

Commission Chamber, City Hall
Millville, New Jersey
July 3, 2007 5:30 P.M.

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

Vice-Mayor Derella stated the purpose of the special meeting is a continuation of a Taxi Cab Hearing that was held in June.

Vice-Mayor Derella questioned if any changes were made relating to the status of Mr. Redden's Taxicab License Application that may affect the decision of the issuance of said license.

Richard McCarthy indicated the Taxicab Hearing was adjourned last month for the purpose of the appellant providing a letter from his employer and if possible the Police Department receiving a letter of clarification regarding his medication or treatment from the Cumberland County Guidance Center.

Mr. Redden provided the Board of Commissioners with a letter from his employer regarding his satisfactory service as an employee.

Richard McCarthy called upon Captain Riley and swore him in for his testimony.

Richard McCarthy briefed Captain Riley concerning the denial of Mr. Redden's Taxicab License by Chief Harvey, which resulted in the applicant's request of a Taxicab Hearing held in June.

Richard McCarthy further noted the hearing was adjourned in June and reconvened this date for the purpose of receipt of further information from his employer and clarification regarding Mr. Redden's treatment from the Cumberland County Guidance Center.

Richard McCarthy asked Captain Riley if he had any pertinent information regarding Mr. Redden's Taxicab License application.

Captain Riley indicated Sergeant Rabbai contacted the Guidance Center regarding the applicants treatment and they informed him that Mr. Redden had discontinued treatment, which resulted in the closing of Mr. Redden's case.

The Guidance Center indicated Mr. Redden was advised to continue the treatment, but Mr. Redden chose not to return.

Captain Riley advised the Board of Commissioners that after careful review of Mr. Redden's file and Taxicab License Application he sees no reason to withhold the approval of the applicants Taxicab License.

Captain Riley further stated that given the domestic circumstances, which resulted in Mr. Redden requiring treatment

from the Guidance Center is very understandable and it could have happened to anyone.

Captain Riley further advised the Board of Commissioners that Mr. Redden has no Criminal Record or any major violation on his driving record to the best of his knowledge.

Captain Riley clarified for Mr. McCarthy that it is his opinion that the Taxicab License should be approved and issued to the applicant.

Vice-Mayor Derella questioned what the contents of the letter from Mr. Redden's employer with Richard McCarthy indicated the letter basically indicated the applicant worked his scheduled hours and affirmed there were no negative comments in the letter regarding Mr. Redden's employment history with them.

Commissioner Parent excused himself from voting due to personal reasons.

A motion was made to approve the issuance of the Taxicab Operator's License and remove the previous denial of said application pursuant to Captain Riley's recommendation and information provided by the applicant, by the following vote: Yeas: Shannon and Derella.

Commission Chamber, City Hall
Millville, New Jersey
July 3, 2007 6:30 P.M.

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

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

The City Clerk/Administrator noted additions to the agenda including correspondence from the State of New Jersey Office of the Treasurer regarding approval for the creation of a Sports and Entertainment District subject to the compliance with the requirements of the public laws of 2007 Chapter 30.

The City Clerk/Administrator also noted an addition to the agenda for an Ordinance approving the final financial plan for the Sports and Entertainment District of the City of Millville Phase I only on first reading.

Resolution authorizing person-to-person, place-to-place transfer for Lahov and Malashkin t/a Otto's Bar to Greyline Corporation t/a Chili's has been removed pending further information concerning the transfer date.

A Resolution authorizing Alcoholic Beverage License Renewals for July 3, 2007 for G&R Bros. Corporation and Riverfront Lounge were also added as Item No. 7.

The City Clerk/Administrator also requested a transfer for 2007 Budget Appropriation Reserves be added as Item No. 8.

Mayor Quinn made the following comments:

"What we're doing from now on at 6:30 we're going to meet out here and now you have an opportunity to not rush, if there's any agenda items you would like to speak about you may do so at this time. Tonight's meeting we will also do it at the regular meeting time, but that will be the last time that we're doing that. The process for the agenda will all be the agenda here, because the last meeting I think we had twenty-some minutes spent on the agenda, but we have a lot of down time when we get done at 6:30, so I'd rather discuss it now and have an opportunity to be open and transparent as to any questions or anything that's there and there's no time limit on the agenda item that you need to ask about as that turns out. So, at this point if any of you have any or if you, I know it's a little early for you to know that, so if you want to look at those and take some time and if there's any questions on the agenda that you see that you would like to ask, you're more than welcome to do so."

