

Conference Room No. 2, City Hall  
Millville, New Jersey  
May 1, 2007 6:30 p.m.

The Board of Commissioners met in an agenda session with Mayor Quinn presiding. Members present. Quinn, Shannon, Parent, Derella. Absent: Hollingshead.

The tentative agenda was discussed, but no official action was taken.

The City Clerk/Administrator noted additions to the agenda including correspondence from Mayor James Quinn appointing Mark Krull to the position of Alternate No. 2, Zoning Board of Adjustment to fill the unexpired term of Hattie Ayres.

A motion to table the Ordinance concerning the creation of a Sports and Entertainment District pending final approval from the State of New Jersey and to continue the public hearing to Tuesday, May 15, 2007 would replace the current advertised public hearing with notification to the audience that the hearing would then be extended as noted on May 15, 2007 at 7:00 p.m.

A Resolution authorizing a professional service contract with Pace and Associates concerning remedial investigation at the Airport Industrial Park in an amount not to exceed \$2,500,000.00 referring to Bond Ordinance No. 3-2006 was added to the agenda with the Treasurer to provide a certification of funds for a portion of said amount totaling \$489,000.00.

Commissioner Derella noted he has a certification of funds in excess of the award of the bid for the Sewer Rodder and pending clarification the award would be tabled until the next meeting.

An application for Use of Municipal Docks for the Maurice River Cruises was added as Item No. 5 and the annual Interlocal Services Agreement with the Cumberland County Improvement authority for the Household Hazardous Wastewater Collection Program was also added.

Commissioner Tim Shannon reported on the forthcoming proclamation for Youth Week and stated he would call representatives from the Elk's Lodge up during reports of Commissioners.

There being no further business the agenda session was adjourned subject to the call of the chair, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Commission Chamber, City Hall  
 Millville, New Jersey  
 May 1, 2007 7:00 p.m.

The Board of Commissioners met in regular session with Mayor Quinn presiding. Members present: Quinn, Shannon, Parent, Derella. Absent: Hollingshead.

Reverend Merki delivered the invocation followed by the salute to the flag.

Mayor Quinn made the statement required by the Open Public Meetings Act of 1975.

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975", was advertised, posted and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting.

A motion was passed to dispense with the reading of the minutes and to proceed with the regular order of business, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The following bills were ordered paid, when properly certified, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

**COPY OF BILLS SEE PAGES THROUGH**

Resolution No. A-5750 authorizing transfers within the FY 2007 budget appropriations was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Mayor Quinn stated the public comment portion regarding agenda items only was now open and asked if any person present wished to be heard.

There being no response Mayor Quinn called upon the City Clerk/Administrator for petitions and letters.

The City Clerk/Administrator read correspondence received from the Township of Commercial regarding Gypsy Moth spraying that would occur during the period from May 1, 2007 through June 1, 2007 in the Township of Commercial adjacent to the City of Millville.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence received from W. James Parent, Director of Public Safety appointing Michael C. Lippincott and John F. Wettstein as Fire Prevention Specialist UFD in accordance with their certification from the State of New Jersey Department of Personnel effective May 1, 2007 and appointing Michael D. Phillips as Police Officer in accordance with his authorization and transfer under the Department of Personnel Program effective May 1, 2007.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence received from James F. Quinn, Director of Public Affairs appointing Linda J. Branin as Secretary Board/Commission in accordance with Certification from the State of New Jersey Department of Personnel effective May 1, 2007.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence received from John C. Hollingshead, Director of Public Works appointing Deric G. Cheesman as Water Treatment Plant Operator in accordance with Certification from the State of New Jersey Department of Personnel effective May 1, 2007.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence received from Joseph J. Derella, Director of Revenue & Finance appointing James D. Simpson, III as Engineering Aide in accordance with Certification from the State of New Jersey Department of Personnel effective May 1, 2007.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence from Hattie Ayres submitting her resignation as Alternate II Member of the Millville Zoning Board of Adjustment.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence received from James F. Quinn, Mayor appointing Mark Krull to the position of Alternate II member of the Millville Zoning Board of Adjustment to fill the unexpired term of Hattie Ayres through December 31, 2007.

A motion was passed to receive, file and approve the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Commissioner Shannon submitted a report from the City Clerk's Office regarding results from Land Sale held on April 17, 2007.

Commissioner Shannon noted total receipts of \$22,600.00 for three properties sold with two successful bids at the minimum established price and one bid \$6,000.00 in excess of the minimum bid required.

Commissioner Shannon read a proclamation on behalf of the BPO Elks Lodge No. 580 recognizing the week of May 6<sup>th</sup> as Youth

Week in the City of Millville and introduced Bill Meiske of the Elk's Lodge and introduced former Commissioner Rob Shannon, who presented a schedule of events for the forthcoming Youth Week activities.

Commissioner Parent expressed sincere appreciation and thanks to Rob Shannon for reactivating the Youth Week activities.

Commissioner Derella reported on the Cleanup dates for the respective wards in the City of Millville and the removal of bulky items.

The following proposed ordinance was read on first reading:

Ordinance No. 14-2007

Ordinance authorizing the acquisition of real property pursuant to NJSA 40A:12-3 from owners, Kevin Reed and PMH Investments Inc., to the City of Millville regarding a portion of Block 125.02, Lot 1, as a gift (the value is established at \$32,600.00) in which said property is needed for public improvement of Bogden Boulevard to access the new Airport Industrial Park.

Director Shannon moved for the adoption of the proposed Ordinance on first reading with final consideration to be given on Tuesday, May 15, 2007 after due publication as provided by law.

