

Commission Chambers, City Hall
Millville, New Jersey
January 15, 2008 6:30 PM

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

Mayor Quinn made the statement required by the Open Public Meeting 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.

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

The City Clerk/Administrator reviewed the additional items added to the agenda including correspondence from Dr. Kim Warker addressing the issue of Plan Endorsement and submitting the Municipal Self-Assessment Report by the June 7, 2008.

The City Clerk/Administrator also noted correspondence from Mayor Quinn reappointing Lewis N. Thompson, Liz Nicklus and Lori Maddox as members of the Millville Development Corporation with terms expiring February 1, 2011.

The City Clerk/Administrator noted Ordinance No. 26-2007 would need a motion to continue to table same, pending the receipt of the appropriate letter from the State of New Jersey Treasurer.

Resolution No. A- 6017 required the removal of Item E, concerning Genesis Landholdings LLC (DuBell Lumber).

Resolution No. A- 6024 concerning Promissory Note of Corey Wilson was removed from the agenda, as the note has been paid in full.

Resolution No. A- 6025 was added to the agenda authorizing Grayling Corporation t/a Chili's Grill and Bar to be removed from an inactive status to an active Status effective January 23, 2008 subject to the receipt of an official occupancy permit.

A motion was added under new business authorizing the City Clerk/Administrator to change the original annual advertisement for meeting notices changing Monday, February 4, 2008 to Tuesday, February 5, 2008 with an Agenda Session at 4:30 p.m. and the Regular Meeting at 5:00 p.m.

A motion was added under new business to authorize a Special Event Permit on Public Lands on behalf of the Millville Development Corporation for January 18, 2008 was also added.

Commissioner Shannon noted he would be presenting certificates for the winners of the Holiday Home Lighting Contest.

Commissioner Shannon also noted the forthcoming Girls Softball Schedule and stated same would be placed on the website and Channel 13.

Mayor Quinn declared the public comment portion of the agenda session open and asked if any person would like to be heard regarding agenda items only.

There being no response Mayor Quinn declared the comment portion closed regarding agenda items and asked for comments from the Commissioners.

There being none the agenda session was adjourned subject to the call of the chair, by the following vote: Yeas: Shannon, Derella, Vanaman and Quinn.

Commissioner Chamber, City Hall
Millville, New Jersey
January 15, 2008, 7:00 PM

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

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

Mayor Quinn made the statement required by the Open Public Meeting 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, Derella, Vanaman and Quinn.

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

COPY OF BILLS SEE PAGES

THROUGH

The city clerk/administrator read correspondence from Jeanne Herb, Director, Policy, Planning & Science of the State of New Jersey Department of Environmental Protection regarding notification that the State Planning Commissions (SPC) center designation for the City of Millville will expire effective January 7, 2008 pursuant to the State Planning Rules, N.J.A.C. 5:85-7,11 (b) and there will not be sufficient time for the City of Millville to complete the Plan Endorsement process to maintain the center designation for Coastal Zone Management Rules. Proposed Rules by the State Planning Commission require the City to complete the Municipal Self Assessment Report by June 7, 2008.

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

The city clerk/administrator read correspondence from Lucy Voorhoeve, Executive Director of the State of New Jersey Council on Affordable Housing regarding proposed COAH Revised Third Round Affordable Housing Regulations.

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

The city clerk/administrator read correspondence from Commissioner Parent Director of Public Works appointing Ronda L. Bishop to the position of Senior Clerk Typist in accordance with Certification from the State of New Jersey Department of Personnel effective January 15, 2008.

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

The city clerk/administrator read correspondence from Michael Russo, Director of the State of New Jersey Department of Transportation, Division of Local Aid and Economic Development regarding NJDOT is unable to provide a Fiscal Year 2008 Municipal Aid Grant for Rieck Avenue and Cedarville Road Sidewalk Improvements, Phase II.

A motion was passed to receive and file the correspondence and refer to engineering for review and recommendation, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

The city clerk/administrator read correspondence from Kim Warker in response to correspondence from Jeanne Herb, Director, Policy, Planning & Science of the State of New Jersey Department of Environmental Protection regarding Regional Center Designation status, in which the City has entered into the Plan Endorsement Process of submitting the required Municipal Self Assessment Report which is due by June 7, 2008 in order to temporarily re-establish the City as a Regional Center Designation.

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

The city clerk/administrator read correspondence from Mayor Quinn re-appointing the following as members to the Millville Development Corporation with a term expiring February 1, 2011

- a) Lewis N. Thompson
- b) Liz Nicklus
- c) Lori Maddox

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

Commissioner Shannon presented certificates to the Holiday Home Lighting Contest Winners:

Grand Prize Winner

The Fauver Family, 501 Hamilton Ave

In addition to the Grand Prize winner, the judges also announced the following winners:

North Side

Clyde and Linda Bluster, 26 Caloris Ave.

South Side

Glenn Dobson, 369 Peek Ave.

West Side

John Sacharnoski, 122 Arnold Dr.

East Side

Joe Sharp, 811 N. 5th St.

Dazzling Door Award

Steelman's Photography

Best Decorated Business

Colonial Flowers

Isabel Studio 135

Cuts of High

Best Decorated Street

Fox Cove Drive

Best Religious Theme

Tina Hulitt, 14 Fox Cove Dr.

Holiday Showcase Award

The Prohowich Family, 1805 Fairton Rd.

Commissioners Award

The Capoferi Family, 117 King Ave.

Christmas Cheer

Richard Cerami, 337 Esbill Ave.

Best Artistic Display

Ron Dawson, 217 Carmel Road

Honorable Mentions

The Rodriguez Family, 1817 W. Main St.

The Sanchez Family, 7 Fox Cove Drive

Commissioner Shannon noted Rise would be holding a meeting on Thursday night at 6:00 p.m. to address gang related issues and the ability for everyone in the community to become proactive.

Commissioner Shannon noted Reverend Ennis would be conducting the meeting at his church on the corner of Third and Broad Streets.

Commissioner Shannon also reported on the forthcoming Girls Softball Registration with the appropriate signup dates to be held beginning Friday, February 8th, 9th, 14th, 15th, 16th, 22nd, and 23rd.



The poster features a central illustration of a girl in a red uniform swinging a bat. The text is arranged around this central image, with two baseballs at the top corners and two bats at the bottom corners. The registration dates are listed in a central column.

Millville Girls Softball League

2008 Registration Dates

Friday, Feb. 8	6 - 8 pm
Saturday, Feb. 9	11 - 2 pm
Thursday, Feb. 14	6 - 8 pm
Friday, Feb. 15	6 - 8 pm
Saturday, Feb. 16	11 - 2 pm
Friday, Feb. 22	6 - 8 pm
Saturday, Feb. 23	11 - 2 pm

Calling all Millville Girls!! - The Millville Girls Softball League will be holding registrations for returning players and new players, between the ages of 5 yrs. old and 16 yrs. old. Registration is being held at The Rob Shannon Sports Complex, Girls Softball League Club House, Cedarville Road. New players will need to bring birth certificate, along with \$37 registration fee for the first girl in a family (includes 2 breakfast tickets) and \$5 less for each additional girl. Parents that are interested in coaching must be certified by going to the web site:

www.baberuthleague.org

Commissioner Derella submitted the Planning and Zoning Boards Annual Reports for calendar year 2007.

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

Suzanne Olah, Tax Collector for the City of Millville presented the following report:

"Good evening. In the past we've always printed what's called the State Aid Statement, which is a requirement that goes on this tax billing. It has always represented or shown in that printing the full amount total that the municipality has received in State Aid. This year the actual printing of that statement has changed. We now calculate, take that State Aid and we're required to calculate what each property tax for each individual property has been offset due to that aid. So, depending on the assessment, the amount now that shows on the tax bill actually show what the property taxes, how they would be affected if the municipality did not receive that aid. So, each tax payer in the City of Millville, their tax bill will have a different amount calculated on there, because it's for each property. It represents total state aid that the municipality receives in all forms of government. So, the calculation of that State Aid was based on State Aid received through Municipal Government of \$5,925,820.00. State Aid received through the local school district of \$80,084,401.00 and the County form of government of \$3,935,915.00, so using those figures we've calculated for each property what that State Aid has offset your property taxes. It's not a credit you're going to be receiving from the state, and we all wish it was, it's a credit you are receiving in form of aid to the forms of government in the municipality. Thank you."