Betty Monteleone: "The very first one, the petitions and letter, you got a letter from Mr. Van Hook about the Wawa. I have for years asked that you guys do this, that you use your Community Block money to do something for the senior citizens. I still don't understand why you've never done that and I still don't understand why you don't do that."

Mayor Quinn: "Well, I believe we are moving in that direction Tim, I don't know if you want to discuss that. Not on this property in particular..."

Betty Monteleone: "well, you might use it to rehab it, I mean if they donated it, it's not going to be feasible to use it I'm sure the way it is..."

Mayor Quinn: "well, the only problem is if they donate it, then it's off the tax ratables and..."

Commissioner Shannon: "it's rated... it's a corner property in the downtown that's off the tax list is just something, you know, that struck me immediately, but I can tell you Betty that we've been in contact with the Board of Directors at Roosevelt Park, we're in the process of exploring the possibility of retrofitting the Community Center down there. It's an area that we like and after talking to Sylvia Stites, it's an area that they would like, because where it's off of Second Street and in sort of a contained neighborhood, it's an area in which they felt safe and which they could walk and get outside on nicer days, the Community Center is a good size center with a kitchen, with bathrooms and we're in the process now of getting a report processed to see if that is a financial feasibility, you know, feasible for us financially to do that. We did encumber at the last meeting \$109,000.00 for the purchase of that building and it was also sitting on land that we already own down at Roosevelt Park. It's sort of a win-win situation in the fact that the City possibly will be picking up a Senior Center and also for the Roosevelt Park Association itself having them to have some money to be able to do some minor renovations and rehab on some of the existing properties there for their homeowners."

Betty Monteleone: "Well, you know, I can appreciate that, but does that solve your problems with the senior citizens that are downtown in this area?"

Mayor Quinn: "yes..."

Betty Monteleone: "how are they going to get there?"

Mayor Quinn: "they are working with CATS..."

Commissioner Shannon: "well, see, I'll be honest with you Betty, I've talked to Syl quite a bit. There are more seniors driving, that's what really brought this to a head was that the fact that the seniors were driving there and Bank of America did not allow the seniors to park there anymore and obviously we have limited parking on High Street and it's only a two hour time limit. So, that's really what brought everything to a head, other than the fact that you got to remember that when we first had the senior program over at the Maurice View Plaza and we had a very nice facility there. The Housing Authority came to us and said you know, we need this space, is there anything you can do. We went over and investigated and at the time we found that there were approximately four to six members that were actively using that sight. So, at that time when we moved the Senior Center to accommodate the four to six seniors that were utilizing that, that was enough space. The good news is now the Senior Program has really picked up momentum and you have a good leader in Sylvia Stites running that program and now you got an excess of 35 and 40 seniors participating. So, even though it's been uncomfortable and they've been elbow to elbow over there, it's been good news in the fact that we've got a lot more seniors participating. So, now we'll make that move for a bigger facility and that's what we're doing."

Betty Monteleone: "yeah, I just think it's a shame that you have to use taxpayers money though when that Community Block Grant money can be used..."

Commissioner Shannon: "no, that came from capital..."

Commissioner Parent: "that came from capital..."

Betty Monteleone: "yeah, exactly, so technically, you know, you give all your community block grant money away to everything from day care centers to people to put air conditioning in their house. It just seems a shame that the taxpayers can't take a little bit of benefit, get a little bit of benefit from this Community Block Grant money and you pay for projects like that out of your Community Block Grant money where it doesn't have to pay, everybody in Millville doesn't have to share the burden of some of these things."

Mayor Quinn: "I think we have in the past, Betty. I think your point is well taken at this point and time just because maybe the end of the year we didn't have the CDBG..."

Betty Monteleone: "you have what in the past?"

Mayor Quinn: "we've done, we were going to do the Lee's Video with CDBG money..."

Betty Monteleone: "were going to do."

Mayor Quinn: "yeah we were..."

Betty Monteleone: "but, didn't. Right?"

Mayor Quinn: "well, it wasn't our fault, they then all of a sudden found, they found the light I guess or whatever they happened to do..."

