

Commission Chamber, City Hall  
Millville, New Jersey  
January 6, 2009, 6:00 p.m.

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 City Clerk/Administrator noted Item No. 11 under Resolutions was added authorizing collaboration with the County of Cumberland in the performance of Records Reorganization, Purging and Shelving through the State of New Jersey Public Archives and Records Infrastructure Support (PARIS) grant program with the City's funding to be leveraged through the County of Cumberland and the County of Cumberland to be both the lead agency and applicant.

Commissioner Shannon announced the upcoming Welcome Home Ceremony for Carlos Nieves to be held on Thursday, January 15, 2009.

Commissioner Shannon announced he would be presenting awards for the Holiday Home Lighting Contest this evening.

Commissioner Shannon also stated he would announce a red-flag reminder to everyone about ice skating on the pond at Corson Park.

Commissioner Derella stated he would submit the Tax Collector's report for November 2008 and the Treasurer's Report for the month of November 2008.

There being no further business Mayor Quinn declared the public hearing open for agenda items only and asked if any person present wished to be heard.

There being no response Mayor Quinn declared the agenda session closed, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Commission Chamber, City Hall  
Millville, New Jersey  
January 6, 2009, 6:30 p.m.

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



Commissioner Shannon also announced the Recreation Department is encouraging everyone to stay in shape and in 2009 the Holly City Striders will continue at Lakeside every Monday, Tuesday and Thursday from 6:30 p.m. to 7:30 indicating the program is for all adults 18 years of age and older.

Commissioner Shannon further announced the Winter Photo Contest runs from now until the end of February and stated young or old could enter a photo indicating all pictures need to be of a person, place or object in the City of Millville and is limited to one photo per person and can be dropped off or mailed to the Millville Recreation Department's 15<sup>th</sup> Street Office.

Commissioner Shannon also announced a Welcome Home Ceremony would be held on Thursday, January 15<sup>th</sup>, 11:00 a.m. on the front steps of City Hall celebrating the Welcome Home of Sergeant 1<sup>st</sup> Class, Carlos Nieves and invited everyone to attend.

Commissioner Shannon also announced the Annual Polar Bear Plunge fundraiser for the Millville Swim Team and the Susan Koman Breast Cancer Foundation would be held at Union Lake on Saturday, February 28<sup>th</sup> indicating anyone who is 10 years or older accompanied by an adult is eligible to participate.

Commissioner Shannon reminded everyone to check the red or green flag at Hankins Pond at Corson Park for ice skating at Corson Park and stressed Hankins Pond is the only place sanctioned by the City of Millville for ice skating and that the ice must reach a safety level of 4 inches thick before the green flag can be put up for everyone to have safe skating.

Commissioner Shannon presented awards to the following Holiday Home Lighting Contest Winners:

**Honorable Mentions**

Peggy Caldwell, 704 E Street  
 The Fauver Family, 501 Hamilton Avenue  
 The Palin Family, 220 Maurice Avenue  
 Sam and Anna Blizzard, 719 Overbrook Avenue  
 Alta Garcia Rosario, 2208 S. 2<sup>nd</sup> Street  
 Patty Battersby, 2049 Dream Street

**The Dazzling Door Award**

Brian Capaferry & Jacqueline Pedrick, 22H 26 Ladow Avenue

**Best Decorated Businesses**

Village on High

**Best Religious Theme**

Tina Hulitt, 14 Foxcove Drive

**Holiday Showcase Award**

Doug Saul, 903 Irene Street

**Commissioner's Award**

Dave Fisher, 252 W. Broad Street

**Christmas Cheer Award**

Clyde and Linda Bussler, 26 Caloris Avenue

**Best Artistic Display**

Ron Dawson, 217 Carmel Road

**The Judge's Choice Award**

Joe Sharp, 811 N. 5<sup>th</sup> Street

**Grand Prize Winner**

Willard Saul, 539 Carlton Avenue

The Tax Collectors Report for the month of November 2008 and the Treasurer's Report for the month of November 2008 were ordered received and filed, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

The Cumberland County Public Health Report for the month of November 2008; Construction Official Permit Fee Log Report and the Monthly Fees Report for the month of November 2008 were ordered received and filed, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Commissioner Vanaman reported his Department is making a concerted effort to beef up the volunteer ranks in the Millville Fire Department noting several qualified young individuals were appointed noting that it is a young person's job due to the physical activity involved with the duties of his department and will continue to seek eligible volunteers.

Commissioner Vanaman also addressed an article that was printed in the Daily Journal on Christmas Day regarding an individual who approached the Fire Department seeking the department approval for him to personally hand out smoke detectors was in an attempt to get publicity.

Commissioner Vanaman stated the Fire Department declined his request, because the City of Millville can not authorize an individual to enter resident's homes and install smoke detectors due to a major liability factor.

Commissioner Vanaman expressed that he and the Fire Department were not pleased with the way the article was written because it insinuated the Fire Department was not willing to help him.

Commissioner Vanaman also stated the article indicated that the Millville Fire Department cannot give smoke detectors out to individuals who live in rental units, which is correct, because by law it is the landlord's responsibility to ensure that their rental units are equipped with smoke detectors not the City of Millville Fire Department's responsibility.

Commissioner Vanaman stated the Millville Fire Department does continue and will give smoke detectors to any resident requesting a detector, but it is the homeowners responsibility to install the detector in their home.

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

Ordinance 1-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Zeus Realty, LLC, Millville Self Storage (Phase II) 2303 West Main Street

Director Derella 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.

Commissioner Shannon: *"Mr. Mayor, just a question here. We have 10 Ordinances, basically the same type of Ordinance all the way through, it's the abatement program. What I was wondering, to save time, obviously there are folks here with philosophical differences. What I was wondering is if we could have an opportunity for those people to speak at this first Ordinance philosophy wise, whether pro or con and then as each one of these Ordinances are brought up, if they have something... application cite specific that they would like to speak to and speed up the process. Is there anyway we can do that and still allow ample time for discussion?"*

Mayor Quinn: *"I have no problem with that, but you know..."*

Commissioner Shannon: *"Mr. Solicitor?"*

Richard McCarthy: *"there's no problem with that, I mean, we can't control the content of the speakers, but we can certainly make that request."*

Mayor Quinn: *"I think what Tim is saying, when we open this public hearing for the first one, anybody and everybody that wants to talk, please do so and then if you have something cite specific on any of the others, you are certainly welcome to talk on those too, but I think it would be nice if we could just, you know, discuss whatever you would like to discuss regarding abatements during this first public hearing and then you will have nine more, so if you forget something you obviously can come back up at one of the next nine as well, so I will officially open up for the public hearing and it's all yours."*

