

Thursday May 7, 2015  
Workshop Meeting

Meeting called to order as advertised and held in accordance with the Open Public Meetings Act. Members present: Miletta, Sheppard, Bowman arrived at 7:45.

Quotes received for grinding of brush and debris at Convenience Center reviewed:  
SJAP Naturalink 8,900.00 Arbrisco Enterprises Inc. 54,690.00  
David B. Gates Inc. 10,000.00

Motioned Miletta, seconded Sheppard, yes votes: Miletta, Sheppard, that job be awarded to SJAP Naturalink.

Mr. Bowman arrived. Discussion held regarding temporary layoff of Public Works Employee. Due to a lack of work, it was decided that the position be terminated and the layoff be permanent, motioned Miletta, seconded Bowman unanimous vote.

Discussion held regarding Sexual Harassment Training for new employees and Volunteer Firemen and EMS. Clerk will schedule same with training to be shared with Commercial Township Employees.

Discussion held regarding Cape Bank Property. Following Colonial Banks merger with Cape Bank, the local branch was closed causing a hardship for local business and residents. Solicitor Seeley has discussed the situation with Greg Facmyer, who is a member of Capes Board of Directors and was told that they have reached out to other banks to service the location/Township but have had no success. Mayor Sheppard proposed that his business, Eastern Fresh, donate money to the Township to purchase the bank property, then the Township can negotiate with local banks to fill the vacancy. Solicitor Seeley was authorized to negotiate price for purchase of property for further consideration. Clerk will consult with CFO and Auditor to determine how to handle donation/expenditure.

Payment of approved vouchers authorized, motioned Bowman, seconded Miletta, unanimous vote.

Correspondence received from T.D. DeNofio reviewed. Mr. DeNofio would like to make a donation to the Township if his family's name. It was decided that a bench or two to be placed at the point of Main St. and Franklin Ave. would be appropriate. Clerk will forward suggestion to Mr. DeNofio for his consideration.

Discussion held regarding Martin and Robbins Avenue construction project. Proposal for engineering for same received from Stephen Nardelli, Fralinger Engineering, in the amount of 25,500.00. Engineering fees will be provided for in Bond Ordinance to be adopted at the regular meeting of May 11<sup>th</sup>.

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With no further business to discuss, meeting adjourned at 8:25 pm, motioned Bowman, seconded Miletta.

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Ruth Dawson, Clerk

Monday May 11, 2015  
Regular Meeting

Meeting called to order as advertised and held in accordance with the Open Public Meetings Act . Members present: Bowman, Miletta, Sheppard.

Following the flag salute, minutes of the April 9<sup>th</sup> and 13<sup>th</sup> meetings approved, motioned Bowman, seconded Miletta, unanimous vote. Reports for the month of April accepted, motioned Miletta, seconded Bowman, unanimous vote.

Public hearing held as advertised, Bond Ordinance No. 2015-385, Providing for Various Capital Improvements, Appropriating \$100,000 and Authorizing the Issuance of \$95,000 in Bonds or Notes. Mayor Sheppard provided details: \$15,000 for the purchase of a support vehicle (pick-up truck) for the Fire Co., \$25,500 for Engineering for Martin & Robbins Ave. reconstruction project (funded \$170,000 by a State grant) and the balance \$59,500 for improvement of various gravel roads in the DeCarlo Tracts and municipal parking lot improvements. Resident Everett (Buddy) Laning questioned if the parking lot would be made bigger. Mayor Sheppard responded that yes it would. Receiving no additional public comment, the hearing closed and the Ordinance was finally adopted, motioned Bowman, seconded Miletta.

A second public hearing was opened, Ordinance No. 2015-386, Adopt/Establish Fee for Land Donation. Mayor Sheppard explained that the average cost to accept a land donation is \$1,200.00 and most times, the land donated has very little value. The fee established is one half, \$600.00. Resident David Sheppard questioned what is the advantage to the property owner to donate? Solicitor Seeley explained that property owners don't want to pay taxes on land with no value. If they stop paying taxes, the land will eventually be foreclosed, but they risk ruining their credit. Mr. Seeley further explained that many of these people are next generation and often times there are numerous heirs living in different cities which makes it a long and expensive process to complete legal work for donation. With no further public comment, the hearing closed and Ordinance adopted, motioned Bowman, seconded Miletta, unanimous vote.

Ordinance No. 2015-387, An Ordinance Amending Ordinance No. 2011-361, Authorizing Participation in the Joint Municipal Court, Known as the Cumberland-Salem

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Regional Court, and Authorizing an Amendment to the Agreement for the Operation of a Joint Municipal Court approved on first reading motioned Miletta, seconded Bowman, unanimous vote. It was explained that the amendment was to authorize participation by Downe Township in the Joint Municipal Court. Public hearing for further consideration will take place at the regular meeting June 8<sup>th</sup> motioned Bowman, seconded Miletta, unanimous vote.

Resolution 2015-34, Authorizing cancellation of stale outdated checks approved, motioned Miletta, seconded Bowman, unanimous vote:  
Ck# 9635 Wilwynn Animal Hospital 158.08 Ck#10035 H&R Hardware 98.40

Resolution 2015-35, Cancel General Capital Improvement Appropriation balances approved, motioned Bowman, seconded Miletta, unanimous vote:  
12,532.22 Addition to and Renovation of New Fire House  
7,853.00 Purchase of Ambulance

Resolution 2015-35 Approval to Cancel Various Receivables and Reserves reviewed::  
Grants Receivable:

NJ Transportation Trust Fund Authority Act 2012 Lummistown Road 12,725.91  
NJ Transportation Trust Fund Authority Act 2013 Jackson Avenue 22,846.24

Grants Appropriated:

NJ Transportation Trust Fund Authority Act 2012 Lummistown Road 23,892.91  
NJ Transportation Trust Fund Authority Act 2013 Jackson Avenue 23,506.24

Mayor Sheppard questioned if grant reserves for Lummistown Road could be used for necessary repairs. It was decided that action would be taken on Jackson Avenue at this time, action on Lummistown Road Receivables and Reserves tabled motioned Bowman, seconded Miletta, unanimous vote.

Resolution 2015-37, Authorization to proceed with In Rem foreclosure on 10 tax sale certificates approved, motioned Miletta, seconded Bowman, unanimous vote.

Payment of additional approved vouchers authorized, motioned Bowman, seconded Miletta, unanimous vote.

David Sheppard Jr. and Everett "Buddy" Laning appeared before the committee representing Cedarville Cooperative. The Co-op Board of Directors are offering to donate \$88,492 to the Township for purchase of former Colonial Bank property, now Cape Bank. The local branch was closed May 1<sup>st</sup> creating a hardship for local businesses and residents alike. The Township could then lease the property to a bank, even if operation would be 3-4 days per week. The plan would be for the Township to have no cost involved, with the lessee responsible for all maintenance, utilities, etc. Solicitor

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Seeley and Committeeman Bowman suggested that the Co-op purchase then donate the property to expedite process. Motioned Bowman, seconded Miletta that Cedarville Cooperative and the Township move forward with legalities and negotiations for purchase of bank property. Miletta, Bowman, yes votes, Mayor Sheppard abstained. Solicitor Seeley authorized to handle legal work for both the Co-op and Township, motioned Miletta, seconded Bowman, unanimous vote.

There being no further business to discuss, meeting adjourned at 8:00 pm, motioned Miletta, seconded Bowman, unanimous vote.

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Ruth Dawson, Clerk