Betty Monteleone: "yeah, but I've been following this Community Block Grant money and you know that, for years and as far as going in and taking pictures of the homes that got the money and this whole, I shouldn't be taking pictures, I'm scaring these people. Well, don't let them take the money, I want to see where our money's going. You know, if you're putting decks on and if you're putting air conditioning in and I wanted to see where our Community Block Grant money was going and sometimes people going back and getting it three times in the past when they weren't supposed to. They were only supposed to be able to get it once and then wait so many years and some of these people were going back in and getting it again, and again. I know this was before, some of it went before you guys got elected and you were all against that. You thought, everyone I spoke to you about it you thought it was terrible. But, we still haven't changed the way we do it, we still.. all that money goes to either, like I said day care, people's houses, this group, that group and none of it really goes to relief for the taxpayers of the City..."

Mayor Quinn: "and I understand what you're saying Betty, but there are hundreds of thousands of dollars of UEZ money that are spent that do benefit our taxpayers..."

Betty Monteleone: "yeah, well, I have a different... UEZ money, I think that should be done as second generation loans and that's why Vineland has so much and we don't, we sort of dish that out too as freebies or bad loans..."

Commissioner Derella: "they had a much larger pool to start with..."

Mayor Quinn: "yeah, they had a hundred million and we had ten million, so okay, yeah they're going to have a large second generation, because you know what Betty, nobody shopped in Millville, they shopped at your place in Vineland. They shopped in Vineland until we got these stores, you didn't have people spending money in Millville, so that's a very unfair comparison..."

Betty Monteleone: "but, even what little we have I'm not discussing the dollar amount..."

Mayor Quinn: "we have a million, Betty we have a million dollars right now in second generation revolving money, because we're starting to get monies in..."

Betty Monteleone: "right, but I wasn't discussing how much we have and how much they have, I'm just discussing what we do with it and I think we should use it as secure second generation loans, not just grants and that kind of stuff."

Mayor Quinn: "okay, thank you. I don't know if that was necessarily the way we planned to have the agenda done, but it gave us an opportunity to talk, because we still have time to

fill in. But, for those who maybe have just got here we meet 6:30 every Tuesday we normally have an agenda meeting, which is open to the public in a little conference room back here. More people have been coming and they have all the right to do that and it's gotten to the point where it's getting a little crowded and we thought we'll do it out front at 6:30 and you know, everybody can get an agenda and if you have time to look it over and you see something and you have a question it would be a good time to go ahead and ask about items on the agenda. Then starting next month it will be every time that we'll be doing it at 6:30, but then when it comes to the regular meeting at 7:00 we're not going to have agenda items again, because we're going to do that during this half hour of time, so we can hopefully move the meeting along a little bit. So, anyway, seeing nothing else I guess we'll take adjournment of the agenda meeting."

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
July 3, 2007 7:00 P.M.

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

Reverend Marilyn Sainsbury 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

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Mayor Quinn made the following comments:

"What I would like to do, especially for the people that are watching us, most of the people here know the procedure that we've started this evening. At 6:30 p.m. there is an agenda session scheduled here in City Hall and most people didn't realize that the agenda session is open to the public and those who do were joining us in the back conference room. But, because of space situation and wanting to be as open as we could

with the information, we are now going to be holding the agenda meetings right here in this chambers, so that if you do plan on coming to a meeting, this meeting we will once again, for those that weren't here when we first started, offer the people an opportunity to ask questions on the agenda of what we were able to facilitate we had some good give and takes and discussion about the agenda earlier between 6:30 and 6:45. So, we're going to continue that starting at the next meeting and that will be the time that agenda questions can be asked between 6:30 and 7:00 p.m., but because we just implemented that tonight I will now offer again for anyone who wasn't here earlier, if anyone has any questions or comments on the agenda they may go to the mic and ask those at this time. Seeing none we will then move forward to our correspondence."

There being no further comments regarding agenda items, Mayor Quinn declared the public comment portion closed and called upon the City Clerk/Administrator for petitions and letters.

The city clerk/administrator read correspondence received from Emil L. Van Hook requesting the City and/or Housing Authority investigate the possibility to have Wawa Food Markets consider donating or negotiate a price for the recently vacated Wawa building and property located at the corner of Second and Vine Streets for use as a Senior Citizen Center.

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 Bradley I. Abelow of the State of New Jersey Office of the State Treasurer regarding approving revised Ordinance Creating a Sports and Entertainment District in the City of Millville and concludes the ordinance complies with requirements of P.L. 2007, Chapter 30.

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

Commissioner Shannon reported the City of Millville 4th of July fireworks will be held at the Cumberland County Fairgrounds in cooperation with the Cumberland County Fair Association and reminded everyone that they will not be held at the Union Lake Park.