Paul Porreca: *"Good evening Mr. Mayor and Commissioners and professional staff. My name is Paul Porreca, I live on Porreca Drive and I won't burden you with any philosophical discussions. We've had those before and I think our positions are well known and well stated and I respect that. You are the men who are elected and if you have decided to go that way, fine. But, I do have a number of questions about administration and enforcement of the terms and conditions of both the Ordinances and the resulting contracts, because as you know every Ordinance that is passed for each business, also carries a specific multipage agreement. It's necessary to discuss those, because frankly our investigation and discussions show that there has been a failure over past years to properly administer and enforce the terms and conditions under the old Ordinance. Now, admittedly the new ordinance that you adopted extending the abatements for another 10 years is an improvement and I thank you for that and congratulation isn't the right word. But, you know what I mean, so I think that's an improvement and it's a good idea. But, it won't make a bit of difference unless you actually change the way the Ordinance and the agreements are looked after and enforced and we will be monitoring your effort in that regard. For example; we had an OPRA Request asking for the number of jobs created and sustained by businesses granted*

abatements in the past and that was never fulfilled. We got an early one, but no follow-up. After all the stated purpose of giving tax breaks is to create jobs, I mean there are others, but that's the main one, as you fellows have stated repeatedly. Yet, the City has no record of how many jobs have been created or whether those numbers bear any relationship to the numbers promised. So, you don't again, have any real test or proof of the effectiveness with what you're doing. Now, this new Ordinance tightens that up and that's good. But, it won't be of any value at all unless you monitor it and hold those abated properties to the promises that they make and the agreements that they sign. So, my first question is who, what person or what office in the City will be responsible to report to the Commission each year on the fulfillment of those conditions?"

Commissioner Derella: "the Tax Assessor."

Paul Porreca: "Good. That's important, because right now nobody is responsible. But, anyway there's another condition that exists now and that is if an abated property is more than 30 days in arrears on taxes the abatement may be withdrawn. So, the question is there a procedure in place that requires the tax collector to let you know when someone who has an abatement that is 30 days in arrears? Is there a procedure in place?"

Commissioner Derella: "Currently the tax assessor and tax collector are talking on a monthly basis that each have a list of the abatements that are out there and they are communicating in regards to the compliance with the tax issue."

Paul Porreca: "But, you said currently, so I assume that means that's something that just happened?"

Commissioner Derella: "no, it's been going on for the last year. We've identified two that have been noncompliant and they will be rescinded."

Paul Porreca: "oh, you do have two. Who are they?"

Commissioner Derella: "you know what Judge I don't have it right in front of me..."

Paul Porreca: "but, there are two we can expect..."

Commissioner Derella: "there are two, one has paid their taxes as of December after their notice and the other is still outstanding. It is the car wash down across from the Paul Harris property that's noncompliant."

Paul Porreca: "so there are two that are in violation and they're going to revoke them. Okay. Now, to the current ones in connection with the ones you are going to pass tonight so we don't have any popping up here in deference to Commissioner Shannon's remarks. Do you have certifications or proof of the numbers of employees that are currently on the books of the businesses to whom you are giving abatements?"

Commissioner Derella: "that's in the application."

Paul Porreca: "well, I know it's in the application. The question is, is it in fact there and is it just a bold statement by the person, I'm going to increase by 3 employees, I now have

5 or do you actually have some proof, because it is not inconceivable that somebody might be, might misspeak."

Commissioner Derella: "If you are saying that I went out or someone went physically out there to look and count the employees. No we did not do that."

Paul Porreca: "you don't have to do that, you have to tell the person to bring in their payroll record. You don't have to go out to their place of employment. You say okay, you claim you have 5 employees, we want the names or we want the W-2's or whatever. Has that been done or are you simply again, as you have always done in the past simply taken their representation, uncertified, that yeah, I've got 3 and I'm going to hire 2? Is that what you're doing?"

Commissioner Derella: "in the past that has what has been..."

Paul Porreca: "and now, now tonight?"

Commissioner Derella: "I think your suggestion merits us to look at..."

Richard McCarthy: "Maybe I can respond here. There's a certification that's been filed on all of these with the Tax Assessor..."

Paul Porreca: "and that's... now let's go further, and that certification says we currently have "x" employees?"

Richard McCarthy: "current, yes, exactly. The certification says how many employees they have..."

Paul Porreca: "and that's certified?"

Richard McCarthy: "yes and how many employees they anticipate having over the next 2 years, which is the way the statute reads and the Ordinance reads..."

Paul Porreca: "so I can come down with an OPRA request and I will see for each of these 10 businesses, I will see a certification as to how many employees they have?"

Richard McCarthy: "yes, and many of them, because they were completely new businesses, the employees that existed prior to that were zero..."

Paul Porreca: "that's fine..."

Richard McCarthy: "but, you'll see and I think I put it in the resolutions, how many existed, I think if you... I don't know whether you saw the resolutions Judge, but there's a reference to, in each resolution to the number of new employees that are being created..."

Paul Porreca: "296..."

Richard McCarthy: "okay. With respect to those that have existing employees there are 2 resolutions that indicated the number of existing employees that were there to how many new ones were created. There's the, and that's based on the certifications that were found..."

Paul Porreca: "okay. And you and I, Solicitor, understand that a certification is a statement under oath. So, if you were to go, actually go out and check on anybody, even before the 2 years and say, by the way you certified that you have 4 employees as of January 6, 2010 or whatever the date the certification was signed, could we see your.. would you submit your W-2's for those people and you found out that was not correct or they misspoke then you could revoke and should revoke the abatement..."

Richard McCarthy: "it would be grounds for revocation."

Paul Porreca: "okay, very good. Okay, as I understand it and as I added them up the applications before you tonight should add up to 296 jobs and I think you just said they have up to 2 years, not 1 year to get there. Okay, so then can we anticipate that on January 6, 2011 some Commissioner will, whoop it may not be the same guys. I'll have to look to the professional staff, that somebody will say to us we went out and checked and we now know that everybody that got their abatements are entitled to keep it. Is that the idea?"

Commissioner Shannon: "if you could tell me that I'd like to take you to Favorites with me this weekend..."

Paul Porreca: "I'm not asking for a prediction, I'm asking... no just a minute..."

Commissioner Shannon: "no, but.. we could tell you that was going to happen, I don't think we could tell you in 2011..."

Paul Porreca: "I'm not asking you to tell me it's going to happen. Not at all. What I'm asking you to do is if it doesn't happen is that you take somebody's abatement away..."

Mayor Quinn: "absolutely..."

Commissioner Shannon: "January 6, 2011, if that's the date, yes."

Paul Porreca: "exactly. that's all..."

Commissioner Shannon: "yes, exactly..."

