily basis. We're doing everything we can to keep up with it. In closing Glenn noted that the Public Works

Convenience Center drop off is now back to its normal schedule of the 4<sup>th</sup> Saturday of each month between 10-2 p.m.

**Police Department Report:**

No Report

Pursuant to Resolution R-32-2023, there is a time limit of five (5) minutes per person. Mayor Zimmerman discussed the new rules of the public session.

**Public Participation:**

Deputy Mayor Scirrotto made a motion to open; it was 2<sup>nd</sup> by Committeeman Legge. All were in Favor.

**Ms. Josie Ladd- 124 Carriage Hill Circle**

Ms. Ladd thanked Mayor Zimmerman for his comments in the April 5, 2023, issue of the Sun newspaper. She appreciated the inclusion of the residents.

**Mr. Chares Hughes:**

Mr. Hughes stated that there was an informational meeting about the GCL held at the Mantua Fire house on March 24<sup>th</sup>. Mr. Hughes also mentioned that Westville is in opposition of the GCL, and they too will be starting a petition to get something on the ballot. Mr. Hughes commented that they have started going door to door for signatures for the petition and will keep the township updated. Mayor Zimmerman thanked Mr. Hughes for keeping the township up to date on the areas where they are going door to door.

**Tony Alavario – 522 Delaware Street:**

He discussed the GCL and stated that the meeting that was held on March 24<sup>th</sup> was recorded and can be found on the Mantua/Sewell site.

**Gregg Shast – 39 Silvercreek Dr:**

Mr. Shast encouraged the committee as he has done at several of the previous meetings to please find the money in the budget to put a sound system into the meeting room for all to be able to hear what is going on at the committee meetings.

**Carol Rhodes 106 Breakneck Rd:**

Ms. Rhodes commented on page 9 of the Mantua Sun regarding the GCL. She asked the committee to invite the DRPA to the township for a Q & A that would be beneficial to both the committee as well as the residents. In addition, Ms. Rhodes inquired as to the amount of taxes that the Edelman Fossil Park will bring in. Administrator Bileci noted that they are tax exempt as they are part of Rowan University. Ms. Rhodes inquired as to why we would sell the property to someone who would be able to pay taxes and benefit the township.

**Charles Corso – 24 Creek Lane:**

Mr. Corso was inquiring about 25 Creek Lane. He inquired as to when it will be sold for auction. Mr. Corso noted that he has been maintaining this lot for many years and would be interested in it for the right price. He noted that this lot is not a buildable lot. In addition, he asked about the retention basin that is going to be auctioned off. Administrator Bileci advised that anyone can bid on these properties. She also noted that

no variances will be waived. Solicitor Platt noted that these properties are being sold as is. The idea is to sell these properties so that they can get back on the tax roll. These properties are being sold for the assessed value currently.

**ORDINANCE O-2-2023:**

**AN ORDINANCE OF THE TOWNSHIP OF MANTUA AMENDING CHAPTER 400 "VEHICLES, MOTOR-PROPELLED" OF THE CODE OF THE TOWNSHIP OF MANTUA**

Mayor Zimmerman read the Ordinance and stated that it was a first reading.

Committeeman John Legge noted that he appreciated the fact that this ordinance was tabled at the last meeting and feels that we are at a better place to put forth this ordinance at this evening's meeting.

Mayor Zimmerman asked for a roll call.

Motion was made by Deputy Mayor Scirrotto, 2<sup>nd</sup> Committeeman Legge

Roll Call Vote: All in favor.

**ORDINANCE O-3-2023:**

**AN ORDINANCE OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, ADOPTING AN AMENDMENT TO THE ROUTE 55 REDEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF INCLUSIONARY AFFORDABLE HOUSING**

Mayor Zimmerman read the Ordinance and stated that this was an adoption and that there will be a public portion.

Motion to open to the public was made by Deputy Mayor Scirrotto, 2<sup>nd</sup> Committeeman Legge

Roll Call Vote: All in favor.

**Gregg Shast – 39 Silvercreek Dr:**

Mr. Shast voiced his concerns about the increase in the density to the township.

Mayor Zimmerman noted that this isn't something that was done spontaneously. This was 4 years in the making. Solicitor Platt noted that the settlement agreement was a good thing for the township and that the Fair Share Housing authority could have asked for more.