Commissioner Shannon made the following comments:

"This is a first step of many steps that the recreation Department is pursuing in trying to cut down costs in our Department and we are very pleased to be working with the Cumberland County Fair Association on this first step. As I mentioned the City of Millville is going to be providing for the fireworks tomorrow evening and they should be going off sometime between 9:00 and 9:15, so we encourage everyone to stop out at the Cumberland County Fair this year, newer, bigger, brighter and they have really done a great job with Terry Pangburn leading the charge there with the new Board of Directors. So, again, I'd encourage everyone to stop out tomorrow and have a safe 4th of July."

Mayor Quinn: "I do want to add to the fact of what Tim was saying, I was in on the meeting when we decided to do this, putting the fireworks out to the fairgrounds. There is no admission fee tomorrow night, that's one of the things a lot of people are concerned about, well you know Millville's fireworks are going to be at the fairgrounds do we have to pay to get in? No. Starting at 7:00 all admission fees will be waived for Millville people, I guess for all people probably, because I don't think they can discriminate, but from 7 o'clock on the admission fees will be waived. So, that actually gives our families in Millville an opportunity to go sample the fairgrounds for free tomorrow evening and then stick around for the fireworks as well. So, I think it will work out very well, and of course the fairgrounds are in Millville, so it certainly made sense instead of having one fireworks display on Carmel Road and one at the lake by putting the two together makes a lot of sense and I'm looking forward to it and should be a nice turnout tomorrow evening and hope you'll join and celebrate the July 4th holiday at the fairgrounds."

The following proposed Ordinance was read on first reading:

Ordinance No. 22-2007

Ordinance amending Chapter 60, Storm Water Management and Pollution Control Ordinance No. 22-2007.

Director Parent moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, July 17, 2007 after due publication as provided by law.

Director Shannon 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. 23-2007

Ordinance amending Chapter 30 of Municipal Code, Land Use & Development Regulations, Article XXV, Affordable Housing

- a) Section 30-293, Primary Jurisdiction
- b) Section 30-294, Legal Authority
- c) Section 30-295, findings and Purpose
- d) Section 30-296, Definitions
- e) Section 30-297, Administration of Affordable Housing Program
- f) Section 30-298, Uniform Affordable Housing Production Based Upon Growth Share
- g) Section 30-299, Affordable Housing Development Fees
- h) Section 30-300, Findings and Purpose
- i) Section 30-301, Applicability of Fees
- j) Section 30-302, calculation of Development Fees
- k) Section 30-303, Collection of Fees
- l) Section 30-304, Contested Fees
- m) Section 30-305, Housing Trust Fund Created
- n) Section 30-306, Use of Funds in Housing Trust Fund

Director Derella moved for the adoption of the proposed ordinance on first reading with final consideration to be given

on Tuesday, July 17, 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. 24-2007

Ordinance amending the Municipal code of the City of Millville Chapter 30, Land Use and Development Regulations regarding

- a) Article XIII, Application of Regulations
- b) Article XIV, Supplemental Zoning District Regulations, Section 30-139, Swimming Pools
- c) Article XIX, Planned village Development, Section 30-228

Director Derella moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, July 17, 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. 25-2007

Ordinance approving the application to the State of New Jersey Commissioner of Transportation for the Millville Rescue Squad to hold a coin drop on Friday, August 10, 2007, 12:00 noon to 7:00 p.m., Saturday August 11, 2007, 9:00 a.m. to 5:00 p.m., Friday August 24, 2007, 12:00 noon to 7:00 p.m. and Saturday, August 25, 2007, 9:00 a.m. to 5:00 p.m. on Route 55 southbound to Route 49.

Director Parent moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, July 17, 2007 after due publication as provided by law.

Director Shannon 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 and to approve Ordinance as amended on June 5, 2007 meeting.

Director Derella made a motion to amend Section 11, Submission of Taxes to Director, Division of Taxation and Section 12, Training of the proposed Ordinance on second and final reading.

Director Parent seconded the motion.

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

Director Derella moved to adopt proposed Ordinance No. 13-2007 as amended on second and final reading.

Director Parent seconded the motion.

Mayor Quinn declared a public hearing open and asked if any person present wished to be heard.