Paul Porreca: "because it hasn't been done with the people who got abatements in the past and I can stand here without fear of contradiction that many of them have not complied. Period. And you have not revoked them and they have not met what they were supposed to and that is create the jobs they said they would create. It's pretty simple. All I'm asking for is for you folks to enforce the contracts and agreements and the ordinances that you pass. I have nothing to do with that. Now, a very interesting question arises. The tax abatement benefits the property owner. Now, in the case of the shopping center. That's Goodman Properties. The theory of the abatement is to give the employer, which in this case is the tenant. For example; Venuto's, Sonic, whoever, to give them the incentive to come to Millville and provide jobs, always provide jobs. Question, has Goodman, the owner of the Shopping Center passed the abatement saving on to the tenant?"

Commissioner Derella: "I don't know that."

Paul Porreca: "Well you should. Because Ordinance No. 65-7H, your Ordinance says the applicant has to produce the lease and that's why. So, you should have read the lease before you vote tonight and find out what does the lease say about taxes. And you don't know?"

Commissioner Derella: "no..."

Paul Porreca: "Well then how can you vote? I mean it's your ordinance, it's your agreement. I didn't write it. If I had written it would have said no abatements. But, it's pretty simple. 65-7H requires the production of the lease and I just gave you the reason why, because you're not to benefit the developer, you're to benefit the tenant, who's making the jobs. So, how can you vote tonight, if you don't know whether Goodman has stuck the abatement in his pocket or passed it on to the tenant so the tenant can provide a job? I don't know how you can do it. You're voting in the dark. You must have a blindfold on, or write a blank check. Now, have the requirements of the Ordinance, 65-7d, e and g been met for every application. I'll tell you what they are and you may have already answered it and if you have I'll move on. D, yes, I guess, a description of number of classes and type of employees to be employed. I guess that's been satisfied. I mean it was implied that it was... Is that right Mr. McCarthy?"

Richard McCarthy: "yes, it's been reviewed by the tax assessor..."

Paul Porreca: "alright, hey, I'll take your word for it. A statement of the reasons for seeking tax exemption and abatement on the project and the description of benefits to be realized if the applicant of a tax agreement is granted. So, I guess if I were to come down and look at the application, I would find that information there? Rich?"

Richard McCarthy: "yes, all that's attached to the application."

Paul Porreca: "and the application has been supplied to the Commissioners I assume."

Richard McCarthy: "yes."

Paul Porreca: "and G, now that's taxes and I assume the assessor, I'm not going to question Mr. Rosenberger's attentiveness to those things, to the details, he's pretty good at it. Do we have... 65-14 requires that all taxes be current. Do we have a certification by the tax collector to that effect for each property?"

Mayor Quinn: "she stated that today at the meeting, Judge..."

Commissioner Derella: "yes we do."

Paul Porreca: "okay fine. Then those requirements have been met. Alright, I have some, which one are we on now, Zeus, is that the first one. Well, I don't know, that is one, there's the one that I think you should go out tomorrow and ask for the W-2 forms. Okay. Because, what Zeus is, is the storage facility on West Main Street, they're brand new, very handsome,

beautiful storage facility and the statement says we're going to operate 4 new buildings. Now, the 4 new buildings according to the application costs \$120,000.00, the original buildings cost one million three. So, what he is doing is adding 10 percent space. Alright. The original building required 3 full-time employees, sales, maintenance, landscape and laborers and now he's going to add how many?"

Richard McCarthy: "5 to 6..."

Paul Porreca: "so here's somebody who has \$1,340,000.00 passive type thing. Right. You need somebody in the office with a key and you need somebody, maybe, maybe at night to look and then you hire a landscape guy to come fix up their beautiful yard. Because, he's going to add 10 percent of what he has, he's going to double his employees. Does that stretch anybody's credibility or ????? at all? What do you think Commissioner Derella? Do you think that makes sense? Are you going to take that at face value?"

Commissioner Derella: "we've went through the process and we're going to follow-up to make sure that he comes through with what he's promising or we'll rescind it just like..."

Paul Porreca: "Wouldn't you think it would be more appropriate when you looked at an application and said wait a minute here's a guy with that kind of buildings, he's got 2 or 3 employees, he certainly doesn't need another office person to take care of a little more storage space, he doesn't need any more landscape guys, because he's not adding to the landscape at all. When I looked at it and I'm not a Commissioner, who is sworn to watch out for the taxpayer, okay, it's not my job. I looked at that application and I said it makes no sense. Now, when something makes no sense, you ought to go out and check it out. Rather than say, ah, we'll give it to him and maybe someday we'll get around 2 years from now and see if he in fact did it, when we've already been beat for 2 years worth of taxes. Am I wrong there Mr. Mayor?"

Mayor Quinn: "no, you certainly make some very good points..."

Commissioner Vanaman: "Mr. Mayor, if I may, I don't want to take away from the public's time, but that was going to be one of my questions. Because, when I read the Ordinance which said that he was going to provide employment for 5 or 6 new employees and then I look at the documentation that was provided by the applicant as requested by Mr. Rosenberger, stating that prior to the construction, he had one full-time employee and one part-time and he's now certifying that he has 2. So, I guess he went from 1 and 1/2 to 2. So, that was going to be one of my questions..."

Mayor Quinn: "yes, I certainly am very familiar with these type of facilities and it is a little hard to believe that there's going to be 5 or 6 people, because they are passive, they are storage facilities. Maybe he plans on something else that we're not aware of, I know they rent trucks and things like that, so..."

Paul Porreca: "see there's my problem. In other words you take it, a red flag went up immediately for a nonprofessional like me, the red flag went up immediately and I would have been

out there or I would have had some official say, hey, I would like to see your W-2's and guess what, I'm going to be back and check your W-2's, so do you want to pay your taxes now or do you want to pay them when we revoke your, when we revoke your abatement 2 years from now. I mean that's the kind of thing that I personally, my humble opinion, has been lacking with this administration, okay.."

Mayor Quinn: "well, in the past also, I don't think it's ever been done Judge, and I think you're right that this needs to be tightened up and I think the new Ordinance has tightened it up a lot and I think you make some very valid points on getting the W-2's, like you said, these are the one's you know.."

Paul Porreca: "yeah and look you take an outfit like Sonic, hey they're brand new, they're active, they're going to hire a lot of people. What are you going to do? Fine, okay, we'll check on you in a couple of years, good luck, we hope you're successful. And I think that's true with the exception of that lease problem, with the exception of that lease thing I raised, I think that's true of all the business in the shopping center.."

Richard McCarthy: "may I respond to a couple of things here. On Section 65-7 the Judge is correct with respect to requirements, but all of the requirements were attached to the application. That was reviewed by the tax assessor for completeness. He determined each one that was complete and if there was anything lacking he communicated with them and secured it. Secondly, on employment both he and I, by the way judge, we questioned some of these employments, especially Sonic for example; with 170. He went back and double checked with each of the applicants concerning the employment, because they certified these are the employments, because they certified.."