Director Parent seconded the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The following proposed ordinance was read on first reading:

Ordinance No. 15-2007

Ordinance authorizing the Acquisition of real property pursuant to NJSA 40A:12-16 regarding exchange of a portion of Land from Nuquest Corporation, owner of Block 125.01, Lot 15.05, to the City of Millville, needed for the public improvement of Bogden Boulevard to access the new Airport Industrial Park in exchange for a portion of Block 136, Lot 1, owned by the City of Millville to Nuquest Corporation and for an additional payment in the amount of \$6,055.00 to the City of Millville.

Director Shannon moved for the adoption of the proposed Ordinance on first reading with final consideration to be given on Tuesday, May 15, 2007 after due publication as provided by law.

Director Parent seconded the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The following proposed ordinance was read on first reading:

Ordinance No. 16-2007

Ordinance authorizing the conveyance of vacant land to an adjoining property owner, pursuant to NJSA 40A:12-13. regarding the City of Millville is the owner of Block 525, Lot 42 (part of) consisting of 7,500 square feet of vacant land which is undersized for development and not needed for public use and Vernon Clark is the owner of the remainder of Block 525, Lot 42 and the City desires to convey their portion to Vernon Clark since he has paid taxes on both properties since 1988 (19 years) when the two lots were combined as one and for an additional amount of \$1.00 consideration plus \$400.00 for preparation of documents of transfer.

Director Shannon moved for the adoption of the proposed Ordinance on first reading with final consideration to be given on Tuesday, May 15, 2007 after due publication as provided by law.

Director Parent seconded the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The following proposed ordinance was read on second and final reading:

Ordinance No. 13-2007

Ordinance creating a sports and Entertainment District in the City of Millville, approving the Sports and Entertainment District Plan, and imposing additional taxes in the District to promote the Development of Sports and Entertainment Facilities

Director Shannon made a motion to table Ordinance pending final approval from the State of New Jersey and to continue the Public Hearing to Tuesday, May 15, 2007, 7:00 p.m. with notification to the members present in the audience that the public hearing would be continued to that date and time.

Director Parent seconded the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5751 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5752 authorizing addendum to Interlocal Service Agreement known as "Cooperative Agreement" between the City of Vineland, City of Millville, City of Bridgeton and the Township of Fairfield, extending the Agreement to participate as a Consortium and distribute funds accordingly for the implementation of HOME program activities was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5753 authorizing Russell I. Barringer, to submit the City's Community Development Block Grant Application (CDBG) and documentation for an Entitlement Grant in the amount of \$299,841.00 for the 2007 Program Year covering July 1, 2007 to June 30, 2008 and additional funding in the amount of

\$10,000.00 from program income was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5754 authorizing Memorandum of Agreement between AHOME and the City of Millville for Russell Barringer, to work with AHOME in identifying specific projects and implementing same designating approximately \$30,500.00 annually for housing activities utilizing the City's 2007 HOME funds was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5755 authorizing the insertion of an additional item of revenue in the FY2007 Budget from the NJ Urban Enterprise Zone Authority, UEZ #07-139 Tourism Wayfinding Signage Program - PH I in the amount of \$90,000.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5756 authorizing the acceptance of a Grant from the Hazardous Discharge Site Remediation Fund Municipal Program through the New Jersey Economic Development Authority and the Department of Environmental Protection for the Remedial Action along with Report Preparation of the Millville Senior Housing property regarding clean-up of the housing site to proceed for the development of 74 affordable senior dwelling units in the amount of \$833,127.00, located at South Delsea Drive and Ware Avenue, Holly City Development Corporation was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5757 authorizing submission of application for the updated Wastewater Management Plan to the New Jersey Department of Environmental Protection regarding the Sewer Utility assuming responsibility for its service area that is currently under the jurisdiction of Cumberland County was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5758 authorizing a Sellers Agreement with GovDeal, Inc., providing the software and applications to provide the means for sellers to list items for sale and for potential buyers to submit bids upon these items via an internet-based auction was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5759 Resolution to authorize one year agreement with the Animal Shelter Facility (SPCA) for the period covering May 1, 2007 through April 30, 2008 in an amount as set in Fee Schedule was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Parent submitted the appropriate certification as to the availability of funds.

Resolution No. A-5760 authorizing cancellation of mortgage in the name of James Paul Police and M. Anne Police regarding Block 246, Lot 1, 302 Harrison Avenue (Home Projects) satisfied in full in the amount of \$11,781.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5761 authorizing cancellation of mortgage in the name of Marie Jones regarding Block 430, Lot 10, 13 North Third Street (Home Projects) satisfied in full in the amount of