Commissioner Derella: "and to add to that, correct me if I'm wrong, that the 5.9 that we received as a municipality, basically are the line items in our budget in regards to grants or body armor for the police. We just got a grant to improve one of the roads in the City of Millville..."

Suzanne Olah: "correct..."

Commissioner Derella: "all those things are calculated in..."

Suzanne Olah: "any form of aid that we receive from the state is used in this calculation. Any form of government, being county, school or municipal receives. They consider that as an aid to the municipality to offset their property taxes."

Commissioner Derella: "Thank you, progress."

Commissioner Vanaman made the following comments:

"I would like to announce on behalf of the Department of Public Works, due to the fact that we had an unusually warm fall the leaves actually hung on the trees a lot longer and they fell later in the year, so they have extended their loose leaf collection until January 21st. Any loose leaves that are raked to the street by the 21st they will pick up. After the 21st they ask that they all be bagged. Moving on to my Department, I'm sure some of you may have received an email that has been floating around throughout the various systems, yesterday and today, concerning alerting the Millville residents of a gang problem. You have to be extremely careful, I just want you to know that email has been determined to be unfounded, supposedly the information was given to someone by a Millville Policeman. There is no basis to it, it is unfounded as probably a million and a half of these emails that you get, they get passed from him to her to him to her to him to her and go around the world in about five minutes. Do we have problems? Yes and we are addressing those problems and there have been countless meetings

over the last week of various levels of law enforcement throughout the City, the County and State, we are addressing the problem, we are aware of the problem. There's been a lot of extra manpower out on the street, who've reached out to the county gang unit. They've done a super job in conjunction with our Millville Police Department. A lot of the efforts that have been put out, by the County Gang Squad have been the result of information that they have received from the Millville Police Department sources. We've also reached out to the County Sheriff's Department and they are giving us a couple extra patrols nightly. We have state police that have been involved in this, so the problem is being addressed and there are a lot of things going on that can't be mentioned, but progress is out there and it's not all that may be visible, but there's a lot going on. So, the Millville Police are doing the best possible job they can. The two murders that were recently solved was mentioned that they were arrested by the County Gang Unit and that was not without all of the information that was given to them from the Millville Police. The Police Department is doing their job, bear with them and we're going to get through this.

I have a statement I would like to read regarding another recent litigation issue and I think it should be known to the public and it's written down so that I make sure I say every word exactly the way I want to say it, so that somebody doesn't type or write something incorrectly.

It is widely known that the City of Millville Police Department is currently in a stage of transition. The retirement of former Chief of Police Harvey has left several positions within the department that have yet to be filled. I can confirm that a City of Millville Police Officer currently eligible for promotion has made an allegation that the officer has not been promoted, because of racial discrimination. This is the first allegation of racial discrimination made with regard to the City's promotion procedures and decisions. The City of Millville has a widely publicized anti-discriminatory policy. Decisions regarding the hiring and promotion of City employees are based solely on the qualifications and performance of the individual. In this instance City Administration has provided nondiscriminatory reasons for not promoting this officer. None-the-less, in light of the serious allegations raised by this police officer and in recognition of the need to maintain a workplace free from discrimination the officer's allegations have been referred to outside investigators for a thorough and objective investigation. Be assured that the City will respond appropriately and effectively through any finding of discrimination with regard to the allegations raised by this police officer. To preserve the integrity of that investigation and because this matter involves personnel issues I will not comment on the specific allegations of discrimination made by this officer. However, I will mention that the City has requested of the New Jersey Department of Personnel that the current promotion list set to expire on January 27th be extended pending the outcome of this investigation. This action is taken to ensure that no harm will come to this police officer provided his allegations are found to be true.

I have one more issue and I would like to, it's going to involve one of my fellow Commissioners. I noticed in today's newspaper sir that you got a little heat or actually we all did, regarding the senior center. I would just like to raise a question. Why can't the Housing Authority use the big rooms they already have?"

Commissioner Shannon: "Well, Commissioner that's a very valid point and that's a question that has been posed to the Board of Director's of the Housing Authority. We have an area, which is much larger than the ones that the seniors are currently using, it does have the kitchen facilities. That was a discussion with them, quite frankly, months ago. Obviously, they have had some other issues that they've had to deal with, but we're still trying to ascertain a schedule of use of that facility, as that was one of the reasons behind it not being able to use that as a Senior Center. We will follow-up on that Commissioner Vanaman and other than the one issue there with parking, which we went through with the Bank of America, you know being our friendly hometown bank, who wouldn't allow our seniors to park there any longer, you know that issue is something that we need to address. I can tell you that the City Clerk, the Assistant City Clerk, myself and Richie Romanik have started exploring other avenues that we're looking at right now. Obviously, cost wise for the City, there is no question that it would be a great savings to the City to be able to utilize an existing facility such as Jaycee Plaza at the Community Center, which is a much larger room. But, that's a very valid point Commissioner Vanaman and is something that we will follow-up with again."

Commissioner Vanaman: "Seriously I mean it would be no different than taking this whole gang and we're going to have our meeting in this little room in the back, instead of moving out here. They meet in a room about 20, 30 feet away from this bigger room that sits empty..."

Commissioner Shannon: "correct, correct, it's right around the corner, so that is something that we really have to look into and if the parking is truly an issue and there are a lot of seniors driving, I'm sure we can work out transportation issues also, utilizing CATS buses. So, that's something that, you know, can be worked out, we just stay on top of the Housing Authority to find out and really obtain that use schedule for that room."

Mayor Quinn: "One of the things that Dr. Warker had made sure I got a hold of, I wanted to mention it, because I know a lot of people are interested in. How can we improve the rental situations in our City, as far as crime activity and things. The Glassboro, the City of Glassboro, just presented a Crime Prevention Program that targets renters. The program is state approved, it's called The Crime Free Lease Addendum and what they ask the landlords to do is the landlords are allowed to add an addendum to the lease that is existing or the lease that they give to their tenants that will be moving in. The eviction process may proceed with an actual court eviction, of course the attendant or the landlord has to do that. But, what's nice is when the tenant signs the Crime Free Lease Addendum in addition to the usual lease the tenant then, if they commit a crime on site, they would ask that they be removed from the property as soon as time will permit. This is according to the Police Chief and the City of Glassboro, but this points out and the State Senator Madden was there, their Prosecutor Dalton was there, as well as their Mayor and that this is a possibility to do. One of the things, if you have like in Millville or at Delsea Garden, Delsea Village for instance, there was subsidies that were there, so they were able to, if someone was using drugs or was caught with drugs or committed a crime they were able to remove them from the premises, because of the situation that

they have. What Commissioner Derella and I have talked about is when the renewals go out for the licensing for those for the renters, the fee that they pay to rent, we would make sure that we put an addendum type of information in there, so that we would ask the landlords to cooperate with us and I'm sure they would like to not have someone who's committing crimes and being in their facility as well. This would give them the right to be able to evict them based upon information given from the Police Department or, you know, on record as to any crimes that were committed or any type of violations that occurred and they also include, besides drugs, they include assaults and many other issues that can be looked at as well. So, we wanted to take a look at this and tell you we are going to study this more and be able to prepare something for us to approve so that we can also do something that Glassboro is doing and it's called the Crime Prevention Program that targets renters, which I think we really need to do to try to do anything we can to improve the neighborhoods where we have high rentals going on."

Mayor Quinn also expressed his sincere appreciation for Jim Penland for raising money at the recent Art Competition at Serafina's Restaurant on behalf of homeless people.