Paul Porreca: "not good enough. Sorry. Not good enough.."

Richard McCarthy: "I'm just indicating what the procedure was that took place at this particular point and in terms of double checking the application and the certifications that were submitted. Now if anybody falsifies under oath what they're doing or what they intend to do, that's going to be reviewed by the tax assessor and that's all part of the process. The tax assessor is doing follow-up on all of this.."

Paul Porreca: "Do we have to wait 2 years? Because that's the number I heard. In other words you're going to pass them tonight assuming, even in the face of something that is patently on its face wrong. Go ahead and pass it and then don't worry 2 years down the road we'll go back and see what happens. That's not acceptable in my book, but... Enough said, let's not beat a dead horse. Now, so that I don't come bouncing up in deference to Commissioner Shannon, who don't want me to speak 10 times. The only other 2 places that I had questions like that, but not as serious and as patently obvious as the storage place, would be Jacquet, which is a storage building and I question how that is going to meet the qualifications, particularly employment. And the only other one was the Ripicon, you know the addition of a workshop to a Laundromat is now probable that will add employees, however in something small like that you wait the 2 years and figure it out and I trust Mr. Rosenberger, assuming he's still up there and hasn't gone to bigger and better things, that Mr. Rosenberger will be attentive to that process.

Although I think that you have grounds not to pass all of these tonight, based on some of the comments that have been made. Thank you very much for your patience."

Richard McCarthy: "the leases are attached to the application, I think I said that earlier, but Lew was just reminding me..."

Commissioner Derella: "they are attached. I did not review the lease."

Bob Tesoroni: "Good evening Mr. Mayor and Commissioners, Bob Tesoroni, Howard Street. My first question is, have each one of you reviewed the agreements, the 10 applications before you?"

Mayor Quinn, Commissioner Derella, Commissioner Shannon, Commissioner Vanaman: "Yes."

Bob Tesoroni: "Every one has reviewed them. Okay. Part of the agreement states, whereas, the governing body of the municipality has reviewed and evaluated the application and it has made the following findings and determinations and connection with the application. No. 6 the economic benefits derived from the project out weight any negative effects associated with granting the exemption or abatement from taxation. What is the negative impact of any of these abatements or was there any negative impact?"

Commissioner Derella: "the negative impact that we've discussed many times when you've accepted an abatement for the first 2 years and not the full 5 you will see a negative impact in regards to what the City of Millville is collecting in taxes. If you average it out for the 5 full years, the municipality collects more. There was a debate in regards to the County and the School Taxes in the way those are derived and where that burden sits. We've discussed that many, many times in regards to that."

Bob Tesoroni: "Okay, do we consider it to be a negative impact the fact that they don't pay county taxes and that must be borne by the taxpayers? Do you consider that a negative impact?"

Commissioner Derella: "that's borne by the entire taxpayer in the county, as well as Vineland's, as well as Bridgeton's..."

Bob Tesoroni: "I said by the taxpayer."

Commissioner Derella: "again, I look at it from a 5 year window, from this seat that's what I look at. And when I look at the 5 year window I don't see that as a negative. You have a different opinion. I respect that, but I don't want to continue to keep explaining myself..."

Bob Tesoroni: "and many of these abatements are within the RAD, which means we are going to get 50% of the taxes to begin with. The other 50 percent goes into the RAD, it doesn't go into the City coffers. So, that diminishes the number greatly right there. Have we considered that as a negative impact?"

Commissioner Derella: *"it also helps the City of Millville in regards to reviving our neighborhoods we've been through that as well..."*

Bob Tesoroni: *"so we don't consider it a negative impact..."*

Commissioner Derella: *"I believe it is a positive, because it can help the City of Millville..."*

Bob Tesoroni: *"I hope the taxpayers agree with you. Thank you."*

Emil Van Hook: *"Good evening Mayor and Commissioners. I will be brief, Emil Van Hook, Sunset Drive. I would like to stipulate that the carwash that hasn't paid its taxes is not mine, my taxes are paid."*

Mayor Quinn: *"that's correct, I'm proud of you."*

Emil Van Hook: *"Question. In regard to the shopping center leases and the tenants and the fact that the owner of the center is the beneficiary of the tax break, so to speak. How are you calculating the employment that the shopping center owner is creating himself, as a result of the abatement program. The shopping center is not bringing the employment, the tenant is."*

Mayor Quinn: *"well, if he hadn't brought the shopping center, we wouldn't have the employment. Which comes first, the chicken or the egg..."*

Emil Van Hook: *"That's part true and I would also like to stipulate, before someone else brings it up. Yes, I have utilized tax abatement in the past when I was in office. It was a different tax abatement ordinance and it was a different means in which it was implemented. We utilized it to bring a business here. We did not give it to people that was already there, already here and in this particular case they're already here. Now, a step further, I'm a little confused on this and maybe you can help me. We have a building in the shopping center, it is essentially complete, but it has no tenants, but is divided up into, say 6 parcel or 6 units. Alright. But, is essentially complete, now are we taxing that building in full before the tenants arrive and we give them tax abatement?"*

Commissioner Derella: *"no."*

Emil Van Hook: *"we're not?"*

Commissioner Derella: *"I spoke with Mr. Rosenberger again yesterday in regards to that exact issue, he's the tax assessor, he is not taxing the shell of an empty suite. If the suite is complete and fit out and ready for a tenant, he will consider that to be complete and he will tax it. But, if it's an empty shell, which on his visual inspection, going out and visiting a site, those suites aren't complete inside, it's just walls and floor and nothing else..."*

Emil Van Hook: *"So, if I built a building on High Street and just did a shell, you would not tax me if it was vacant for the next ten years?"*

Commissioner Derella: *"I didn't say anything about ten years. All I can say..."*

Emil Van Hook: *"well, is it one day or ten years, what's the difference..."*

Commissioner Derella: *"with my meeting with Mr. Rosenberger and it's unfortunate that he couldn't be here to explain his position on how he arrived at that, because he's the person we're paying to make those recommendations and to do his job, said at the current time he is not taxing that empty shell..."*

Emil Van Hook: *"but, doesn't the statute..."*

Commissioner Derella: *"just like a house that's not complete, it's just studded out and for whatever reason..."*

Emil Van Hook: *"studded out is one thing, but doesn't the statute say, and this may be a little off, but I think it's a pretty close... substantially complete..."*

Richard McCarthy: *"substantially complete and the state has taken a position with respect to tenant fit out, depending on the extent of the tenant fit out, which is I guess what Brian Rosenberger is following, apparently the tenant fit out and this is ????? significance and consequently is determining that their not substantially complete without the tenant fit out."*