\$13,445.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5762 authorizing cancellation of mortgage in the name of Johnny Gomez and Darlene Gomez regarding Block 561, Lot 1, 203 Henderson Avenue (Home Projects) satisfied in full in the amount of \$12,795.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5763 authorizing cancellation of mortgage in the name of Raymond R. and Edith Gandy regarding Block 172, Lot 2204, 25 Rosewood Road (Home Projects) satisfied in full in the amount of \$7,950.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5764 authorizing cancellation of mortgage in the name of Daniel Andrews regarding Block 174, Lot 2507, 615 Buckshutem Road (Home Projects) satisfied in full in the amount of \$12,350.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5765 authorizing cancellation of mortgage in the name of Kathryn Dawson regarding Block 536, Lot 22, 612 Whitall Avenue (Home Projects) satisfied in full in the amount of \$10,425.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5766 authorizing cancellation of mortgage in the name of William Hannah and Paula Hannah regarding Block 353, Lot 22, 151 West Broad Street (Home Projects) satisfied in full in the amount of \$12,400.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5767 authorizing cancellation of mortgage in the name of Jonathan R. Fox, Sr. and Donna L. Fox regarding Block 325, Lot 26, 576 Columbia Avenue (Home Projects) satisfied in full in the amount of \$15,000.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5768 authorizing Professional Service Contract with Triad Advisory Associates, Inc., to perform professional planning services in connection with the State Plan endorsement process Phase I with the funding source Planning and Community Development OE (Operating Expenses) was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Resolution No. A-5769 approving participation with the State of New Jersey in a Safe and Secure Communities Program administered by the Division of Criminal Justice, Department of Law and Public Safety regarding application for funding for a project under the Safe and Secure Communities Program (Grant #P-3990) in the amount of \$90,000.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5770 to authorize Public Auction of vehicles no longer needed for public use on Thursday, May 17, 2007, 10:00 a.m. Police Impound Lot located on Brandriff and Columbia Avenues was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5771 authorizing Professional Service Contract with Pace & Associates, Inc. to provide professional engineering services regarding remedial investigation at the Airport Industrial Park Expansion with the Source of funds for this project contained in Bond Ordinance No. 3-2006 in an amount not to exceed \$2,500,000.00 and it is anticipated a grant will be received for reimbursement of expenses from the Hazardous Discharge Site Remediation Fund was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds in the amount of \$489,000.00.

Commissioner Derella made the following comments:

*"I also have a letter from Pace and Associates this whole cleanup in our entire airport, but primarily has to do with the expansion of our industrial park as well as the New Jersey Motorsports. We had several meetings in Trenton with the DEP. We are waiting for the release of the Hazardous Remediation Discharge funds that are available. We've been told what the amount is going to be, which will cover this project. Those funds cannot be released until later this month. I also have communication from Pace and Associates, Frank Pace, outlining the preliminary work that needs to be done, which is below the \$490,000.00 that we have appropriated and have on hand."*

Richard McCarthy: *"I think you should also point out that the funds that we are going to be receiving is in the form of a grant..."*

Commissioner Derella: *"correct."*

Resolution No. A-5772 authorizing agreement of sale for land owned by the City of Millville and to be sold to the successful bidder, Jason Brandt (Lakeside Assets) regarding Block 282, Lots 6 & 7, 404 West McNeal Street in the amount of \$20,000.00 pursuant to Ordinance No. 11-2007 adopted on April 3, 2007 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5773 authorizing agreement of sale for land owned by the City of Millville and to be sold to the successful bidder, Jason Brandt (Lakeside Assets) regarding Block 298, Lot 23, 105 West McNeal Street in the amount of \$13,600.00 pursuant to Ordinance No. 11-2007 adopted on April 3, 2007 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5774 authorizing agreement of sale for land owned by the City of Millville and to be sold to the successful bidder, AHOME, Inc. regarding Block 390, Lot 9, 907 East Vine Street in the amount of \$19,200.00 pursuant to Ordinance No. 11-2007 adopted on April 3, 2007 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read the following report:

May 1, 2007

To: Mayor and Commissioners  
From: Adolf Tarasevich

**RE: Recommendation for bid received for project "Purchase of a Trailer-Mounted Rodder for the Sewer Utility".**

On Tuesday, May 01, 2007, the Millville Purchasing Board received bids for the "Purchase of a Trailer-mounted Rodder for the Sewer Utility".

One bid was received.

After consulting with the Superintendent of the Sewer Utility, I hereby recommend that this contract be awarded to **Jet-Vac, Inc.** of 15 Taylor Road Wharton NJ 07885 for their bid of **\$46,300.00.**

This award is subject to certification of available funds by the City Treasurer's office.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Director Derella moved to table the award of bid pending a revised certification of funds by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

A motion was passed to authorize the City Clerk to advertise for bids for the Maurice River Pedestrian Bridge & Waterfront Park Improvements Contract #1 with said bids to be returned to the Purchasing Board on Tuesday, June 5, 2007 at 10:00 a.m., by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Social Affair Permits for the Millville Moose Lodge #2488, to be held on May 26, 2007 12:00 noon to 12:00 a.m.; May 27, 2007 from 12:00 noon to 12:00 a.m. and June 2, 2007 from 12:00 noon to 8:00 p.m. with a rain date of June 3, 2007 were ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Raffle License No. 817 on behalf of The Garden Patch Quilters, Inc., for off premise merchandise, March 16, 2008 was approved by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

A motion was made to approve Special Event on Public Lands applications for the following:

- (a) Radio Merchant Promo - WXTU Ticket Run sponsored by the Millville Development Corporation and the Incredible Bulk to be held on Wednesday, May 9, 2007, 5:00 p.m. to 8:00 p.m. at the Glasstown Plaza
- (b) 2007 Millville Wheels & Wings Air Show sponsored by the Millville Army Air Field Museum to be held on Saturday, May 26 and Sunday, May 27, 2007, 10:00 a.m. to 5:00 p.m. at the Millville Airport subject to receipt of Certificate of Insurance
- (c) Application for Use of Municipal Docks on the Maurice River, Ware Avenue regarding Maurice River Cruises

covering weekends for the months May through August 2007, Friday's, 1:00 p.m. to 6:00 p.m., Saturday's, 10:00 a.m. to 6:00 p.m., and Sunday beginning 12:00 noon for Charters, subject to renewal and approval of the Merchant Mariner Credential by the United States Coast Guard