The following proposed ordinance was read on first reading:

Ordinance No. 5-2008

Ordinance amending the Municipal Code of the City of Millville, Chapter 11, Bureau of Permits and Inspections, Article XIV, Section 11-92, for certain Construction Permit Fees.

Commissioner Vanaman moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, February 5, 2008 at 5:00 p.m. after due publication as provided by law.

Director Derella seconded the motion.

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

Ordinance No. 26-2007

Director Derella made a motion to continue to table Ordinance No. 26-2007 tabled at the December 18, 2007 Commission Meeting pending the receipt of the letter from the State Treasurer.

Director Vanaman seconded the motion.

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

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

Ordinance No. 1-2008

Ordinance authorizing vacating a portion of South 13th Street north of Oakland Avenue between Block 456 and Block 480 and convey that portion of land to the adjacent property owners

pursuant to their request in accordance with the provisions set forth in State law.

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

Director Derella 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, Derella, Vanaman and Quinn.

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

Ordinance No. 2-2008

Ordinance authorizing vacating a portion of 14th Street north of Oakland Avenue between Block 480 and 481 and to convey that portion to the adjacent property owners pursuant to their request in accordance with the provisions set forth in State law.

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

Director Derella 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, Derella, Vanaman and Quinn.

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

Ordinance No. 3-2008

Ordinance authorizing vacating an alley located in Block 533 between Pear Street and Plum Street and convey that portion of land to the adjacent property owners pursuant to their request in accordance with the provisions set forth in State law.

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

Director Derella 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, Derella, Vanaman and Quinn.

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

Ordinance No. 4-2008

Ordinance authorizing the sale of real estate by the City of Millville in a private sale pursuant to N.J.S.A. 40A:12-13 regarding Block 184, Lots 2729, 2730 and 2731 of vacant land undersized for development and not needed for public use to the adjacent property owners to the highest bidder with a minimum bid of \$2,000.00 per lot or a total of \$6,000.00 for all three lots.

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

Director Derella 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.

A motion was passed, by the following vote. Yeas:
Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6015 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas:
Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6016 authorizing Water/Sewer Termination on January 28, 2008 due to payment default pursuant to the Municipal Code was adopted, by the following vote. Yeas:
Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6017 was read by the City Clerk/Administrator approving the following applications for PILOTS pursuant to Chapter 65, Article I, Five-Year Exemption and Abatement

- a) Block 125.01, Lot 13.02, Vincent Casbarro
(Crown Wire & Cable)
- b) Block 228, Lot 12, Goodmill, LLC
Allied Family Dental
Best Nails & Spa
Dress Barn
Eye Openers
Five Below
Marburn Curtains
Ross
Shoprite
Sleepy's Mattress
T-Mobile
- c) Block 242, Lot 5.03, Dr. Harold & Mrs. Barbara Blumenthal
(Animal Hospital of Millville)
- d) Block 483, Lot 1.01, Gaudelli Brothers, Inc. (Gaudelli
Brothers Mechanical Contractors)

Director Derella moved for the adoption of Resolution No. A- 6017.

Director Shannon seconded the motion.

Mayor Quinn asked for comments from the Commissioners.

Commissioner Derella: "Just to remind everyone. You have to look at these 5 year Pilots in a 5 year window. Basically, the payments are being deferred as they go through the years. Our Ordinance that was established when the UEZ Zone was established back in the late 80's stipulates that if the business is in the zone they qualify by adhering to the statutes, which is apply within the 30 day time limit, which was brought to our attention by Millville First, and we make everyone comply they are eligible and we really can't deny this resolution, which is basically a formality. Those people who sat on that committee and on that commission had the foresight to make sure that someone couldn't sit here and say, well, you're too big, you're small, we're going to give you that. To try to eliminate that bias that goes along, you know, that can occur from this seat. The other thing that we want to make sure, if you take a complete snapshot of a five year period of all of the abatements that are currently on the books right now, five year Pilot exemptions, at the end of that five year period, we as a City would collect \$542,000.00 more into our coffers as if they were on the tax roles at 100% from year one. The cost to the taxpayer of the City of Millville for a five year abatement program in 2007 for a house assessed at \$125,000.00 Municipal and County combined is \$33.23. That's \$8.30 per quarter. Again the balance of that stuff is spread out, okay, that abated part is spread out through the entire County through the equalization process, they contribute to that process, because they share in that and it's all 100% ratable base. Remember the City of Vineland and the City of Millville basically contributes 65% to the County budget, Vineland about 42% and the City of Millville about 23%, not to mention what the UEZ does for us with savings on our actual budget with Police Officers, Firefighters, purchase of equipment, projects, infrastructure and things of that nature. So, there can be a philosophical difference on whether a huge company deserves this kind of break and only the small companies should have the break. But, all in all you need to be fair and it needs to be executed across the Board. Again, philosophically there are differences, we have a different philosophy than some of the people that come to the microphone and I respect their philosophy as well. But, again I got to thank the Forefathers who came up with the inception of how they were in viewing this, because it eliminates anybody deciding I don't like you or I do like you and the challenges that are there. I think the challenges from our side of the desk right now are just as great to attract businesses, if not more and let's face it, you know, company greed and whatever you want to call it, you know, corporate America, they are looking for every possible savings they possibly can that they can result in profits. We've got to in turn try to be as competitive as we can and this has allowed us to do so."

Mayor Quinn: "Following that up Joe I want to say, as the Director of Economic Development or the Department of Economic Development Director, Don Ayres, we just recently, speaking of Italy, we just got an Italian company Mapai, they're a grout company and they looked at Connecticut, New York, Pennsylvania

and New Jersey and the reason that they took us were many. One was the UEZ, the tax abatement for them to be able to build a several hundred thousand square foot or a hundred and some thousand square foot building in our Industrial Park is what brought them in. They went on the internet, he told us, we went, we zeroed in and they're paying, they have good jobs with benefits, so you don't get many manufacturing jobs anymore in this country, most manufacturing is shipped out and especially as you saw what happened with our glass company, West and Ball Foster, they went to Mexico to make the bottles for \$3.00 an hour, compared to \$17 or \$18 here. So, that's another side of it that if we did not have that, they would not have come here, because they had a lot of other offers of other areas that they could have gone to, but we had the best offer for them, which says a lot for us, because it's competitive out there folks, so we go out and try to draw people here. It takes every bit of competition that we can, every edge we can give, we're able to give. As far as the abatement factor is concerned, yeah, I mean I agree when some of the points have been brought forward. Do we really need to give an abatement to Wawa? No, they would have come anyway. Do we need to give an abatement to Minotola Bank when they start? Probably not, but as Commissioner Derella pointed out, you've got to do it fairly, you got to go across the board. And my other concern was, I would have no problem of moving towards doing away with abatements, when our competitor, which is the City of Vineland and I talked to Mayor Barse about this, but he does not feel that we've reached that point and certainly we haven't either, we're still the poorest county in the State of New Jersey, that we've reached the point where we can do away with abatements. They will be giving an abatement to the new Walmart Superstore, which will be millions and millions of dollars, but he told me this, you know, that they are giving an abatement to them. So, how do you compete. I believe the first 10 abatements that I counted on this page that we had are in that Union Lake Crossing Shopping Center's developers told us they were going to go to R&D Management Property, which is just north of the City of Vineland line, because Vineland offers the abatement, the same thing we did. So, we had to be competitive to do that. Don Ayres and I are out there all the time beating the drum to get people to come to Millville and as long as Vineland continues to have the abatement, we can't compete unless we do compete the way we are doing, so we can't give it up, especially as long as they're doing it. Would I eventually like to be able to give them up? Sure, we would, I would like to have the ratables immediately, we all would. But, it's better to the half loaf in and then over the period of the five years you have the whole loaf of bread than to have none at all and I'm telling you that you would have had none at all of the people that are at that Shopping Center. The developer told me, they looked at the place up north of Kmart to put the shopping center in, so we would have had the jobs and Vineland would have had the millions of dollars of UEZ money we get. Currently, we should be receiving 5 million dollars a year approximately and probably 2 million of that at least is coming from that new shopping center so it was a double win for us on that side of the aisle. David, I know you have comments."