**Bill Crew- 121 E. Sussex**

Mr. Crew questioned why we are allowing people to build on smaller lots. Mr. Crew noted that there were two homes just built on smaller lots that he thought this was not allowed within the township. Mayor Zimmerman noted that per the Ordinance, the Township had to be in compliance with the state law.

**Carol Corso – 24 Creek Lane:**

Mrs. Coros asked why we can't get a supermarket in town. With all the new anticipated density that is going to happen. Mayor Zimmerman noted that a feasibility study was done and it was deemed that there are other supermarkets in close proximity to the

Township, therefore, there would probably not be one coming here. Mrs. Corso noted that when the Acme was here it was a positive defining factor for the people of Mantua and future residents. She asked the committee to reconsider this matter.

Deputy Mayor Scirrotto noted that they moved many things around to not add to the density of the township.

Motion to adopt was made by Deputy Mayor Scirrotto, 2nd Committeeman Legge  
Roll Call Vote: All in favor.

**ORDINANCE O-4-2023:**  
**AN ORDINANCE AMENDING SECTION 230-69 “AFFORDABLE HOUSING REQUIREMENTS”**

Mayor Zimmerman read the Ordinance and stated that this was an adoption and that there will be a public portion.

Motion to open to the public was made by Deputy Mayor Scirrotto, 2nd Committeeman Legge  
Roll Call Vote: All in favor.

Motion to adopt was made by Deputy Mayor Scirrotto, 2nd Committeeman Legge  
Roll Call Vote: All in favor.

**ORDINANCE O-5-2023:**  
**AN ORDINANCE AMENDING CHAPTER 98 “AFFORDABLE HOUSING REQUIREMENTS”**

Mayor Zimmerman read the Ordinance and stated that this was an adoption and that there will be a public portion.

Administrator Bileci noted that this Ordinance should be tabled as there was an error in the development fees and that Ordinance O-7-2023 will be the correct ordinance to vote on.

Solicitor Platt noted that the development fee is listed as 1% on Ordinance O-5-2023 and the corrected amount is noted in Ordinance O-7-2023 at 1.5%. Therefore, this ordinance should be tabled.

Mayor Zimmerman noted that Ordinance O-5-2023 will be tabled. There was a motion to table Ordinance O-5-2023 by Deputy Mayor Scirrotto and 2<sup>nd</sup> by Committeeman Legge  
Roll Call Vote: All in favor.

**ORDINANCE O-6-2023:**  
**AN ORDINANCE REPEALING AND REPLACING SECTION 230-71 “PROVISION OF AFFORDABLE HOUSING PURSUANT TO CYCLE THREE “GROWTH SHARE” REGULATIONS” WITH “MANDATORY AFFORDABLE HOUSING SET ASIDE REQUIREMENTS”**

Mayor Zimmerman read the Ordinance and stated that this was an adoption and that there will be a public portion.

Motion to open to the public was made by Deputy Mayor Scirrotto, 2nd Committeeman Legge

Roll Call Vote: All in favor.

Motion to adopt was made by Deputy Mayor Scirrotto, 2nd Committeeman Legge

Roll Call Vote: All in favor.

**ORDINANCE O-7-2023:**

AN ORDINANCE AMENDING CHAPTER 98 "AFFORDABLE HOUSING REQUIREMENTS"

Mayor Zimmerman read the Ordinance and stated that it was the first reading.

Motion to introduce was made by Deputy Mayor Scirrotto, 2nd Committeeman Legge

Roll Call Vote: All in favor

Mayor Zimmerman noted that Resolution No. 77-2023 through Resolution No. 88-2023 are considered routine business by the Township Committee and will be acted upon in one motion. There will be no separate discussion of these items unless a Township Committee member so requests. In this event, the item will be removed from the consented agenda and considered in the normal sequence of the agenda.

Deputy Mayor Scirrotto made a motion to authorize a consented agenda; it was 2<sup>nd</sup> by Committeeman Legge. Four were in Favor. Committeeman Layton abstained from Resolutions R-77-2023 as well as Resolution R-79-2023.