The motion was passed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

A motion was passed to approve the Annual Interlocal Services Agreement with the Cumberland County Improvement Authority for Household Hazardous Waste Collection Day, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Mayor Quinn stated we have now reached the public comment portion of our meeting. Anyone who would like to address the Commission, please go to the podium, state your name, and address your concerns. Please limit your comments to approximately 5 minutes:

Sylvia Stites addressed the Board of Commissioners and made the following comments:

*"Commissioners, Mayor, my name is Sylvia Stites, I live at 909 Louis Drive. I am the Director/Coordinator of your Senior Center. We need more room..."*

Mayor Quinn: *"and you do a great job at it I must say..."*

Sylvia Stites: *"thank you. But, we've run out of space..."*

Mayor Quinn: *"yes, you have..."*

Sylvia Stites: *"One room is no longer enough. As you see this is just part of the people who come to the center. Our room is 24x24 and we try to fit in as many people as possible. We do turn people away, because there is not enough room. We do a lot of activities, we have bingo, we have exercise class when there aren't too many people there, because we can't get our arms spread out. We need a bigger place anywhere that you can find a spot. We have visited other senior centers and know that our neighboring townships have buildings with facilities that have cooking facilities, two bathrooms, one for men and one for women. We just have the one. They are also handicapped accessible. The Millville Housing Authority has been very gracious to the Millville Seniors doing everything they can, as you may or may not know every Tuesday the seniors go somewhere thanks to the Housing Authority, we use their van and we've done quite well as we did today. We went out. You also must realize now that the bank no longer allows parking for anybody, unless you're in the bank doing business. So, they have parked, started to park behind the library. We've done this for two weeks and the first week we had a senior fall over in that parking lot and bruised the entire side of her face, her name was Betty Howell. I know you know her. Last week we had another lady, sitting right over there, fall down and break her arm. So, we are having those type of problems. When we have lunch, I do a lunch for them about once a week. I cook at home. I bring it into the center and then when we're finished, if we can fit people in, we try to fit in as many as... We've had as many as 30 in for lunch. I wash, the seniors wash the dishes in the bathroom sink, the water is about two minutes we have hot water and then it goes to cold. Whatever's left or what doesn't*

fit in the bathroom sink I take home and finish the dishes. We used to, we could use the Housing Authorities kitchen and the community room, but now they are cooking lunches, dinners for the people in Jaycee Plaza, so that's kind of out of the question and we have no kitchen now and I don't know where we're going to have our Christmas Party. So, come up with something please. I asked a couple of weeks ago for the carpet to be cleaned, its been two years since its been cleaned and I was told there's not enough money to get the carpet cleaned in our 24 x 24 room. We've looked around, we found a couple of places, Roosevelt Park had offered their community room, but due to a delay they decided they would do something with it. So, that's out of the question now. We also looked at the Neighborhood Center down on South Second Street and I'm told that's used by the Police Department and that's not available. Most of the time when I go by it's not too busy. With the City of Millville as large as it is compared to our neighboring townships I believe we should have something larger. Can you please help us?"

Commissioner Shannon: "Mayor Quinn, I would like if I could and just make a couple of comments, because I've met with Sylvia on a couple of occasions. Let me just clear one thing up. Just so you know the Senior Center, the City of Millville, that's really not our Senior Center. What we're doing is we've sort of partnered with the Millville Housing Authority trying to jointly work together to address senior activities and a place for our seniors to go. As you know, there's been a couple of different locations at one time. The old, I want to call it the old K & G Building was utilized at one time and over where Dr. Renyo's Office was, I think it was located there for a little while. Just a couple of years ago, when I first became Commissioner of Parks and Public Property, we also had a location over at the Maurice View Plaza. As we went and worked with the Senior Program there, I understand everything Syl's saying and I want to point out that through Syl's work she has increased these numbers tremendously. I like to look at this as a good problem that we need to address. When we had plenty of room at the Maurice View Plaza, we had the kitchen with a couple of different rooms big enough to spread out and have all kinds of activities and we had exactly two to three people coming there each day utilizing that center, okay. So, at that time what we tried to do is we tried to sit down and evaluate why aren't we getting more people to that center. We thought trying to bring it to a more central location we thought we might do a better job and obviously getting so involved in the program I think has had a big plus and added a greater number of participants to the program. Syl, you're singing to the choir, we understand what your needs are, you know we really are looking. I was, you know, hoping that we could work something out with Roosevelt Park, as you talked about a delay, believe me when you say delay that's nothing, government is snails pace. That was, we were pretty much trying to fast track that situation there, because Richie had actually provided me what type of numbers we would need to do the minor fix ups to make that habitable. The thing is I also want to talk a little bit about the parking issue. A couple of years ago, you know, we didn't have a problem with the bank parking lot. I would like to go on record and say that the Bank of America has not been a real good neighbor and I will publicly state that. We've made some phone calls, we've tried to explain to them about the Senior Center being located there. I can appreciate that they want that parking for their customers. I couldn't understand

that we couldn't set aside, you know, a dozen parking places to still allow for customers to go in and use the Bank of America. They didn't go for that, so we are looking at a couple of different things, but again I don't want the seniors to think that this is something that we're not trying to address. This is something we do want to address. I love senior citizens, my parents are senior citizens, I know that you guys had a great program going over there and I don't want to see the numbers go down, because of the facility being too small. So, yes we are brainstorming, we are looking for a facility, but we are concerned about the location, because we're concerned that some seniors may not be able to get there. So, we're also looking at possibly trying to utilize CATS for pickup and drop off, so there's a lot of things that we are working on. So, we are going to try to address those issues. But, Syl we do appreciate your concern, again you're singing in a choir, I know that the room you're in is small, again I think it has a lot to do with the programs that you're doing getting the participation up, which I think is a good thing. So, you know, we are going to address those issues. If we have to I'll rent a steam cleaner and clean your carpet, you know what I mean, if I have to. I can't imagine that we can't get a steam cleaner over there and get that cleaned for you. I will look into that for you."