Commissioner Vanaman: "Yes, we do have philosophical differences. I would like to, well first off, I think I would have felt more comfortable had we broken this out over several resolutions. Because, I may want to approve one or two of them and I may not want to approve some of them. I made a note here

to Commissioner Derella and talked about the fact that it was the tax affect on the citizens is only \$33.00 a year, only. Well, to some people that \$33.00 may be very important and I think we have to be looking out for them also. I asked for and I did receive a lot of information from the tax collector and the tax assessor and looking at these spreadsheets and I noticed that one of the abatements and I realize supposedly we have to give it all or none, but one of the abatements is on the property with an assessed value of less than what you're saying is the average home value in the City of Millville. That means that the taxes would be minimal anyway, I think they can't afford to pay their taxes, if they're not even assessed at the average home. I got a problem with that and I have to vote no."

Mayor Quinn: "Okay, thank you Dave."

Commissioner Shannon: "I would just like to make a comment too, because Commissioner Vanaman's point about \$33.00, I think we should also remember that those folks that can't afford that \$33.00, what they would be paying if we hadn't had the money to pay for firemen and police out of this funding and that's the thing that scares me if we didn't have the abatements. Some of the equipment that we needed to purchase, that would have been flatly put on the backs of those residents that can't afford it. So, I'm looking at is as yeah, you know, it might have cost them the \$33.00, but I think in the long run this is necessary and I'll be voting yes."

There being no further comments Mayor Quinn asked for a roll call on the motion.

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

Resolution No. A-6018 authorizing Professional Services Contract with J.P. Bainbridge & Associates, Inc., to perform professional appraisal services in connection with four 2007 Tax Court appeals presently pending before the New Jersey Tax Court in an amount not to exceed \$27,500.00 with the source of funds from the Tax Assessor's OE Budget-Professional Services was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

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

Resolution No. A-6019 authorizing the cancellation of Promissory Note and Mortgage in the name of Nicole Becker regarding Block 332, Lot 7, 712 North 5th Street, paid in full in the amount of \$10,197.00 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6020 authorizing the cancellation of Promissory Note and Mortgage in the name of Errol Barratt and Josephine Barratt regarding Block 206, Lot 13, 906 Buck Street, paid in full in the amount of \$6,390.00 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6021 authorizing the cancellation of Promissory Note and Mortgage in the name of Errol Barratt and Josephine Barratt regarding Block 206, Lot 13, 906 Buck Street, paid in full in the amount of \$12,000.00 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6022 authorizing the cancellation of Promissory Note and Mortgage in the name of CODA Development Company, Inc. regarding Block 492, Lot 3, 1712 E. Main Street, paid in full in the amount of \$20,000.00 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6023 authorizing the insertion of an additional item of revenue in the FY2008 budget from the New Jersey Department of Transportation, FY08 Transportation Trust Fund (South Fifth Street Road Improvement Project) in the amount of \$170,000.00 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6024 authorizing award of contract for Cleaning Services for the Police Administration Building, City Municipal Building, Sewer Facility, Streets and Roads Facility and Water Facility to the Training School of Vineland in the amount of \$80,907.95 for the period covering January 30, 2008 through January 29, 2009 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6025 amending Resolution No. A-5918 adopted on September 18, 2007 regarding Alcoholic Beverage Licensee, Grayling Corporation, t/a Chili's Grill & Bar from an Inactive License to an Active License to be located at the Millville Town Center on pad site #3, Rte 47 & Rte 55, effective January 23, 2008, subject to receipt of an official Occupancy Permit was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

A motion was made to authorize the following Social Affair Permits:

a) Sponsored by the Millville Development Corporation, January 19, 2008, 7:00 p.m. to 12:00 midnight to be held at the BPO Elks Lodge #580

b) Sponsored by the Ukrainian National Home, January 26, 2008, 6:00 p.m. to 12:00 midnight to be held at the Ukrainian National Home

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

A motion was made to authorize the City Clerk to advertise for bids for the following: Maurice River Pedestrian Bridge & Waterfront Park Improvements - Contract #2 with said bids to be returned to the Purchasing Board on Friday, February 15, 2008 at 10:00 a.m.

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

A motion was passed for the City Clerk to amend the annual City Commission meeting notice changing the originally advertised meeting date of Monday, February 4, 2008 to Tuesday, February 5, 2008 (agenda session 4:30 p.m. and regular meeting at 5:00 p.m.), by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

A motion was passed to authorize Special Event Permit on Public Lands Application regarding 3rd Friday to be held on January 18, 2008, 6:00 p.m. to 10:00 p.m., sponsored by the Millville Development Corporation, at the Glasstown Arts

District, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Betty Monteleone made the following comments:

"Betty Monteleone, Briar Drive, just real quick I just want to draw your attention to the fact that the Dress Barn, Sleepy Mattress and the Animal Hospital was already on the tax role before you gave them abatements, because they were already here. That was one thing. Okay, and I'm glad that the tax bills now let us know where the money is coming from and maybe one of the reasons they want us to see where that, the millions are coming from is because they want to see what we might be losing pretty soon. So, you see how much we're getting from the school, you see how much we're getting from the County, all the tax money we're getting, we may not be getting, before too long. So, I know I just brought this up at the last meeting and it didn't concern you then, so I don't think it concerns you now, if you're going to lose it, so I won't dwell on that. I guess most everyone that's received their tax bills for now, the next two quarters and I'm here to let them know not to get too excited, because they didn't get a decrease. The last two quarter bills was an estimate, so they estimated too high, so you're seeing your tax bill lowered, because the estimate was so high. Now, in my opinion the last two quarter estimate is what your tax bill would have been had it not been for the strong message sent to this Commission and I suggest we keep sending that strong message, because if we don't we are going to see our taxes not only as high as our last two quarters, but higher. So, that is one thing that I wanted to say. Also, every time I pick up the paper, I'm almost ashamed. I hope nobody I know sees and reads the local papers, because it's an embarrassment. As I said at the last meeting too, you have spent all your money, all your time, all your energy with High Street and the artists and this while the surrounding neighborhoods are just falling apart and as I said at the last meeting, had you spent half the effort taken care of the surrounding neighborhoods High Street probably would have taking care of itself. I see my own neighborhood, my car gets egged, my neighbors cars gets egged, it's starting out there too, so it's not only a center City problem, it's a problem all over Millville now. So, you need to get a handle on it, you need to get a handle on it fast. Also, there's plenty of money, I don't see how money is a problem, every time I pick up the paper, I just read your going to give the artists housing, your going to give the artists stipends to live on, so you're constantly giving businesses money, you know, \$6,000.00 per home in the RAD District to fix up our houses. Let me tell you, now that's the stupidest thing I've heard in a long time. You know why? That's like putting a brand new set of tires on a car that's just been totaled, \$6,000.00 isn't even going to begin to fix up some of those houses, so why would you put \$6,000.00 into a house that needs probably \$60,000.00 worth of work. It's like throwing money down the drain. What you do makes absolutely no common sense. I don't know where you come up with these ideas. I wish somebody would sit me down one day and say Betty, here's who's advising us, this is what they're telling us. Did you ever stop to think and think for yourself and say some of these things don't make good sense, as far as I'm concerned you need to get rid of that RAD now, before it's too late. Because, what's going to happen with 18 million today the banks just lost, billion, I'm sorry, 18 billion. The banks are going broke and you're borrowing money as if there is no tomorrow. You're going in debt, how are you going to pay this

back if all these stores don't payoff? How are you going to pay this back if all these stores don't payoff? What if the retail don't come? And you've got RAD money spent up the kazoo, you need to get rid of the RAD while you still can and let the UEZ payoff these loans that you've already taken and start over, because economy is in no position to be doing what you're trying to do at this time with the RAD. The economy is going down. It makes me sick to think that there are senior citizens who cannot pay for their prescriptions and they have to make a choice between getting a prescription filled or paying their tax bill while you guys sit here and hand out money to people as if there's no tomorrow. We don't need to be doing these things, it's not governments job. We're having a thing over at the Post with Jerry Blavat, yeah, sure the Development Corporation is paying for it, that's our money..."