Emil Van Hook: *"several months ago, well maybe not months ago, but at least several weeks ago I came before this Commission and made a couple of comments about the state of the economy. I picked up the newspaper this morning and it says that the Governor is slashing municipal aid by 15 million dollars and school aid by an additional 75 million dollars. Gentlemen I asked you then what, if anything, you were doing to prepare for this recession or to react or respond to the recession. I received blank stares. Gentlemen I ask you again, now it's obvious that the state is cutting funding to the municipalities and school districts to a significant amount. And yet tonight we stand here poised to grant abatements to people that could obviously afford it and I can submit to you that is not serving the people of this community well."*

Richard McCarthy: *"one thing I should note for the record is there was a mention by Mr. Van Hook that the 5 year tax abatement process has been done differently today than in the past. All 5 year tax abatements are approved after the projects complete, that's the way it has always been. The inducement that exists, because of the existence of the Ordinance is what brings people here in terms of locating businesses. The regional shopping center owner and entrepreneur was very aware of our 5 year tax abatement program and that was an integral part of why he came here in addition to the Target situation, without either/or, without either Target or the 5 year program, we probably wouldn't have a regional shopping center."*

Emil Van Hook: *"I have to respond to that. I submit to you that Mr. Durst, at a public meeting conducted by the Daily Journal indicated approximately a year and a half ago that it didn't make any difference whether there were tax abatements in Millville or not, they would have located here. It was quoted in the Daily Journal sir."*

Mayor Quinn: "well, if you say it was there, it was there then. But, that's not what I've heard from him..."

Richard McCarthy: "his comment had to do with long-term tax abatement..."

Mayor Quinn: "yeah and I also remember him talking to me about the opportunity of that shopping center. The Union Lake Crossing shopping center being a little further north across from Loyle Lanes in Vineland along with where the Kmart complex was and he had told me that was the other option, because again, as we say and it just doesn't seem to hit home, but Vineland offers these exact same things that we're offering every single day and then some, because they draw more people. Vineland has hundreds of million dollars in second generation grant loan fund that they can throw at the people to you know, help them in different aspects of it. So, I'm surprised to hear him say that, because we know meeting with Target had it not been for the PILOT they wouldn't have come and without Target and the PILOT the shopping center wouldn't have been there, because that was the anchor to that shopping center. But, anyway, you've got 9 more times and you can come back up, I guess if you want to debate those comments. Any other comments on the ordinance on the public hearing and the first one that we have up here on Zeus Realty."

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

Commissioner Vanaman: "I just wanted to reiterate on Ordinance No. 1 that based on the paperwork submitted by the applicant at the request of Brian Rosenberger he went from 1½ employees to 2. The Ordinance calls that he's going to employ 5 or 6 new employees, 1½ to 2 works out to ½ a person. That's all I'm going to say about that one. Can I do my philosophical now?"

Mayor Quinn: "sure."

Commissioner Vanaman: "Okay, and then you will not have to listen to me on the philosophical later. These 10 abatements total up, we'll say \$3,838,000.00 assessed value, which is going to be a zero for 2009 and then only 20% for 2010. When you add that in to what we've already abated we are now looking at a total abated assessed value of \$33,000,000.00. I can imagine that would greatly impact on a calculation of a lower rate when you're talking about \$33,000,000.00 worth of property that's not being taxed. I would at least agree that the process has now been greatly tightened up with the new Ordinance and with the fact that Mr. Rosenberger is doing a very good job of looking at all the paperwork and then doing a very good job of giving me 3 weeks worth of reading to do with all of my copies that I got. He's doing a good job, because there were actually 2 other applications when this process started that he actually denied. So, there's 2 applications that never made it this far. They were denied, because they didn't fit the criteria. So, for that I congratulate Mr. Rosenberger. The only other problem I have with it in general is not only with No. 1, which is merely an upgrade to a facility that was already here. I've seen various businesses that have been in town for quite awhile who have done significant upgrades to their property, which has created

additional employment and they've never even requested or looked into an abatement. I'm not going to name them, because I don't want to put anybody on the spot, but there's 2 of them that jumped out of that meeting immediately that made a significant improvement and expansion of their property and they didn't even request an abatement and they've been long time Millville businesses. Getting back to Ordinance No. 1 with Zeus, I don't see how a 10 percent addition to your existing facility qualifies... and I was also trying to get a hold of Brian, because when Zeus turned this in they said the project cost \$120,000.00, but he's assessing it at \$793,000.00. So, apparently Mr. Zeus didn't get his numbers very good. That's all I'm going to say philosophically and that's all I'm going to say on Ordinance No. 1."

Mayor Quinn: "I guess I do question the number of people on the Zeus Realty one. I would like to know how you can go from 1½ to 5 or 6. Now, could these all be part-time. Some of these people..."

Richard McCarthy: "I think they are all part-time. I didn't make a distinction in the Ordinances between part-time and full-time..."

Mayor Quinn: "because I'm thinking it is a 24 hour a day operation. Granted they probably don't have somebody there at midnight, but you know, obviously he's certifying this. Correct?"

Commissioner Derella: "yes."

Mayor Quinn: "he's certifying that this is how many people he will have. So, I guess what one of the situations is there some way before 2 years, within that 2 year period, is there some way to have some type of verification of W-2's?"

Richard McCarthy: "there's an annual certification that has to be filed by this new procedure that we put in place..."

Mayor Quinn: "okay, so it's not a 2 year, it's a 1 year..."

Richard McCarthy: "it's the promise. See, don't be confused... when someone says they anticipate creating 5 to 6 jobs within the next 2 years. It doesn't mean that all 5 or 6 jobs are going to come in the first year, maybe 2 or 3. Now, in deference to what Paul Porreca said, I'm not questioning the logic that he presented with respect to the point. Although, I think this may be a bigger facility than what was indicated, because of the assessment. But, having said that, we double checked these figures, because actually what triggered it was the concern that I had when I saw 170 employees for Sonic and 80 for Chili's. They didn't seem to correlate. But, we got a complete explanation with respect to that and we went back and he double checked all these representations that were being made by the applicants to make sure that these, because the gentlemen could have said 1 or 2 and still would have had compliance with our criteria. So, this is what was represented and has been double checked and it's going to be verified. The comments that Paul made with respect to verification is exactly what should be done and is going to be done. We've got a whole process involved here that's going to change the dynamics of this whole procedure as it's done in the rest of the state. Because, the rest of the state is not doing anything like what we're doing

here. This has to do with transparency and oversight. That's why this Ordinance was done this way, that's why these tax agreements were done this way, that's why there's responsibilities for the tax assessor and the tax collector. They're spelled out right in the last paragraph of the Ordinance and they're going to coordinate, they're going to ensure compliance and when there is noncompliance, there is going to be a report to the board and action taken. Now, we'll go back and check, we can go back and check again, the Zeus situation and find out how much is the total assessment, because that's not in my Ordinance. But, what the real total assessment, whether it's \$120,000.00, whether the improvement was \$120,000.00 or whether it was \$790,000.00 or whatever that figure is Commissioner that you had. That's not part of, I didn't put in the improvement values in the Ordinance, I put the employment figures in the Ordinance for transparency reasons. So, questions like this can be raised."