Robert Tesoroni addressed the Board of Commissioners and made the following comments:

"Good evening Mr. Mayor and Commissioners. I'm Bob Tesoroni, Howard Street in Millville. Before I get started Mr. Mayor I have a question, whoever does the agenda for the Commission Meetings does an excellent job in my opinion. Is it possible to explore the possibility of posting that on the internet on the City's website. That would make, I know they make changes at the last minute, but it's obvious it's done on a computer system and if it was posted then the public that isn't able to make the meetings would have it and would be able to follow along and those of us that do make the meetings would be able to bring our own agenda items, except for the changes that were made. Just a..."

Mayor Quinn: "it's certainly something worth looking into, Bob, thank you."

Bob Tesoroni: "I want to start with Millville Gardens and then I'm going to flip flop on you, just a little bit, we'll go a little bit North of that afterwards and I have some questions. I think the plan now is 63 bedroom townhouse units, is that correct."

Mayor Quinn: "well, it's been discussed, that's what's been discussed lately..."

Lew Thompson: "there's been no approved plan..."

Bob Tesoroni: "but, I think it was reduced from 78 or something down to 60. And the companies involved are Goodman Industries and the Millville Housing Authority?"

Mayor Quinn: "yes..."

Bob Tesoroni: "I read that the market value was \$200,000.00 and the financing where our major government rule was anticipated according to Mrs. Warker. Now, I'm going to

take us a little bit north and I'll return to that in just a second. The Union Lake Crossing Mall, I be of the opinion that the Commissioners are somewhat upset with Goodman Industries with regards to the land sale that they said they needed for their properties. Specifically, the land that Dr. Blumenthal Veterinarian Hospital previously occupied. I would like to think that you were duped into believing that parcel of land was critical to the malls development and not just to be utilized by Goodman Industries for planting grass. Because, that's exactly what they did and we, and the developer forced Dr. Blumenthal into selling his 28 year business property for the sole purpose of planting grass where his business used to be and I think that's a shame. And I would like to think that you didn't know they was going to do that and they were really going to put something constructive there and not just plant grass. Now, I have a question concerning the jobs at the new mall. I continually hear this figure 1,000 jobs. Who came up with that figure? Do you know?"

Mayor Quinn: "I have no idea."

Commissioner Derella: "You can finish your comments and then we'll try to address them when you're done."

Bob Tesoroni: "Okay, well... then, then, I can't... okay, I understand. The reason I ask that, if it's a fairly accurate number, I've spoken at length with someone who's been employed there prior to the mall opening up. They was with one of the stores during its inception. They're currently making \$7.75 an hour and they're due for a raise this month to \$8.00 an hour. But, they only have a handful of employees and this individual is not one of them, who gets over 30 hours a week, because that makes you a full-time employee. Now, I don't know anyone that can support a family on 30 hours a week at even \$8.00 an hour. Maybe you do, I don't know who could do that. Another question I have, do we know how many jobs currently belong to Millville at that mall and I don't think we do, do we?"

Commissioner Derella: "we don't track that, I mean a jobs a job."

Bob Tesoroni: "so, we take, however we arrive at that figure, whether it was from the developer or whomever said we was getting a thousand jobs and we've continually said in the minutes at the Commission Meetings that there's going to be a thousand jobs that we could have 20 jobs up there. So, I'm not certain what that did for the jobs in Millville, but... If we're going to use "jobs" as a selling point to the taxpayers of Millville we should at the very least have some idea as to how many jobs we ended up with, because we're hearing 1500 again with this Motorsports Park and I don't believe that for a moment. I think realistically we may be looking at a 150-200 jobs and I think they're going to bring some with them. That's my opinion, we'll see how it pans out. But, this made me a little suspicious of Goodman Industries, so I did a little research. There was an Economic Summit, which was held on Tuesday, January 23, 2007 and I read a transcript from that summit and found something very interesting. The developer for Goodman Industries and it was listed as Mr. Steven Durst, who was present, stated in part and he was making reference to individuals who have spoke against tax abatements. Quote: "By the same token some of the folks that are opposed to these sort of abatements that generate tax, that billion plus dollars and

are availing themselves of farmland assessment and paying hundreds of dollars per year for the privilege of ultimately subdividing farmland that they don't farm themselves into single-family homes, which are a loser. Here come two kids at \$14,000.00 a year each to educate, here comes \$28,000.00 a year just for the education without talking about trash pickup, without talking about police protection and what's coming in seven or eight thousand dollars a year for that single-family house in taxes. So, the critics essentially, at least the ones that are forefront of these tax abatement for things that create jobs and create ratables speak with forked tongue." Now, lets go back to the Millville Gardens proposed project. Sixty-three bedroom units, average of two children per unit would equal \$1,680,000.00 in taxes for school alone. If there are eight thousand, if we received \$8,000.00 per year of taxes per unit, the City will take in \$480,000.00 per year. But, because it's in the new RAD district, we're only going to get \$240,000.00 of that \$480,000.00, the rest will go to the RAD. When we receive our school tax bill from the county the taxpayers are going to have to make up the one and a half million plus dollars per year for the schools for that development alone. It makes one wonder who speaks with forked tongue. Mr. Mayor and Commissioners I'm going to close it out with some food for thought. I've attended these meetings for a period of time, more I think than some would care to have me attend. I've listened to a developer who lives in Ocean City, who stated in part I drive around the streets, I look at houses, I see huge changes, I hope you keep going with that. I've listened to a developer who lives in Park Ridge, who speaks of the great things that are taking place in Millville. I've even listened to our Director of Economic Development, who stated "Millville has a strong commitment to meaningful and long lasting Economic Development for an improved quality of life." The question that comes to my mind is what we, they are doing is so great for Millville, why is it that they live out of town? Why don't they move to Millville? In all my research, and this is my last closing statement, in all my research I have yet to find where our elected officials have officially asked the taxpayers of Millville, what direction do you want Millville to go? Do you want a small rural community with a controlled growth or do you want to become a Cherry Hill overnight? Thank you Mr. Mayor and Commissioners."