Mayor Quinn: "no they're not. They sold tickets for that Betty..."

Betty Monteleone: "it says sponsored by..."

Mayor Quinn: "It's sponsored by them, but they sold tickets. It's a fundraiser, not a fund loser, that's a raiser. I bought tickets..."

Betty Monteleone: "and you're going to make enough money to pay for this it's not a freebie, like Third Friday..."

Mayor Quinn: "They're going to make money off of it Betty, it's a fundraiser..."

Betty Monteleone: "and where will the funds go, the money they raise?"

Mayor Quinn: "MDC, in the programs, to put on the riverfront music thing that you talked about..."

Betty Monteleone: "well, good if you're raising money to put on those things, it's about time, because the taxpayers of Millville, like I said when you can't afford medicine and you can afford bands and horses and carriages. It's just not right. It's, you know, I get so emotional even when I think about it. And you know I'm going to tell you something else. I sit here at the end of this meeting and I hear Parent sits there and goes you know what really annoys me, I wish he was here and I hope he hears this. I want to tell you what really annoys me is when you have people running our municipality that sit there at the end of this meeting and take what person standing at this mic says and twist it and turns it until the person who said it has no clue what they're talking about. You know why they do that? Because, they want to put their own spin and they want to have the last word and the people out there know what you're doing, you think you're controlling what people are saying and thinking. You're not, because people see right through when you take that little extra minute there and discredit the person standing here and don't give that person a chance to get back up and correct what you said. It's not fair and that irks me."

Mayor Quinn: "Aren't you doing that now, Betty?"

Betty Monteleone: "No, you have an opportunity to respond. Let me stand here and say what I have to say, but you have to keep your mouth shut, you can't open it after I'm finished. Try

that for a couple of weeks."

Mayor Quinn: "Okay, I won't Betty, I won't open it."

Betty Monteleone: "I would appreciate that. Thank you."

Mayor Quinn: "You're welcome."

Paul Porreca: "Mr. Mayor and Commissioners I would just like to clarify or expand upon something..."

Mayor Quinn: "Judge say your name, just for the record."

Paul Porreca: "Paul Porreca, still at Porreca Drive. What was I going to say..."

Mayor Quinn and Commissioner Shannon: "clarifying..."

Paul Porreca: "Clarifying something that Commissioner Derella spoke to. The statute on tax abatement, the actual statute that enables you to adopt ordinances to implement tax abatement does provide specifically and expressly that you can attach conditions beyond just being in the zone. You and I Mr. Mayor have discussed this on more than one occasion and it is true that without guidelines it could be discriminatory, you know, well we'll give it to this fellow and we won't, but if the rules were in the Ordinance then of course it isn't. It solves the problem to which Commissioner Derella spoke. You have, for whatever reason, when the Ordinance was first adopted and I think it was in 1985, so some of you may not have been here, ???? been here a long time, you may not have been here in '85, but the ordinance that was adopted then did not take advantage of the provision in the statute and impose additional conditions. Like you have to create new jobs, you have to be a new business, this must be the incentive to come, you elected not to do that. That doesn't mean you don't have the ability to amend your Ordinance. So, it should be pointed out that while Commissioner Derella's correct at the present moment under your ordinance in the zone they get it, but that's been a sticking point with me and us for years, but to no avail. To attempt to pursue that somewhat, Millville First sent a letter to you Mr. Mayor spelling out the statute, pointing out that these provisions can be inserted to avoid things like Wawa or the bank or even the two veterinarians now that we have who moved across the street. Nothing personal, I mean they're entitled to it and I think that everybody who can should take advantage of every law that's on the books if it gives them a break from the onerous taxation, which wouldn't be necessary if the programs weren't there, but it's a circle you know. So, the point is that while it is accurate that in the zone you are entitled. It does not have to be that way and it is in the power of this Commission to correct that situation and you may choose not to do it and that's your right, but the public should know that you have the ability to correct it, to modify it and to put restrictions on it and up to this point you have not done so and I would appreciate it if we could get together in response to the request that we have formally made since the informal stuff didn't take route. Thank you very much."

On behalf of the Millville Municipal Alliance Coordinator, Joe Sutherland reported on the forthcoming events and are meeting at the Millville Senior High School.

Carl Johnson made the following comments:

"Carl Johnson, Sassafras Street. Good evening, it's really a shock that we have a pretty big problem in Millville right now, it's been in the news everyday. When you watch Channel 10 the other night, the front page of every single paper from the Courier Post on down to Atlantic City Press, Philadelphia and it's a gang problem, it's shootings. I live right in the middle of it. It's like we're in the middle of triage, a lot of people are trying to point the blame here, there, everywhere, they try to blame the Millville Police Department, I think they're doing a commendable job with the resources, they're there on the streets, actually when they're on the streets it seems like it's worse, because some of the gangbangers come out when the cops are there just to show that they're the man and when the police presence is the worse, they're out there shooting guns. How do we stop it? I don't know if there's any simple answer, there's one route cause though that I think that we can take really strong action with and that's absentee landlords. Sixty-five percent of the target area, that's Third Ward, Center City, is rentals, it's probably more than that, 65% that's what we have registered on the books. How many illegal rentals are out there? I know that there are plenty, I was talking with somebody from the Millville Housing Authority, they went to look at 10 houses in the Third Ward that they wanted to purchase and all 10 houses were rentals, not one had a certificate. So, there is a problem that we need to address. Section 8 rules make it difficult for landlords that want to run a straight house, difficult to evict trouble landlords. The house two doors from me and I've talked to the landlord from Vineland, the guy is a pastor, he owns several properties, he screens his people, they came in and the woman herself, grandmother is clean, her daughter and grandkid don't have records. But, the Bloods, I look at the colors, they hang around the house, they hang on the front porch. This house was busted this year and a Bloods member was arrested by the State Police during that big sting with warrants, they went to this house and they found illegal guns. The house is a 24 hour a day drug store and there's a stack of police reports this thick and the pastor can't evict her, because Section 8 says well we can't evict her, you have to wait for her lease to expire. Meanwhile, two doors from my house I have to deal with this nonsense, because there's nothing else we can do. In Sandiago, Oakland, California they have laws it's Safe Streets Now. These laws, they allow residents in the neighborhood to take these police reports and collect evidence and then take those landlords to court and sue them for \$5,000.00, that is if you get 10 residents that sue this landlord each one can get \$5,000.00, that's \$50,000.00. It takes the profit out of running a slum house. In Indianapolis they have a drug house eviction program where the prosecutor works with the landlords that want a clean house, the decent landlords that want to evict these people and it works with them, Glassboro and thank you Jim for bringing that up, because I saw that today and it allows the landlords to bring in the powers and they don't need a conviction, they just need police reports and they can evict the tenants real quick instead of having to wait for the lease to expire, instead of making the resident like those that live on Sassafras Street, that live on Third Street and Fourth Street that are decent people that have to put up with this that have to be... I don't allow my girlfriend to walk the 3 blocks of High Street at night or the two blocks to AHOME for a meeting, because it's dangerous, it's like, and she use to walk through New York, I've walked through

New York at night, Philadelphia at night. Last night we walked Philadelphia, South Philadelphia at 9 o'clock through deserted streets without any fear. We can't do that in Millville. I know I'm running my time, but this is important. We need crime free housing, we need to give the good landlords the tools to address the problems, we need to give the residents that live in the neighborhoods the tools to address these problems and set these absentee landlords on notice that we're not going to take it anymore. If they want to be on our side and fight and kick out the scummy tenants, we need to do that. We need to give them that power. And one quick thing, we have a mass exodus in Millville. AHOME is having a hard time with the houses they are trying to sell right now. People don't want to move in the Center City and I can't blame them. It's like the people that live in Center City don't want to live in Center City and they are leaving in mass and what's happening with those houses that are on sale. We have investors coming in to buy them up so they can turn them into more rental properties. We need a moratorium on rentals now. The target area, Third Ward and Center City, we need to put a moratorium and say no more rental certificates with a few exceptions and we need to think about that and we need to talk about that with the City Attorney and that needs to be a priority in order to like start turning things around. Because, it's gone too far we have too much density, too many problems and that's one prong that's going to attack this problem. Thank you."