Commissioner Vanaman: "right, the 793 came right from Brian..."

Richard McCarthy: "well, that's a much larger improvement than what we're laboring under, so maybe 5 or 6 employees over a 2 year period may or may not make sense, but I'm just saying that it's been double checked and we'll triple check it and verify it."

Mayor Quinn: "the other thing, just for verification, when this company, at the end of the 2 year period if they did not hire the 5 or 6 as they're saying that they're going to do that. Then are they taxed on the past 2 years where they failed to have to pay taxes, but did not follow what they said they would do..."

Richard McCarthy: "if they fail, there's provisions, first of all it's going to be checked annually..."

Commissioner Derella: "every year..."

Richard McCarthy: "every year it's going to be checked..."

Mayor Quinn: "and he's got up to 2 years to hire 5 or 6..."

Richard McCarthy: "yeah, up to 2 years to get the full compliment of the employees that were represented in the application. You may only hire part of them in the first year, as I indicated. But, at any stage of this process, we don't have to wait 2 years, if we become aware of information or we check into something that we find questionable and determine that they're not qualifying, there's going to be a report to the board and there's going to be a revocation. We're serious about this. This isn't just some window dressing we're doing here. I took a lot of time putting this ordinance together and the tax agreements together and it's a lot stronger than anywhere else in any other municipality in the State of New Jersey and I'll challenge any of you to go see if you can find one that's stronger than this one in the entire state. In fact most of them are just following the statute and aren't even doing it this way. But, we're serious about compliance, which has been the criticism level and we intend to provide the oversight and there's people in place that intend to do it and everybody will participate, including myself in that process."

Commissioner Derella: *"Mr. McCarthy would you review for everyone that after the 2 year period if they don't comply with what they agreed to and what the repercussions are. Obviously rescinded and they become fully taxed on the tax rolls and then..."*

Richard McCarthy: *"and then you collect all the taxes that were otherwise due and payable, which is what the Mayor's question was."*

Mayor Quinn: *"right, thank you..."*

Commissioner Vanaman: *"I have one further question Mr. Mayor, because I'm looking at the Ordinance that we're talking about and I must have missed something in my reading at nighttime. The 2 year timeframe that keeps being referenced..."*

Richard McCarthy: *"it came out of the statute..."*

Commissioner Vanaman: *"but, it's not in the particular Ordinance, each Ordinance, is that in Ordinance Chapter 65..."*

Richard McCarthy: *"it's in the statute and it's in the application form that the state uses..."*

Commissioner Vanaman: *"okay, but it's not in our Ordinance, it don't say anything about 2 years in here."*

Richard McCarthy: *"well, I'm not questioning that, but you have to understand the statute controls here, the Ordinance controls here, the agreement and the application. There's a series of law and documents that apply here and consequently, I believe you will find in the application that the state provides that it is in that part of the process. And the application, by the way, and all of the supporting documents are part of the tax agreement. They are incorporated by reference in the tax agreement, so they are part of the agreement."*

Commissioner Vanaman: *"right, but the only point I'm trying to make if this Ordinance says 5 or 6 new employees and the applicant certified on December 18<sup>th</sup>, which was only 3 weeks ago that he only has 2, there's no reference at all in this ordinance about 5 or 6 employees in 2 years."*

Richard McCarthy: *"I put the number in consistent with the statute. In other words that's the anticipation of the number of employees within the 2 year period with 5 or 6 new employees within the 2 year period is what is the law."*

Commissioner Vanaman: *"okay."*

There being no further comments from the Commissioners 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.

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

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Goodmill, LLC, Kay Jewelers, 2160 N. Second Street

Director Derella 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.

Paul Porreca: *"Hello, Mr. Mayor and Commissioners my name is Paul Porreca, I live on Porreca Drive. Just briefly I would like to re-raise the problem that the lease has not been looked at and I fail to see how you can conscientiously vote, even though I will admit that on their face all those applications employment wise and whatnot, they're new businesses probably qualify, but I fail to see when the ordinance calls for the lease in order to insure that the tenant gets the benefit of the break to provide the employment and if you don't know the answer to that I fail to see how you can conscientiously vote on it one way or the other."*

Commissioner Shannon: *"Mr. McCarthy you did say the leases were attached. Correct?"*

Richard McCarthy: *"attached to the application, the tax assessor for completeness purposes, he went right down that checklist, as far as I know, because I talked to him about it..."*

Commissioner Vanaman: *"there are no leases."*

Paul Porreca: *"but, that doesn't answer the question. Does the lease pass it on? Nobody has answered that. It's a very simple question. Does the lease pass the tax abatement on to the tenant or does Goodmill put it in his pocket? Whether Mr. Rosenberger reviewed it or not really isn't the point. The point is after he reviewed it, did he make that determination. Yes or no?"*

Commissioner Derella: *"I don't have an answer for that."*

Mayor Quinn: *"I'm saying, maybe we should table these if we haven't seen the lease..."*

Commissioner Derella: *"I'd have to rely on Mr. McCarthy. I mean I reviewed all the documents, I did not and I'll say it again. I did not read the lease. I've been involved with the process since the beginning with Mr. McCarthy and Mr. Rosenberger, reading and going through it, making sure Mr. Rosenberger was complying with what his responsibilities are through the process and working with Mr. McCarthy getting to this point right here. I'm comfortable understanding the process and knowing the checks and balance and that we at any given time can go and we can check on enforcement and make sure that these things are in place. But, again I need to have a legal opinion from Mr. McCarthy."*

Richard McCarthy: *"Well, I mean obviously all the documents that are a part of the application need to be reviewed. There's no question about that. They were reviewed"*

by the tax assessor and I assume that they were the part of the package that you guys received as well, because he was putting the package together with all the documents that he received. I will take issue with Judge Porreca on one issue though. I don't necessarily agree with his interpretation, I mean there's no question the lease agreement has to be attached, but I don't agree with his interpretation that automatically the tax the full benefits of the tax abatement have to be passed on to the tenant. I don't think there's anything in the statute or in our ordinance or anywhere that I'm aware of that says exactly that. I haven't seen that at all, anywhere. And I'm sure it's a factor in what market rent they set between the landlord and the tenant, but I don't think that's going to be readily apparent in the review of the lease as to what the... that's going to be separately stated in the lease agreement as to what the financial impact on the market rate that they charge the tenants under those leases, what's attributable to the abatement, I would be shocked if it's in the lease."