Mayor Quinn: "Thank you, Bob. I'll tell you what I got some real good comebacks on this. First of all, we got 101 blighted units at Millville Gardens. And you're upset, because we're going to tear that down and put in 60 home owned units? That's totally off base. Way off. Let me tell you something, every retail job has some value to it and the fact that when you bring in retail many of it is part-time, no one said they were full-time jobs, but they are jobs that give people the opportunity to work and there's probably going to be over a thousand, because that is 500,000 square feet. You got supermarkets, you got all kinds of things still coming. It just amazes me. Let me tell you something that also is amazing. I don't know what it takes for people to understand, but Target said if you don't give us a tax abatement or a PILOT rather, we're not coming. So, without Target we wouldn't have the shopping center. We wouldn't have the ratable base to be able to bring in half into the RAD, half into the taxpayers dollars. Do you understand that? If you don't get Target, you don't get the shopping center..."

Commissioner Parent: "it goes to Vineland..."

Mayor Quinn: "It goes to Vineland. Exactly, Jim, it goes right up the road, it's going to go across from Loyal Lanes next to Kmart, so you get nothing. How in the world, I don't know what it takes to explain that this is a fact. If you don't believe it, talk to the lawyer from Target, he'll explain to you that's the only way they could possibly come to Millville and as Jim pointed out Vineland was going to give them everything the same. Vineland's got a \$100,000,000.00 of Second Generation revolving loan fund. We compete with Vineland every single day. If we listen to what you guys are saying, we lose to Vineland. We can close up shop. We can turn over the key, turn out the lights and say hey we're out of here. We got no Economic Development, because Vineland's taking it all away from us. For the years before we got here they did take it all away. They had the mall, they got Home Depot, which we lost to them. So, you know what you've got to take apples and apples into this scenario. I can't believe you made that statement going from 60 home owned units from 101 blighted units that put in hundreds of kids in the schools now and then you have ownership, you know, I mean that just doesn't make sense to me Bob. I absolutely don't understand that at all. Joe, your turn."

Commissioner Derella: "The comment in regards to Dr. Blumenthal and them planting flowers. The whole design did call for an open-space and things of that nature. I can't speak for Dr. Blumenthal. All I know is when you rode by there and his little space was squeezed in there, he had no access, bad place to be. Look at where he's at today, the opportunity he's created for himself in regards to having space that he can lease out. His building is absolutely gorgeous. At one point through the negotiations I know the developer walked away and said then you can just stay right where you're at and I don't think that's where the doctor wanted to be. It's unfortunate that we came to the point that we did. We've answered these questions at least a half dozen times and the things just keep coming, resurfacing and resurfacing. I don't know how many times we're going to be able to state our position. As far as jobs, the estimate of 1,000 jobs as stated before well over a year and a half ago and I don't have the exact date. But, I know Don Ayres has said this and it's in his office in regards to each of the businesses coming to town estimated what their needs were going to be based on the size of their square foot and what their projections are going to be in regards to the revenues and what they were going to sell and the number of people they were going to employ. That's where that number came from. As far as Motorsports, we've said publicly several meetings ago that based on the construction specifications and the union leaders that have been taking part in the PLA, Project Labor Agreement, estimated 933 jobs just in the construction phase itself. Please read the reports that were provided by Rowan, please read the other reports that are provided to the different parts of our City in regards to where those projections are coming from and how they were arrived at. It's a formula. Will they be accurate? I don't think they'll be accurate. It may be a few hundred jobs less, a few hundred jobs more. But, it's still opportunities for employment in the City of Millville. Not everybody needs a full-time job, there are many people who need a second job. We have people that, we lost a couple of firefighters who went and got jobs as security, okay, as part-time jobs up at the mall. There are opportunities, high school, college, all those people need a place and need to be employed. It generates activity, it generates things. The UEZ dollars alone have allowed us to do,

*just the last meeting, to be able to take the debt service from the \$5,000,000.00 for infrastructure improvements in and around the airport away from the taxpayer and put it through UEZ. There are so many opportunities that these things spin-off. Basically, our philosophies are different than Millville's First and some of their members and that's just a philosophical difference that happens to exist. But, I really am getting a bit frustrated trying to answer the same questions over and over and over."*

Millie Trout addressed the Board of Commissioners and submitted pictures of the present Senior Center and confirmed and continued the request of the Board of Commissioners to find them a suitable location.

Millie Trout also provided quotations from Dr. Kim Warker regarding the recent RAD Program and community participation and noted that everyone needs to please step up to the plate and solve this problem.