Eric Soler made the following comments:

"Good evening Commissioners, my name is Eric Soler, 216 South Fourth Street and I just want to say thank you to all of you guys for allowing me or accepting me to run this recent campaign election. It was like the best thing in my life and I just want to say thank you to all of the citizens of Millville, I hope to show you what I can do and to be, you know, provide some service. Mr. Riley I think you're doing a wonderful job with the Police Department sir. You know, he has to fix up the last Chief's problems, so the Police Department has gotten really, really good and it's a really good thing that the Sheriff's Department and the State Police are being a participating, you know, with the locals. So, I think I see good things happening. It's going to take some time. So, whoever has no patience, please find patience. Thank you."

Donald J. Cossaboon-DeGregorio made the following comments:

"Donald J. Cossaboon-DeGregorio, 502 North High Street. I think you should check with the Post Office, because I haven't been getting my stipend checks. But, on a serious note, I want to talk about something very serious and it's this gang problem we're having. Commissioners, the time has come to rehash an old topic and that's Eminent Domain and I'm not here to pick that old scab, but to ask you to use it in a way that other cities throughout the nation have and that is to expunge the blemish that these gangs have left upon our City. It's being called a turf war. Well, if it's a turf war then treat these gangs like they're invaders let's send these gangs a message that they surely won't forget and take their crack houses and hideouts. It is in your legal power granted by the US and New Jersey State Constitutions to take land for the public good and what would do the public more good than to see these vipers nest destroyed. I don't mean simply to take the property and auction it off, I'm saying take it and raise it to the ground, let the neighborhoods

see the wrecking balls that smashes through the walls, so that they know the gang activity won't be tolerated here in Millville and take that land and turn it into a parking lot or anything well lit with cameras. Drop the hammer of Eminent Domain just a few times and watch the landlords begin inspecting their tenants more to make sure none are breaking the no drug clauses in their leases. Watch as the parents stop turning a blind eye to junior's behavior and ensure that no gang activities go on in their homes. Call it extreme, but its war, right? The police know what's going on and they're doing their best to handle things. They have now switched to proactive measures, rather than reactive measures used in years past. Work with them and use the intelligence they gather to calculate where to strike with this mighty weapon vs. blight and remove these gun toting, poison peddling, pieces of excrement from our neighborhoods. Make our neighborhoods a better place to live, swing the hammer of Eminent Domain gentlemen and make the hammer ring. Thank you."

Mayor Quinn: "Thanks Don."

Dr. Kim Warker made the following comments:

"Just to provide some accurate information, the RAD Program, which I do see somewhat of a disconnect between asking us to focus on our neighborhoods and not just the downtown and then saying do away with the RAD. But, be that as it may, the RAD is the program that we have in place to really work in the neighborhoods and to help fix up some of this housing. We do not limit it to a \$6,000.00 grant. That is incorrect and we have provided this information in many different ways through OPRA requests and whatnot to many organizations. However, just for the record, we do provide up to \$30,000.00 of assistance to anyone who qualifies for our RAD Program. That does not include an evaluation of their house for lead base paint, because we feel that's a severe public safety hazard particularly if the household has young children. So, we do a lead base assessment and we do try to remediate the lead problems. In addition to that we provide a package of assistance, which is really a hybrid package for every individual that comes into the office. We have to craft it and use the different sources of funds we have with each household almost individually. But, we do have a total amount of dollars allocated at approximately \$30,000.00 per household. But, for the record we do provide a \$6,000.00 grant, the reason that amount is at \$6,000.00 is that many of the people that come into see us across the City, as well as in the RAD area have an emergency situation, so on a night like tonight their heater doesn't work, so we use that grant amount of money to quickly get them the type of help they need to get their heater running. Some people will find after a severe storm they have a roof that is leaking, that's not a situation that we can put them on a waiting list and get to them as we do chronologically. So, that \$6,000.00 provides us with the means of helping them on an immediate basis for emergencies. When it's a bigger problem than that, when there's several systems in several different areas of the home that need work then we do put together a package it's up to \$30,000.00 and it's worked out individually with each homeowner. We do provide 50% of that as a grant, 50% of it is a mortgage that's placed on their home and is forgiven over 10 years. We recoup it if they sell the house or if they pass away during that time."

Mayor Quinn made the following comments:

"Anyone else? Seeing no one else I'll close the public hearing. I do want to mention about the moratorium that Carl's been talking about. First of all, I was on the Planning Board since '97 and then the last year or so Bob Thomas has taken my place and Commissioner Derella's been on since 2000. The one thing we've done is we have not allowed, unless they've taken us to court and sometimes we've lost in court, we've never allowed a conversion to be made, so if a single family home is up for sale, I assure you the Planning Board has never in the last few years allowed a conversion. Because, you're right we need more rental properties like I need another hole in my head. We don't need that we need to be able to keep single family homes. So, if someone has a single-family home and they're selling it that's fine. It will stay a single-family home. We put in regulations that you must have off-street parking, green space, all these things so that people can't do the conversions and I totally agree that we do not need more apartments, we need more single-family homes and we need more residents we hope and pray to stay in the neighborhood and to keep the neighborhood solid, as solid as we possibly can. Don DeGregorio, I love what you said, in fact I was talking to my priest at Saint Mary Magdalen and we were talking about the problem right across the street one of the homes that I'm sure is a rental property and things like that, I don't know what the legalities are, but how you could do that, but that would send a message, because we're getting sick and tired of having this problem constantly going on. In fact, I think the house was shot out twice, once in December and once just a few weeks ago that same scenario that goes down there and here you are talking about the church situation right across the street. We have always said and we've been chastised for even thinking about Eminent Domain, as you all realize over the period of time that we've gone through and the things we've tried to go through. We've gone on record and said we would not do Eminent Domain on any single-family home that anyone lives in. You know it's certainly something that we probably need to take a look at to try to address the problems. I would rather do it in a way with Code Enforcement and keeping after them with the Rowdy House Ordinance. I think we have a lot of Ordinances in place, we have to make sure they move forward. The Glassboro thing that Carl talked about and I read that Dr. Warker gave me, maybe is another tool for us to be able to let the landlords know, hey, we'll help you get these people out with the eviction. It isn't the brick and mortar or the asbestos, whatever the house is made of, wood I guess basically, or the wood that's causing the problems it's the people inside those dwellings that are being the problem, so we have to do that. I tell you what the Judge had said to me at one point and time I was talking about rental properties and all that kind of stuff and to his dad's credit, Dominic, he had some of the nicest apartments in the City of Millville when I was growing up and when I first got married and things like that. This we do need. There is a need for good quality apartments and I know some of the people back there have those and do that. That is certainly commendable, because people, everybody can't afford to buy a house, you know, so we do need those. What we tend to find is, it's not the people who live in Millville, rarely do we have a Millville landlord who's a problem. It's usually the ones that are outside of the City, because they don't really have any love or caring for the City as the people who have invested their time and money into the City. So, that's a balancing act to do, but I really think that you've

made some very good points and we certainly need to address maybe the Glassboro situation and try to move on that and I know Commissioner Derella and I have talked about that in getting those things sent out."