There being no response Mayor Quinn declared the public hearing closed and asked for a roll call on 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. 18-2007

Ordinance approving the sale of real estate by the City of Millville in a Public Sale Pursuant to NJSA 40:A12-13 regarding Block 574, Lot 4, located on 716 Orange Street consisting of approximately 4.3 acres of vacant land subject to the exact acreage to be determined by a survey for a minimum bid of \$66,500.00 and \$400.00 for preparation of document transfers with a sale date of July 17, 2007, 4:00 p.m.

Director Shannon moved for the adoption of the proposed ordinance on second and final reading.

Director Parent seconded the motion.

Mayor Quinn declared a public hearing open and asked if any person present wished to be heard.

There being no response Mayor Quinn declared the public hearing closed and asked for a roll call on 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. 19-2007

Ordinance amending the Municipal Code of the City of Millville, Chapter 52, Police Regulations, Article XIII Towing and Storage of Motor Vehicles.

Director Parent moved for the adoption of the proposed ordinance on second and final reading.

Director Shannon seconded the motion.

Mayor Quinn declared a public hearing open and asked if any person present wished to be heard.

There being no response Mayor Quinn declared the public hearing closed and asked for a roll call on 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. 20-2007

Ordinance pursuant to the Municipal Code Chapter 2 of the Administrative Code regarding 2007 new Titles

Director Derella moved for the adoption of the proposed ordinance on second and final reading.

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. 21-2007

Ordinance amending the Municipal Code of the City of Millville regarding Chapter 17, Fire Department, Article I, Millville Fire Department Established.

Director Parent moved for the adoption of the proposed ordinance on second and final reading.

Director Shannon seconded the motion.

Mayor Quinn declared a public hearing open and asked if any person present wished to be heard.

There being no response Mayor Quinn declared the public hearing closed and asked for a roll call on 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. 26-2007

An Ordinance approving the Final Financial Plan for the Sports and Entertainment District in the City of Millville (Phase I only).

Director Derella moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Monday, July 17, 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.

Resolution No. A-5851 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas:
Shannon, Parent, Derella and Quinn.

Resolution No. A-5852 authorizing the endorsement of sanitary sewer extension application to the NJ Department of Environmental Protection for the "South Glen Subdivision" located on Newcombtown Road, Block 492, Lot 35 to connect 678 LF of 8-inch sewer main to the City's existing 10-inch sanitary sewer main located on Newcombtown Road was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5853 authorizing Interlocal Services Agreement between the City of Millville and Millville Board of Education regarding to share Information Technology in an amount of \$79,229.00 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-5854 designating the Millville Municipal Alliance Committee to aid and implement programs pursuant to P.L. 1989, C.51 Chapter 51 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5855 authorizing Professional Service Contract with Ned Rogovoy, Esq., to perform basic legal services and special legal services, and reimbursement of expenses which are to be provided to the City by the assistant City Attorney for the period covering June 1, 2007 through May 31, 2008 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-5856 authorizing Alcoholic Beverage Licenses meeting the renewal conditions effective July 3, 2007 through June 30, 2008 regarding G & R Bros Corp, t/a Rusti Nail Pub & Grill and Riverfront Lounge Inc. T/A Bojo's Millville Ale House was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A- 5857 authorizing transfer of 2007 Budget appropriation reserves was adopted, 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) Shine Camp Boating and Swimming sponsored by the First United Methodist Church to be held on Friday, July 13, 2007, 1:00 p.m. to 4:00 p.m. at Union Lake
- b) Shine Program Soccer Demonstration sponsored by the First united Methodist Church to be held on Wednesday, July 18, 2007, 2:30 p.m. to 3:45 p.m. at Waltman Park

The motion was passed, 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:

Joe Sutherland made the following comments:

"Joe Sutherland, I'm your coordinator of the Millville Municipal Alliance Committee, I live at 903 S. Second Street. First we would like to thank the Commissioners for approving our programs and we appreciate all that you have done for us. Anytime we have come to you with anything that we needed or any advice, you have always been there along with the City employees that are always there for us and the committee and myself want you to know how much we truly appreciate that. Project graduation just went off and that's one of the programs that we help sponsor and there was 85% of the seniors went to that and it was a really good time. I made it to 1:30 and then I had to leave, but from what I heard they still had a good time until 2:30 or so in the morning and we got them there and we got them back. They were all safe and we truly appreciate the help that you gave us with that. The summer camp, which is 4th and 5th graders, that will be taking place in July and that's between us and the Board of Education and we are also working on our first 5K Run Against Drug Abuse, which we're looking at October 14th, but that's kind of tentative, because I know as much about a 5K run as I know about the running the City and that's not a whole lot. So, if anyone has any experience in this or any input that they could give me, the committee has asked me to put this together and I would appreciate any help that I could get, we are looking for some people to help us with that. That's all I have for now, thank you very much."