Commissioner Derella: "the leases were developed at the time of CO and the move in date and all those things over the past year..."

Richard McCarthy: "the leases were developed in anticipation of these applications. Goodmill knew what they were applying for, they know that they were going to apply for abatements in all those buildings up there whenever they put a tenant in. So, I have a disagreement with the judge on the particular point that he's making, because if I understand it and I don't want to put words in his mouth, but if I understand his comments correctly, he's saying by law the owner of the shopping center is obligated to pass on all of the benefits of the abatement to the tenants and that should be clear in the lease. I'm not aware of any law to that affect."

Mayor Quinn: "well, think that I would probably ask that if we haven't all had the opportunity to read the lease and whether the lease has anything in it or not, it probably is something that maybe we should table these until we have the opportunity to read the lease..."

Commissioner Shannon: "Mr. Mayor I would disagree. I think we have had this before us for awhile, Mr. Rosenberger has done an awful lot of work to certify this. This is a certain criteria in which these people have to meet. I think we heard our solicitor say that if these people are not compliant we can rescind these. We don't have to wait a year if there is an issue. I think there's a disagreement about the way the law is read and we just had an explanation from our solicitor and I feel that we need to vote on these."

Commissioner Derella: "I agree with Commissioner Shannon."

Mayor Quinn: "okay."

Commissioner Vanaman: "are we still in the public meeting."

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

Commissioner Vanaman: "Cite specific, Mr. Porreca has pirated another one of my questions. I had made a comment here, do we even know if they give a break to the tenants on their leases with the abatement of taxes. Apparently we don't know."

Commissioner Shannon: "does that have anything to do with the statute though, Dave..."

Commissioner Vanaman: "I don't know..."

Commissioner Shannon: "you see, I'm confused here. I heard a statement and I heard a response, so I don't know what we're throwing out there. Are they supposed to realize the benefit, I heard from the solicitor..."

Richard McCarthy: "there's nothing in the law that I'm aware of, there's nothing in the law that I read that requires that at all..."

Commissioner Vanaman: "I'm not questioning the statute, I'm just touching base on economics. Normally what drives a rental lease agreement is the costs that the landlord incurs. The less cost, the less rent. That's just a general question. Do we know? No, we don't know. But, that's not my main point, but it's simple economics, the lower the cost the lower the rent. Once again, I got to refer back to a couple of meetings ago, when we were talking about helping out, rescuing downtown local merchants. With the addition of some of these abatements tonight and with the abatement already on there and with some probably yet to come, because they just opened up. There are going to be like 6 or 7 or 8 eating establishments up at Union Crossing. Can you imagine the foot traffic that would be downtown, which was part of the \$40,000.00 survey, it said more eating places downtown. I don't consider foot traffic at Union Crossing helping the downtown, but we keep pushing everybody out there. We have 2 downtown, wait a minute are we on Ordinance No. 2, yes we are good, 8 more to go. We have 2 downtown jewelers, this Ordinance No. 2 relates to Kay Jewelers by the way. We have 2 downtown High Street jewelers, one of whom who has an older smaller building and he only has to pay \$2,750.00 a year and the other one has a newer building, you know, remodeled assessed at \$196,000.00 for which they're going to pay \$5,900.00 a year verses Goodmill and/or Kay Jewelers paying 0. That's certainly an economic advantage to helping the downtown isn't it. I don't see the sense of it."

Mayor Quinn: "David, if it wasn't for those shopping centers, we'd have no UEZ money, you know that. Before we had the shopping centers the only one who generated UEZ money was Farm and Family and then finally we got a Wal-Mart and that's why Vineland has hundreds of millions of dollars in sales tax and we don't have any. So, what do you want to do, you want to go backwards and say we don't want the Union Lake Crossing, because they're going to take..."

Commissioner Derella: "Wal-Mart received an abatement..."

Mayor Quinn: "yeah, Wal-Mart received an abatement when they came and we weren't here..."

Commissioner Shannon: "one point I would like to make too and I'm looking... and point well-taken on the jewelers, point well-taken. Longhorn, Sonic, Chili's and I guess you can throw

the Roadhouse in across the way there, Dale Evans, whatever they are out there.."

Mayor Quinn: "Bob Evans.."

Commissioner Shannon: "Bob Evans, Trigger. I have never gone to a downtown and seen any of those eateries.."

Commissioner Vanaman: "I have.."

Commissioner Shannon: "on a downtown High Street type situation. I don't know that a Chili's would come to a downtown, I don't know that a Venuto's would come to a downtown like that. I think the surveys show that they're looking for eateries in lines of the Oar House, Winfield's.."

Mayor Quinn: "The Looking Glass.."

Commissioner Shannon: "the Mexican Restaurant that tried to make a go of it, obviously the major concern with a lot of the restaurants downtown, obviously are the Liquor Licenses, which are very, very hard to come by. So, most of the establishments in the downtown are BYOB, that sometimes is not a great draw for a restaurant to go without that liquor license. But, I don't think that when you talk about the restaurants that are locating at the crossing is taking away in anyway from our downtown. Since we're going back and forth philosophically, I want to get mine out there too. We're talking about the jobs that are created, whether it be 1, 2, 80 or 170 whatever you put down. I know that Brian Rosenberger has gone through a long process in certifying these I know that this Ordinance has been tightened up over the last year or so, by Mr. McCarthy with some of the suggestions from Millville First for transparency. I'm comfortable in the fact that these businesses submit their applications. Brian Rosenberger goes through the checklist, he checks them and they're double checked and it comes to us and certifies them for the abatement. I look at it as any jobs that this Commission can create, whether it be 2, 20, 170, 80, whatever it maybe, I think we need to do that. We are in one of the highest unemployment areas in Cumberland County in the State of New Jersey. The people that need jobs are people that need entry level type, are able to provide that so that they can get that experience to build a resume and hopefully utilizing Cumberland County College and continuing their education in doing that. So, any jobs created I think is a bonus for us as a Commission and that's my philosophical side, that jobs created are great or 1 job is greater than no job. So whatever we can create, we create."

Mayor Quinn: "and 296 is pretty darn good."