Commissioner Derella made the following comments:

"Carl makes some great points, I've got several correspondence from him as well as other residents, I've taken those things and Mr. McCarthy and Dr. Warker are both diligently looking at all of those things on what we truly can enforce. That's the key factor there, what can we enforce? The 65% absentee landlords is an absolutely correct figure. That figure is slightly inflated, because of our complexes. All the complexes in the City of Millville, the major ones are owned by people who live outside of the City of Millville, which drives that number up. I'm trying to get a handle on those absentee landlords in those neighborhood, it's been a goal, we're trying to attain that now, but you would be surprised how many people, contrary to the Mayor, how many people that own apartments in the City of Millville that live in the City of Millville don't care for their properties. Again, that can become an issue as well, so again we're following up on each and every one of those things. We do have a problem with some false real estate ads and some of the big agencies out there are advertising some of these properties, hey great opportunity for investment property, make a great duplex, make this, and these are single-family homes. So, I've got people sending me those things I've forwarded them on to Commissioner Parent now and to Milt Truxton to make sure that those things do not happen. There have been situations in the Third Ward where we've gotten tips from neighbors where people have started to do a conversion without going through the proper channels, Planning Board, Construction Official and we've been able to shut that down, when we've gotten that information and immediately red-tag it and stop it and they've gone away. They've become single-family homes again. Mrs. Monteleone I will do my best not to twist your words. The Board of Education, I have heard your questions and I have followed it speaking to board members there, I have followed up with Dr. Schneider on several occasions following the State Funding formula. I also reached out to our legislative offices and spoke with the Assemblyman staff in regards to our concerns in the City of Millville. As we saw, they did vote no in regards to that formula. When the City of Millville went to an elected board in the early 90's the City of Millville pretty much lost control on what they can and cannot do with the school budget and with the school itself. They are their own entity, being a past member and a past president they have their own challenges. But, we are communicating back and forth and we are well aware, well aware, especially myself, I've got a list of articles that I've been cutting out and filing on what the impact could be, not just for the City of Millville, the City of Vineland even more, which is our neighboring town and what affects Millville, affects Vineland and back and forth, it has a negative affect on both communities no matter how much we fight on the sports field and things of that nature we do have some common ground when it comes to impacting the education of our children in both cities, that impacts the entire county. Also, the tax bills I was very clear last meeting in regards to comparing apples to apples. I said we could easily stand up here and beat the drum and say hey your going to have a huge reduction and I pointed out that our estimate \$1.18 was high and that we collected our taxes on the front end and now we were

able to pass at least lower that down. I compared last year 2007 quarter three and four for our budget of quarters one and two compared to the apple of what these two quarters are and stated that it's really a \$72.00 reduction from that comparing that apple to this apple. So, I was very, very explicit to make sure that we didn't pass on anything false. I agree and I said this time and time again and our Commissioners are well aware of it. We need to control that spiking. That has been an issue, not just for this Commission, but others where it goes up that first quarter and we establish our rate at a \$1.18 and then that spikes come down. Our goal is to try to level that thing out and I am hoping with all the things that have been put in place in the past ten years that we've been here, you know plus some years prior to us that we're very, very close to making that happen so that payment is spread out as evenly as we possibly can. Again, with other factors that come into play, you know with the county's budget, what's going to happen with the schools, again, it's very, very fearful in what can happen over there and our school board members are well aware of that and I know they're working and taking steps to the best of their ability, more to follow from them. We are in their corner and we will work with them day in and day out to make sure we do not lose that funding. It is important for our school, as well as for the community, as well as for the county. I think that's all I have Mayor."

Commissioner Vanaman made the following comments:

"If I may, Mr. Mayor, with all my additional duties tonight I failed to do my own. I would like to jump way back to the beginning of the meeting where I introduce the monthly report for the Millville Fire Department indicating that there were a total of 36 alarms for the month of November, mostly incidental type incidents, no major property damage. The Department at the end of November was running at a total of 737 calls, so it's been another very busy period for them. Also, for those I would just like to repeat again what we're trying to do with the problems that we have. For those that just tuned in from watching American Idol and I can't sing so don't worry about that. No, seriously I just want to repeat that your Police Department is doing everything within their statutory legal powers to ensure the safety of all residents. Do we have a lot of gangbangers and dirt bags out there? Yeah, but we're going to get rid of them and we got the help from the County, and we've got the help from the State, and we're still pursuing additional help from a higher level. It's going to take some time, it didn't happen overnight and it's not going to go away over night. But, there has been a lot of activity in the last couple, three weeks, which has prevented further incidents from even happening. There's a lot going on that obviously cannot be made public, but were not for the actions of your local police and also County enforcement there could have been some more incidents, but they were nipped before they even started. So, give them the time, we're going to solve it. Thank you."

Commissioner Shannon: "Commissioner Vanaman would you also make one other comment?"

Commissioner Vanaman: "I certainly will, Tim."

Commissioner Shannon: "about the article that ran in the Daily Journal today about leave it to beaver land and the land of red berets, would you please comment to that."

Commissioner Vanaman: "Well, I'll wing it, because I didn't even get a chance to read the paper, I was down here more than I was anywhere else."

Commissioner Shannon: "Well, I'm talking more to the fact that if anyone from the City contacted the Guardian Angels..."

Commissioner Vanaman: "Oh, yes, I saw the headline this morning and I spent most of my day down here, where I was called by John Garrahan from the Daily Journal this afternoon, he accidentally caught me in my store. And I told him that we, of the City of Millville did not request their help and we are taking the position that we do not need their help. I think the last thing we need right now is a bunch of civilian type vigilantes. We have the forces in place to deal with this, so we're going to put leave it to beaver you said Tim..."

Commissioner Shannon: "Well, I guess they called it Leave it to Beaver Land down here."

Commissioner Vanaman: "oh, okay, well we're going to send them back to wherever beaver come from. Thank you."

Mayor Quinn: "actually that's one of my favorite TV shows..."

Commissioner Shannon: "Yeah, it's not bad, but I just thought it was a little off on that comment there, but I do want to mention one thing, because I attended a couple of the Weed and Seed Meetings and a couple of the neighborhood meetings and I personally just wanted to take an opportunity to comment about Acting Chief Riley and his professionalism at the meetings, because I know a lot of heat has been thrown his way and he's been very professional and very forthcoming with the citizens, so I urge everyone to be diligent, be patient, I have full faith in Millville PD in things that they're working on and I just wanted to mention, Tom on representing the City as you have at a lot of heated town meetings and I thought you handled everything very well and we appreciate you taking the time to come out and talk to the citizens, so I just wanted to publicly thank you for that."

Mayor Quinn: "I also, on the other topic when we talked about the abatements, I did receive a letter from Millville First, President Emil Van Hook, and I have not had an opportunity to sit down with Commissioner Derella, obviously we can't do more than he and I together, which it runs in our two departments, so we will take a look at that and we will get back to you with our response, but thank you for the letter."

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

Approved: February 5, 2008

Mayor

Commissioner

Attest:

City Clerk/Administrator

*BILL LIST
CITY OF MILLVILLE
MEETING OF JANUARY 15, 2008*

AGATE CONSTRUCTION CO., INC.	71,940.33
AIR POWER INTERNATIONAL, INC.	25.10
ALL INDUSTRIAL SAFETY PROD INC	69.95
A.M./P.M. SERVICES	198.00
AMY GREENE ENVIRON. CONSULTANT	675.00
ANJR	280.00
AT&T INFORMATION SYSTEMS	284.60
ATLANTIC CITY ELECTRIC	105,462.58
J P BAINBRIDGE & ASSOC., INC.	4,625.00
BANC OF AMERICA LEASING, INC.	366.06
BEST UNIFORM RENTAL, INC.	1,101.20
MARIA BONILLA	11.00
CAPRI CONSTRUCTION CO., INC.	77,934.50
CAPE MAY COUNTY CLERKS ASSOC.	25.00
CENTER CITY GROUP	125.00
CITY OF MILLVILLE	30.00
CITY MILLVILLE PAYROLL DED ACC	30,179.86
CITY OF MILLVILLE UTILITY	2,312.00
J. FRED COLDREN	7,470.75
COMCAST	74.33
COMMERCE BANK CORP.	55,794.00
COOPER ELECTRIC, INC.	74.34
CORROSION CONTROL, CORP.	16,820.00
CUMBERLAND COUNTY COLLEGE	6,050.00
CCIA	194.21
CUMBERLAND VALVE INC	49.11
CUSTODIAN OF SCHOOL MONIES	540,374.00