Commissioner Shannon: *"Joe thanks for the work you do and you can call me, I'm not going to do any running, I can tell you that..."*

Commissioner Derella: *"please don't..."*

Mayor Quinn: *"we need you here..."*

Commissioner Shannon: *"I can sure help you out with that 5K, Sergeant Rabbai and I have gone around the City and we've done a couple of 5K's and we have a real nice layout right in the downtown area utilizing the new bike and walking trail along the river. So, it keeps everybody right in the downtown area. It starts at Captain Buck Park and finishes at Buck Park, they have some hills to run, nice scenery, so you give me a call and I can help you out with that."*

Joe Sutherland: *"Yes, I will. Thank you."*

Betty Monteleone: *"Betty Monteleone, Briar Drive. I was reading in the paper today that you're going to increase the fees for builders to a hundred thousand and fifty. They also said that businesses, you're thinking about and this is, I guess this is what this long list of things are that you're voting on. You're thinking about letting businesses being exempt from that. Is there a reason for that."*

Mayor Quinn: "Dr. Warker's here she can enlighten us on that, Betty..."

Betty Monteleone: "you mean you gentlemen don't have any clue. I'm sorry. I really think, and I'd like to hear Dr. Warker's view, I mean I'm not saying that, but I'd really like to know who runs the City. I understand, I hope she's not running the City. The people voted you guys in, you should know the things you vote on, you should know why and I don't mean to stand here and lecture you, but every time I seem to get up at this mic and I ask a question, nobody knows the answer. Well, then it does become confrontational, because when I ask somebody in authority a question I would really like them to answer my question. Not, someone else..."

Mayor Quinn: "People, Betty, people in authority have the ability to delegate the answers to the people who have written the policies and you're getting more of a direct and..."

Betty Monteleone: "and that's fine, but I would hope you would know that answer before I ask it, because you are the one that votes on it. So, if I come to you and say blah, blah, blah, blah, blah..."

Mayor Quinn: "okay, you've made your point, you've made your point. Dr. Warker do you want to come..."

Betty Monteleone: "so in the future maybe you could do that. That was one thing I wanted to ask you. Also, I don't know what happened to you guys. Before you got elected we were your eyes and ears, we were the people who, us, the citizens and all a sudden we're the enemy and we're not the enemy. I see the people come here and myself included, when I get up at this mic and speak, I don't live in the red zone, I don't have no art, I am not gaining anything for myself. I am asking this for every person that lives in Millville. Not me, not my interest, not I want or I don't come up and defend programs, because it's putting money in my pocket and I don't think Mr. Van Hook or Judge Porreca, you know, they take a beating. I think their main thing is, don't look at me, you know they do. Look at the articles, look at the way people talk, oh they have a personal agenda and they call them spin masters and stuff. They're here, because they really, really, care what happens in this City. Just like me and I drove here tonight and I'm telling you from my house to here I easily saw 20 houses for sale. I have never, I mean everywhere you look for sale, for sale, for sale..."

Mayor Quinn: "Betty, it's the time of the year, it's the time of the year..."

Betty Monteleone: "It may be the time of the year, but it could be the time of the times. You know everybody wants to live in a City where they have, you know, low ratables, I mean low taxes where they have ratables, and ratables help you get low taxes. Our ratables just makes our taxes go up and up and up. Our ratables that we're getting I've been told, you know I've been coming here for 18 years, I've been told Betty, you wait and see, we're getting ratables, we're getting this, we're getting this, we're going to see, we're going to see, it's going to help the taxes we're going to stabilize. Well, every time it's up, up, up, up, up, I mean not up a little, I mean up a lot. Now, this isn't where you guys started out, everything

that you were against when you took office, it seems like you're for now. I don't understand it. I don't. But, that got me off my subject with the question I was going to ask, but let me ask my other question real quick, because I heard the beeper go off. I just had a quick question about that housing trust fund and who's going to manage that and hopefully is the paperwork going to get done correctly not like the loans and all this kind of stuff. There's been so many mistakes made in this City that hopefully going forward someone will be making sure they don't happen."

Mayor Quinn: "thank you. First of all we'll take the questions that Betty had, Dr. Warker would you address the business aspect of..."