**RESOLUTION R-77-2023**

A RESOLUTION OF THE TOWNSHIP OF MANTUA APPROVING A MEMORANDUM OF UNDERSTANDING WITH LT. BRIAN HAUSS

**RESOLUTION R-78-2023**

RESOLUTION APPROVING THE PROMOTION OF ENRICO CIARROCCHI TO CLASS 4 LABORER IN THE PUBLIC WORKS DEPARTMENT

**RESOLUTION R-79-2023**

RESOLUTION OF THE TOWNSHIP OF MANTUA APPOINTING JOHN C. HEGARTY AS HEARING OFFICER FOR PENDING POLICE DISCIPLINARY MATTER

**RESOLUTION R-80-2023**

RESOLUTION OF THE TOWNSHIP COMMITTEE RENEWING A CONTRACT TO NEW LIFE LANDSCAPING FOR LAWN MAINTENANCE SERVICES

**RESOLUTION R-81-2023**

RESOLUTION ENDORSING THE 2023 HOUSING ELEMENT AND FAIR SHARE PLAN

**RESOLUTION R-82-2023**

RESOLUTION OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, ADOPTING 2023 SPENDING PLAN

**RESOLUTION R-83-2023**

RESOLUTION REGARDING ANY SHORTFALLS ASSOCIATED WITH THE PROVISION OF AFFORDABLE HOUSING AS SET FORTH IN THE TOWNSHIP'S THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

**RESOLUTION R-84-2023**

RESOLUTION OF THE COMMITTEE OF THE TOWNSHIP OF MANTUA ADOPTING AN "AFFIRMATIVE MARKETING PLAN" FOR THE TOWNSHIP OF MANTUA

**RESOLUTION R-85-2023**

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING AN AGREEMENT BETWEEN THE TOWNSHIP OF MANTUA AND ELECTRONIC RECYCLERS INTERNATIONAL, INC (ERI) FOR ELECTRONIC WASTE DISPOSAL

**RESOLUTION R-86-2023**

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA CANCELLING TAXES FOR A TOTAL DISABLED VETERAN STEFANO SAVOIA 506 QUAIL COURT SEWELL, NJ BLOCK 251.06, LOT 24 FOR THE FIRST AND SECOND QUARTERS OF 2023, AND FUTURE TAXES DUE

**RESOLUTION R-87-2023**

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA CANCELLING TAXES FOR A TOTAL DISABLED VETERAN BRIANNA SENATORE 221 BURLINGTON AVE SEWELL, NJ BLOCK 190, LOT 1.01 FOR THE FIRST AND SECOND QUARTERS OF 2023, AND FUTURE TAXES DUE

**RESOLUTION R-88-2023**

RESOLUTION AUTHORIZING AND APPROVING THE SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MANTUA AND THE BOROUGH OF GLASSBORO FOR FINANCIAL SERVICES

Deputy Mayor Scirrotto made a motion to adopt the consented agenda; it was 2<sup>nd</sup> by Committeeman Legge. All were in Favor.

Roll Call Vote: All in favor.

**Remarks from the Township Solicitor:**

Mr. Platt made no remarks.

**Remarks from the Township Administrator:**

Mrs. Bileci thanked Mr. Kyle for all his hard work and help with affordable housing. This is a very involved process and the Township couldn't have done it without all his help.

**Remarks from the Township Committee:**

Committeeman Layton thanked everyone for coming out to the Casey Powers Walk. It was well attended and a great event.

Committeeman Legge asked Mr. Kyle to explain to the audience exactly what the Affordable Housing is and what the income levels are. Mr. Kyle went on to explain the affordable housing and the differences in income requirements as well as rental amounts for the various units. He also noted that the resolutions adopted this evening mean that the Township has met the requirements for the state.

Committeeman Legge also noted that the Veterans awards will be on April 22, 2023, at 6:00 pm for those that can attend and that the Memorial Day Parade is coming up and the committee from Wenonah will be walking the entire length of the parade this year.

Deputy Mayor Scirrotto made a motion to approve the bill list; it was 2<sup>nd</sup> by Committeeman Legge. Mayor Zimmerman Abstained. Four were in favor.

Roll Call Vote: Mr. Layton, Mrs. Lukens, Mr. Legge, Mr. Scirrotto, Mayor Zimmerman

Deputy Mayor Scirrotto made a motion to adjourn; it was 2<sup>nd</sup> by Committeeman Legge. All were in Favor.

Respectfully submitted,



Pamela LeVine  
Township Deputy Clerk