Millie Trout made the following comments:

*"You guys step up to the plate too. Show us some consideration, you know, we don't ask for anything. We really fend for ourselves as far as buying our supplies and everything else, but when in past months when we tried to communicate with you and talk to you, the appropriate people, don't look at me like that Jim, I didn't talk to you, Mr. Parent, I'm sorry. We more or less got treated like mushrooms, you fed us manure and kept us in the dark. Well, we're senior citizens, you're going to be there pretty soon, you're going to be there pretty soon. So, if you want to be treated with respect and dignity, do the same for us. Thank you very much."*

Commissioner Parent made the following comments:

*"If, I can Millie I know you're trying to get in your seat, but that's okay, sit down please. It's amazing, because we didn't know this was going to even exist this evening, you know, with some of the concerns our seniors had and I know just talking to Commissioner Shannon earlier of another possibility of a building, you know to fit those needs. So, I don't want the seniors to think that Commissioner Shannon has not been working on this, because as of this evening and using those same quotes to me, that's why I kind of chuckled folks, of recognizing some of the things that our seniors really needed. So, I just want to reassure you that we as a Commission and definitely Commissioner Shannon has in fact, been working on this so, we'll continue doing it anyway. I like that quote. It's good seeing you."*

Kate Myer addressed the Board of Commissioners noting the 3<sup>rd</sup> year of the City of Millville's Shine Program sponsored by the Millville First Methodist Church that provides free summer camp programs for Center City from Grades 2 through 6 and that they had previously 49 participants.

Betty Anderson addressed the Board of Commissioners as a senior citizen and stated she agrees with the previous comments and that they need a place to go to.

Reverend Jonathan Merki addressed the Board of Commissioners and made the following comments:

"My name is Jonathan Merki, I live at 24 Churchill Drive. I salute our seniors, by the way. As a Pastor, I work with seniors who volunteer all the time in this community. We would not make it without our seniors. So, as soon as our new buildings built, you got a spot if you need it. You can come to the one we have right now, but it's not terribly accessible. It has a chairlift that a lot of people like to use. I came back from my vacation to a rain, to a flood. My secretary called me the morning I was to go back to work and said welcome back from vacation. I hate to tell you this, but the basements under water and that's where we worship. I'm not here to complain about that, but to say thank you to the City, because someone knew and I never would have thought of this, that we could call the Fire Department and two firefighters by the name Scott Keyak and Tim Watson came and with commitment and kindness, worked and worked until they could make it work for that water to be pumped out of our basement. I'm just very grateful for the time that they took to be there. I'm grateful for a lot of other volunteers, but I'm grateful for a City that has a program like that and for how professional they were in helping us out. I salute the CDBG, I work with Helping Out Ministries, we have a luncheon in a large part, because of that it enables us to serve the seniors and homeless and anyone who wants to be there. I'm grateful for that involvement. I had to leave for just a few moments, my son's in Babe Ruth. I got to be at Cal Ripken's opening ceremonies and Babe Ruth's opening ceremonies, I know that I didn't get to see Commissioner Shannon, because he was out with the ladies at the softball, but you know to me what makes the City as a heart, and I know that nothing is perfect and no place is perfect. But, I get tired of hearing nitpicking about things that may need to be addressed, that at some point need to be let to rest. I've lived in the City of Millville for 15 years now, I do have some choice in that even though I am a Pastor. But, Millville is my choice of a place to live and I'm proud of it. I live out near by the airport, I'm looking forward to that Motorsports Park coming in. I believe in the development that's taking place and I also believe in the heart of the City, the volunteerism that takes place, the seniors that you just heard about, the Shine Program is excellent. This is a great time to be a part of, and I thank you for your investment in it and I thank the City of Millville and those who volunteered to make it be the way it can be."

There being no further comments the meeting was adjourned subject to the call of the chair, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Adopted: May 15, 2007

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Mayor

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Commissioners

Attest:

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City Clerk/Administrator

**BILL LIST**  
**CITY OF MILLVILLE**  
**MEETING OF MAY 1, 2007**

ACTION SIGNS & AWARDS	705.00
ACU-PRINT, INC.	1,261.35
AGWAY INC	680.00
AMERICAN AQUATIC TESTING INC	3,117.50
ARAMARK UNIFORM SERVICES, INC.	1,381.25
ARBRISCO ENTERPRISE, INC.	2,434.00
ARCHONIX SYSTEMS, LLC	140.00
AT&T	26.75
AT&T INFORMATION SYSTEMS	254.27
ATLANTIC CO UTILITIES AUTHORITY	18,462.45
ATLANTIC CITY ELECTRIC	3,122.19
BERCO FLEET SERVICE INC	1,266.56
BERNAL MECHANICAL CONTR. INC.	36.00
BOGART'S	199.00
JOSEPH M. CHIARELLO, ESQ.	200.00
HENRY CIFALOGGIO, INC.	170.00
CINTAS FIRST AID & SAFETY CORP	87.55
CITY OF MILLVILLE CITY CLK ACC	150.00
CITY MILLVILLE PAYROLL DED ACC	312,487.02
CITY OF MILLVILLE PETTY CASH	192.93
COMCAST	174.51
ATLANTIC CITY ELECTRIC	9,412.13
CCIA	644.60
CUMBERLAND COUNTY SPCA	2,657.00
CUMBERLAND VALVE INC	306.55
CUMBERLAND TREE SERVICE, LLC	950.00
CUSTOM GRAPHICS, INC.	2,309.83
THE DAILY JOURNAL, INC.	694.20
DARE'S FEED & PET SUPPLY	149.87
DECISION ONE, CORP	2,169.19
DEERFIELD ELECTRIC	455.01
DELTRONICS CORP	9,954.85
DOCUMENT CONCEPTS	510.12
DRAEGER SAFETY DIAGNOSTICS INC	449.45
EDWARD DUFFY, ESQ.	910.00
EAGLE POINT GUN	175.00
ENVIRONMENTAL SERVICE	850.00
ESRI, INC.	1,514.72
EXECUTIVE BUSINESS PROD. CORP.	1,418.42
FAM-CARE, INC	875.00
FATH DEPARTMENT STORE, INC.	12.33
FEDEX	106.02
FIREMANS CHORE, INC.	397.94
FORT DEARBORN LIFE INSURANCE	1,800.75
GARDEN STATE HIGHWAY PROD. INC	10,090.00
GARRISON ENTERPRISE INC	26,478.60
GENTILINI FORD, INC.	580.22
GOVT FINANCE OFFICERS' ASSN NJ	90.00
GRUCCIO, PEPPER, GIOVINAZZI,	10,829.50
HANSON AGGREGATES BMC, INC.	811.80
MICHAEL HARVEY	160.99
HD SUPPLY WATERWORKS, LTD	47.76
DANIEL HOFFMAN, ESQ.	400.00
HOLLY CITY DEVELOPMENT CORP.	5,833.33
HOLLY CITY TIRE, LLC	403.08
HOWELL HARDWARE	611.32