Kim Warker: "Yes. We made several recommendations to the Planning Board and the Planning Board has forwarded those recommendations to the City Commission the reasoning behind it is you have some leeway, not a lot, with the Affordable Housing Regulations and the State. But, you do have some leeway in whether you want to charge residential and non-residential building to be accountable for your obligation under the Affordable Housing Act. We started out having a fee for both residential development and non-residential development and the reason we're recommending that we do not charge nonresidential, that's the one area that you have discretion and you can decide in your community whether you want the non-residential sector to also share that obligation. The way the methodology is set up by the state is for every 8 houses that are developed under a regular subdivision you are then responsible for one additional home that has to be maintained as affordable housing for 10 years. We felt very strongly that because the bulk of the obligation for affordable housing in the City is being created by the residential side, not the nonresidential side, that it should be that sector that carries the burden to produce it. So, the main reason is that almost all of our affordable housing obligation under the way it's currently calculated by the state is being generated by the new housing that's being created in Millville. So, we felt that sector should be the one that has to meet the obligation. The other reason for that is because we found that even if you are a small business, even if you are expanding the obligation for the nonresidential sector goes by jobs and it goes by size and it also goes by your use group, so if you are industrial or if you are a warehouse, the obligation varies by use group and what happens is you can be adding on something like a ten thousand square foot addition or greater and you can end up having an additional fee placed on your development of upwards of twenty-five to fifty thousand dollars. Some of them that we calculated were seventy thousand dollars. We felt that is really cost prohibitive to the small business in our community and it works against what we've been trying to do from an Economic Development standpoint, which has really encouraged existing businesses find ways to help them, find ways to facilitate them to expand rather than to constrain them. Those are two major reasons for that. In terms of our Affordable Housing Trust Fund, we have a trust fund that's been established, we have collected some money into it, we have that account that has been certified by the State of New Jersey COAH, Council on Affordable Housing, we have an escrow agreement in place on how that money has to be used, we have a spending plan that is at the state on how that money can be used. It is restricted totally to facilitating the actual construction of housing. So, when people do elect to make a payment in lieu of

construction. That payment goes directly into our Affordable Housing Trust Fund, that is an interest bearing account, so it is earning interest and then everything we use that for, which has to be directly related to the production of Affordable Housing is approved by the State. So, it's in place."

Commissioner Parent: "Kim, can I ask you, for information for the public of what Affordable Housing really means, I mean, you know, is it Section 8, is it low income. I know its been mentioned before about Affordable Housing and some people are being misled out there of really what Affordable Housing means."

Kim Warker: "Yeah, Affordable Housing is not public housing, it's something totally different. It's housing, it represents officially the definition by the state is 28 to 30 percent of your income should be spent on shelter. It should be spent on housing. So, it's housing that is created in order to enable people to spend not more than 30 percent of their income on their housing. It goes by family size and it goes by income. So, I can't tell you a house at a hundred thousand dollars is affordable. It depends on a family's size, total size and it depends on their total income. So, affordable to a family of four is different than a family of six or a family of two or a family of one. So, there's a chart that's used by the State to determine what your income is and whether you qualify for affordable and we keep that updated. Probably the best way to explain what it is, if you can think of people who are trying to return to Millville, if you think of people who are maybe in their first job or have a young family and want to get their first house. That's really what Affordable Housing is being built to, so I know in AHOME's programs they have folks earning up to sixty-five to seventy thousand dollars that they're qualifying for their homes and their selling those homes anywhere between, depending on your income, between a hundred and a hundred and thirty thousand dollars. The new homes being built by the Housing Authority on Dock and McNeal are selling at one hundred thirty thousand dollars. So, it's housing for people that are qualified by income, but can support, have good credit and can support a mortgage."

There being no further comments Mayor Quinn closed the public hearing and asked for comments from the Commissioners.

Mayor Quinn: "I do have one comment and Betty I do know that you've been coming for 18 years. I would like you to think back 12 years ago and I find it very hard in my mind and find it to be very difficult to say that this town has not progressed in leaps and bounds with the shopping center, with the Wheaton Plaza renovations and with all the things that are happening. I hear this from people. We have had millions of dollars worth of ratables, we now have sales tax, which you told us that Vineland has all that money in second generation. We actually are getting sales tax now. We've been able to invest our sales tax, we've had, you know 12 years ago there was no Lowe's, there was no Acme, there was no Union Lake Shopping Center, Wheaton Plaza was dilapidated, it's beautiful now. So, there's been a lot of good improvements in downtown Millville, because half of it was closed, 80 or 90 percent of it now is active. I think there's some real good things that have happened in our community and it's, you know, look at the glass half full and half empty I guess, but I look at it half full. Do any of the Commissioners have any comments?"