CUSTOM GRAPHICS, INC.	343.36
LINDA A. DEDRICK	200.00
DEERFIELD ELECTRIC	4,776.00
DELTRONICS CORP	2,032.24
DERICK I. GLENN	250.00
EIC INSPECTION AGENCY CORP.	1,099.00
E. SAMBOL CORP.	256,413.00
EXECUTIVE BUSINESS PROD. CORP.	1,283.70
FEDEX	106.03
EMERGENCY PRODUCTS INC/FIREPWR	380.00
FLEET CAPITAL LEASING, INC.	318.00
GENTILINI FORD, INC.	585.59
FIREONE	3,505.80
GPM ASSOCIATES, INC.	10,650.00
GREER LIME CO., INC.	4,837.50
GRUCCIO, PEPPER, DESANTO	9,068.35
HANSON AGGREGATES BMC, INC.	853.50
HEALTH & SAFETY SERVICES	210.00
HOWARD HEE	375.00
HOLLY CITY DEVELOPMENT CORP.	1,233.33
HOLLY CITY TIRE, LLC	697.08
HOWELL HARDWARE	881.64
INDUSTRIAL SUPPLIES INC	197.34
JAN COMMUNICATIONS, INC.	15.00
JRB ASSOCIATES, LLC	2,700.00
KEEN COMPRESSED GAS CO., INC.	453.19
KEY EQUIPMENT FINANCE, INC	339.00
LANDSMAN UNIFORMS INC.	1,782.05
LAURY MACHINE WORKS	1,810.00
LAWMEN SUPPLY CO, INC.	1,215.50
ANTHONY LOTECK	56.28
LOWE'S CO., INC.	665.17
AVAYA COMMUNICATION	4,681.34
MATTHEW BENDER & CO INC/LEXIS	132.55
RICHARD C MCCARTHY ESQ	10,424.99
METROCALL	16.13
MGL PRINTING SOLUTIONS	1,006.38
MIAMI SYSTEMS, INC.	515.00
MILLVILLE AUTOMOTIVE, INC.	2,272.16
MILLVILLE CHAMBER OF COMMERCE	330.00
MILLVILLE DEVELOPMENT CORP	2,890.48
THE MILLVILLE FIRE DEPT., INC.	4,700.00
MILLVILLE PUBLIC LIBRARY	44,333.33
MISSION COMMUNICATIONS, LLC	1,260.00
MOBILE VISION, INC.	207.50
MOTOROLA, INC.	2,525.30
MULTIFORCE SYSTEMS CORP.	3,915.00
NAIOP	330.00
NEXTEL COMMUNICATIONS, INC.	3,409.84
LIZ NICKLUS	31.82
VERIZON	5,677.80
NJ GANG INVESTIGATORS ASSOC.	1,050.00
NRAAO	60.00
ONE CALL SYSTEMS, INC.	140.40
PACE & ASSOCIATES, INC.	361,494.89
SCOTT PACE	390.00
PEDRONI FUEL CO, INC.	33,632.94
PENN-JERSEY MACHINERY, INC.	2,484.81
PHOENIX COMMUNICATIONS, INC.	982.00
STEVEN PIERCE	25.00
POSTMASTER, CITY OF MILLVILLE	5,000.00
THE PRESS & SUNDAY PRESS, INC.	401.94
PRINT SOLUTIONS PLUS, INC.	732.55

QUALITY LINCOLN MERCURY, INC.	179.77
R & R RADAR, INC.	412.75
RECREATION RESOURCE, INC.	9,571.20
REDCORN, INC.	2,250.00
JAMES F. REEVES	375.00
RENTAL MAT SERVICE, INC.	204.67
NED ROGOVOY, ESQ.	130.00
SERVICE TIRE TRUCK CENTER, INC	50.90
SHARP ELECTRONICS CORP.	175.20
SJ GAS COMPANY	14,544.93
SJ PAPER PRODUCTS, INC.	1,662.96
WAYNE M SMITH	280.60
ROBBIN B. SOTIR & ASSOC, INC.	13,156.87
SOUTH JERSEY SANITATION CO INC	88,609.16
SOUTH STATE INC	533.14
SPORTS TURF MANAGERS ASSOC	160.00
STAPLES, INC.	137.38
STEELMAN PHOTO SUPPLIES	357.93
STEWART BUSINESS SYSTEMS	155.55
TAX COLLECTOR & TREAS. ASSN NJ	150.00
TEAM LIFE, INC.	755.00
JAMES THAYER	65.00
THIRD WARD NEIGHBORHOOD ORG.	125.00
TOMLIN BROTHERS AUTO BODY, INC	7,735.18
TREASURER, STATE OF NJ	500.00
SHERRY TROUT	12.26
BRUCE D. TURNER, ARCHITECT	2,368.00
UNITED ELECTRIC SUPPLY, INC.	359.97
URBAN ENTERPRISE ZONE	427.58
USA BLUE BOOK, INC.	1,809.40
USPS	3,786.00
NATHAN VAN EMBDEN, ESQ.	4,250.00
WILSON WEB SERVICES	289.10
WEINSTEIN SUPPLY CORPORATION	516.69
ALICE E WOOD	150.00
WOODRUFF ENERGY COMPANY, INC.	643.85
GLORIA EAMES	350.00
AWILDA RUPIZA/MOD-CON, INC.	6,200.00
CROWN WIRE AND CABLE, INC.	50,000.00
CUMBERLAND COUNTY SHERIFF DEPT	1,075.03
DHARAM, LLC	50,000.00
GOODMILL DEVELOPMENT, INC.	1,500,000.00
HOLLY CITY PEDIATRICS (PATEL- RENEE PAGLIUGHI	50,000.00 233.97
PEKING TOKYO RESTAURANT	250.00
JACQUELINE SANDRA	1,000.00
SOUTH JERSEY BOATWORKS, LLC	50,000.00
SO. MILLVILLE NEIGHBORHOOD GRP	125.00
US BANK NATIONAL ASSOCIATION	62,692.26
WILLIAM & GINA ALCORN	790.66
COMMERCE BANK LOAN CENTER	478.88
COUNTRY WIDE TAX SERVICES	576.63
DONALD DAIGLE AND	1,299.01
FIRST AMERICAN REAL ESTATE	1,086.85
LUIS FREITES AND	505.82
GREGORY & HEATHER HEADLEY	1,313.92
ISRAEL & MARIE LATORRE	1,969.90
MCDONALD'S CORP.	14,390.34
CHARLES & LISA MILLER	1,389.77
EDWARD V. MURACHANIAN	1,751.76
ROBERT & SUET LIN PAGE	1,031.32
JAMES & ALLISON PESSOLANO	475.89
RETHYMNO ENT., LLC	20,855.88

<i>FRANK RUOCCO</i>	<i>1,185.97</i>
<i>KRISTINA KROLL</i>	<i>600.00</i>
<i>RONALD TOMLIN</i>	<i>710.00</i>
<i>TOTAL BILLS FOR MEETING 01/15/08</i>	<i>3,706,162.62</i>
<i>STATE OF NJ PWT DIV OF TAX HW-WIRE</i>	<i>2,714.30</i>
<i>CITY OF MILLVILLE SALARY ACCOUNT</i>	<i>284,958.11</i>
<i>CITY OF MILLVILLE SALARY ACCOUNT</i>	<i>310,701.76</i>
<i>TOTAL SALARY FOR 01/15/08</i>	<i>595,659.87</i>
<i>TOTAL VOUCHERS & SALARY 01/15/08</i>	<i>4,304,536.79</i>