THE INCREDIBLE BULK	155.00
INSTITUTE PROFESSIONAL DEVLPMT	99.00
INTERNAL REVENUE SERVICE	300.00
MIKE JONES CONSTRUCTION	1,046.00
LANDSMAN UNIFORMS INC.	1,078.70
LAWMEN SUPPLY CO, INC.	1,411.89
LAWN TECH	3,218.76
LILLISTON CHRYSLER/PLYM., INC.	4,072.01
LINCOLN FINANCL ADVISORS CORP.	33,350.00
AVAYA COMMUNICATION	1,175.84
MAINIERO'S INC	416.00
MCMANIMON & SCOTLAND, L.L.C.	14,863.13
MIAMI SYSTEMS, INC.	738.00
MILLVILLE AUTOMOTIVE, INC.	83.04
MILLVILLE BASKETBALL ASSOC	550.00
MILLVILLE CHAMBER OF COMMERCE	45.00
MILLVILLE DEVELOPMENT CORP	45,154.10
MICHAEL MORANO	43.98
MOTOROLA, INC.	546.00
N.J.A.P.Z.A.	40.00
VERIZON	12,247.61
NJ DEPT OF HEALTH & SENIOR SER	4,728.00
NJ WATER ASSOCIATION	425.00
NJWEA	1,450.00
NJWEA	304.00
PACE & ASSOCIATES, INC.	3,627.00
PASTINA, INC.	137.00
PHILADELPHIA TURF CO. INC.	422.23
PHOENIX COMMUNICATIONS, INC.	1,348.19
PHOTO QUIK	145.94
POLYDYNE, INC.	3,300.00
PREMIER CHEMICALS, LLC	5,664.76
QUALITY COMMUNICATIONS, INC.	125.00
QUALITY CONTROL LABS, INC.	600.00
QUALITY FIRST, INC.	357.32
CHRISTOPHER W. REEVES	36.44
SADD	150.00
THYSSENKRUPP ELEVATOR	2,149.00
SERVPRO OF CUMBERLAND COUNTY	962.46
CUMBERLAND COUNTY TREASURER	3,499,898.79
SOUTH JERSEY GAS CO	10,099.10
SOUTH JERSEY HEALTHCARE	1,540.56
SJ TESTING	196.00
SOUTH STATE INC	489.56
STAPLES, INC.	479.36
STATE TOXICOLOGY LABORATORY	105.00
STEELMAN PHOTO SUPPLIES	29.68
STEWART BUSINESS SYSTEMS	528.00
SUN NATIONAL BANK	259.82
SYNERTECH INC, ENVIRONMENTAL	1,150.00
TAX COLLECTOR & TREAS. ASSN NJ	585.00
TEE'S PLUS, INC.	2,734.40
TREASURER, STATE OF NJ	297.90
TROUT PRINTING & PUBLISHING CO	1,250.00
BRUCE D. TURNER, ARCHITECT	29,607.37
UNIFORM CONSTRUCTION CODE	150.00
UNITED PARCEL SERVICE	20.97
URBAN ENTERPRISE ZONE	4,724.47
USPS	3,546.00
VERIZON CABS	197.42
VERIZON WIRELESS	802.35
VERIZON NETWORK INTERGRATION	61,236.35
VINELAND FENCING	1,605.00

<i>WILSON WEB SERVICES</i>	<i>457.50</i>
<i>DOUGLAS WILSON</i>	<i>16.75</i>
<i>WATER WORKS SUPPLY CO., INC.</i>	<i>598.14</i>
<i>WYBLE ADVERTISING, INC.</i>	<i>6,984.58</i>
<i>CRAIG &amp; KRISTIN CULLINANE</i>	<i>1,000.00</i>
<i>FLYNN INTERIORS LLC</i>	<i>10,000.00</i>
<i>HOLLY CITY MIDGET FOOTBALL</i>	<i>1,040.00</i>
<i>COUNTRY WIDE TAX SERVICES</i>	<i>630.99</i>
<i>JOHN REDDEN III</i>	<i>476.46</i>
<i>TOTAL BILLS FOR MTG MAY 1, 2007</i>	<i>4,230,911.83</i>
<i>CITY OF MILLVILLE SALARY ACCOUNT</i>	<i>257,921.22</i>
<i>CITY OF MILLVILLE SALARY ACCOUNT</i>	<i>262,604.93</i>
<i>TOTAL SALARY FOR MAY 1, 2007</i>	<i>520,526.15</i>
<i>TOTAL BILLS &amp; SALARY FOR 05/01/07</i>	<i>4,751,437.98</i>