Commissioner Parent: "Yes, Mr. Mayor, you know, I think we have to make another thing perfectly clear. This administration has not chastised any organization or any group or any person publicly or through any newspaper. Anything that has been in the newspaper has been by other residents or other citizens who also have a right to voice their concern or their opinion in the City of Millville, whether we agree or disagree. I think this administration, I know as long as I've been here has always been respectful to everyone who's come to this microphone, whether we agree or disagree. We're going to have times where we're going to agree and there's going to be times where we disagree. But, I think that we have treated every member of the public with what they really deserve and that's the respect and that's the respect of the citizens who give their time to come here and question the City Commission. We do not have a problem about that. As far as the other residents or other people in the City writing articles, you know, go see them, we have nothing to do with it. But, they also have a right to voice their concern and their opinion. So, I just want to make that perfectly clear, that this administration does not resent anyone coming to this microphone at anytime to voice your concern or your opinion. We appreciate that, we really do and we probably disagree on many of those times. But, don't stop coming, you know, we don't have a problem with that."

Mayor Quinn: "as long as you keep your comments to 5 minutes..."

Commissioner Parent: "yeah, try to keep your comments to 5 minutes."

Mayor Quinn: "I do have one final comment I would like to make as a comment by a Commissioner. I did not do this earlier, but I had asked, we've had controversy over the years about the two hour parking and we lost people. I have a letter that I didn't bring, it's still at home from three women from Mullica Hill, who sent me their parking ticket and were upset and I calmed them down by telling them I would personally pay for their parking ticket, which I did yesterday. But, what's happened is the whole procedure, because we are now an Arts District, antiques and boutiques and restaurants and it isn't like it was twenty years ago where you stop and you run into Woolworth's and you'd grab something and you run out and you might go into Fath's and get something. Times have changed in our downtown where we've become more of tourist type of community. So, Marianne Lods, who is the Director of the Millville Development Corporation, under my direction a couple of weeks ago emailed 40 downtown businesses. Thirty-seven of the 40 businesses were unanimously supportive of the three hour parking and my recommendation today is that our Solicitor, Mr. McCarthy, get together with Matt Rabbai, of Public Safety and be able to facilitate that, so that we don't get the bad will. You know what happens, somebody gets a ticket and they go tell 10 people and they don't go back to that town, I was there for two hours and they gave me a ticket and penalized me for that. We aren't trying to do that, our main reason was to try to make sure that the business people who own the businesses don't park in front of their businesses, but I don't know if this is going to help that any. But, at least it'll give the people who come in from Mullica Hill and from Cherry Hill and from Avalon and Stone Harbor and things like that. We get an awful a lot of

negative comments on that, so we really want to address this, it's time to allow for three hours, because you got beauty salons, you've got spas, you've got all kinds of things going on. We want the people to stay downtown, we don't want them to have to rush to their car in two hours and leave or go move it, we'd like them to be able to stay and enjoy the beauty of the downtown. So, Mr. McCarthy I'd appreciate you working on that."

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: July 17, 2007

Mayor

Commissioners

Attest:

City Clerk/Administrator

BILL LIST

CITY OF MILLVILLE

MEETING JULY 3, 2007

ACMJIF	247,856.00
ADAMS, REHMAN & HEGGAN	742.96
BOND & COUPON	410,287.50
CHANCE & MCCANN, LLC	1,144.26
CITY OF MILV PAYROLL DED	333,349.21
CITY OF MILLVILLE-PETTY CASH	200.00
COMCAST	74.34
CUMB-SALEM CONSERVATION DISTRICT	660.00
CUSTODIAN OF SCHOOL MONIES	1,482,031.00
FORT DEARBORN LIFE INS	1,808.10
WILLIAM R. MINTS AGENCY	1,250.00
STATE OF NJ DIV OF PENSN & BENFTS	8,858.76
SECARE, DELANDY, MARTINO&RYAN	7,584.00
NATHAN VAN EMBDEN, ESQ.	4,250.00
 TOTAL VOUCHER FOR 07/03/07	 2,500,096.13
 CITY OF MILLVILLE SALARY ACCOUNT	 269,398.65
 TOTAL VOUCHERS & SALARY 07/03/07	 2,769,494.78