Commissioner Derella: "one of the things we got to remember is you know with the introduction backing these, 70's into the 80's with the Cumberland Mall and then Cumberland Crossing, all those things took away from both downtowns, as far as Millville and Vineland is concerned. Over the last 10 or 12 years we've seen and Vineland's starting to experience it, our downtowns slowly starting to come back. The economic times, which we do recognize are very, very trying right at this moment have helped us be able to develop a theme for our downtown, which is a little bit unique. To say, you know, we want to drive some of these businesses down into our downtown. We just had a debate several months ago in regards to big box stores and

chains and things like that coming into our downtown, there's a side that didn't want them, and a side that does want them in trying to keep that uniqueness. I think there's a place for all the businesses that want to come to our town and I think the incentives need to be there and I think that what we have done and put in place to tighten up the abatement program is absolutely second to none in the State of New Jersey. Yes, the criticism at the microphone helped drive this and make this happen. But, it also took work on this side of the microphone, by us, by the professionals, by Mr. McCarthy, Mr. Thompson and everybody to get to this point. You know, especially working with Don Ayres. I was at the UEZ meeting this morning, as you were Mr. Mayor at 7:45 and the question was raised about, what did we do different, what are we doing, why are we doing these things individually. I had to explain it to several members of the board why we were doing these things. Because, it tightens up the process, it gives us an opportunity to check and to make sure people are being compliant. Because, there was no mechanism, if it was, it was not enforced and that's on us and Commissions previous to us. It's now in place. I caught the ear and the questions from Jim Lelli at the City of Vineland on some of the things that we are doing. Okay. So, again we're on the right track and again I got to thank Mr. McCarthy and Don Ayres especially for the effort they put in to make it as tight as possible and it gives us the opportunity to check on these and as I said earlier, Mr. Porreca did acknowledge that we found 2 noncompliant, we sent the notice, one did comply and the other has not and we're going through the process to rescind."

Richard McCarthy: "one other issue is transparency, this is what we're doing by individual Ordinances, having this dialogue tonight has to do with transparency. Not just oversight."

There being no further comments from the Commissioners 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.

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

Ordinance No. 3-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Goodmill, LLC Party City, 2102-2198 N. Second Street.

Director Derella 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.

Paul Porreca: "Good evening Mr. Mayor and Commissioners, my name is Paul Porreca and I live in Porreca Drive. I haven't moved since the last time I was up here. You know, this is really terrific that you get an opportunity tonight to answer the comments that are made. The solicitor put words in my

mouth, which isn't a good idea. I didn't say it was the statute that required that or the statute said they had to pass it on. I don't mean to infer that, I didn't say it and I don't imply it. It's logic and common sense, which is a little scarce these days, however here's what it says. If the project is commercial a description of any lease agreements must be submitted. Why? You have to ask why. It's a great question. Why? And the only reason is, that I can think of, now maybe somebody can give me a different reason I haven't heard one, a lot of discussion, but I haven't heard one. The reason is because the drafters of the Ordinance wanted to be sure that the person making, supplying, creating the jobs was getting the benefit. Now, as far as, well, you know, rents and taxes aren't usually in a lease. Bologna, every commercial lease says, Mr. Mayor, you know it, if there's an increase in taxes Mr. Tenant you're going to pay it. Right? So, is not the converse true, so it's perfectly logical to me and it would seem to me it wouldn't take much reading to read the lease and figure it out, it would say; presently there is a tax abatement, however and because there's a tax abatement your rent is going to be \$500.00 a month, however the taxes are going to go on 20 percent in year 1 and you're going to pay the 20 percent and in year 2 you're going to pay the 40 percent. The logical, reasonable, rational, predictable and that's why that's there and there's no other reason for it, unless somebody can come up with one, but I haven't heard it, I just heard..."

Richard McCarthy: "I'll be happy to give it to you..."

Paul Porreca: "oh good, let's hear it..."

Richard McCarthy: "that section reads, if the project is a commercial or industrial structure, a description of any lease agreements between the applicant and proposed users of the project and the history of description of the users businesses. It's use that's important here to make sure that it complies with our criteria. It's use that's important."

Paul Porreca: "What's that, what did you just say. I don't even understand what you said. It's money that's important. You know, use, who cares. The use has to be in keeping with the zone, the only possible reason for that, I submit, respectfully I end the discussion and I didn't do any philosophy stuff, I'm way past that. So, I still say.. now, just 3 other quick points, I certainly hope that this report that you're referring to that will happen every year, doesn't go the way as a number of other reports that are never submitted to the City that are required by ordinance and I referred to the ordinance for abandoned property, there's supposed to be a report by the construction official, in the ordinance it says so. Nuisance properties, there's supposed to be a report by the construction official, the only time we ever got it, was after I insisted on it for about 3 meetings and then we got one that was inadequate, incomplete and not in compliance with the Ordinance. I do not draw much comfort from the fact that the ordinance says there will be a report, given the history of things like the construction and the zoning official is supposed to give a report as well. I haven't seen that come up in the Commission Meetings among reports, like tonight we had the tax collector's report and the fire report, I don't see those 3 reports and they're required by your ordinances, not my request, your ordinances. One other thing that was said, I think Commissioner Derella, when you said there were 2 people or 2 businesses or properties, tax payers that have abatements that did not pay

within 30 days as required. Then you said one, they were both told and one came forward and paid and therefore they're in compliance. How's that, did they roll the clock back? In other words if you don't pay within the 30 days, you're in violation and you have the right to withdraw the abatement. So, the way I took what you said was, that if well if we tell them they didn't pay their taxes in 30 days and then on 45 days they come in and pay them, well we're not going to revoke their abatement."

Commissioner Derella: "No, you did not, I'll have Mr. Rosenberger here at the next meeting and he'll go through detail on the process. Because, I don't want to misinterpret or mislead you or anyone else in the public. That's not my intention..."

Paul Porreca: "okay, so you're telling me that there were..."

Commissioner Derella: "one was rescinded..."

Paul Porreca: "there was a report that 2 were behind 30 days or more and only one will be rescinded..."

Commissioner Derella: "at this point one is being rescinded. Correct."

Paul Porreca: "okay, we'll be at the next meeting, God willing and weather permitting."

Mayor Quinn: "thank you."

Richard McCarthy: "one point that I want to make that's important, possibly in that regard and I don't know all the facts, so I'm not certain. But, this tax agreement provides for the 30 day provision. These new tax agreements do. Whatever the tax agreements were that were in place when those others were put in effect are the ones that control. I am not certain that the other tax agreements have a similar provision in there to this provision. So, there may be a reason why Brian is making a distinction between those that came before this ordinance and this new process as opposed to those that come afterwards. Because, those that come afterwards it's clear that if they are behind by more than 30 days there is no curing, I didn't put any provision about curing defaults in the tax agreement or the provision. There will be a revocation."

Commissioner Shannon: "which was one of the things brought up by Millville First I think concerning some of the prior ones..."

Richard McCarthy: "yes, that was what Paul was making that point, but I'm not certain that we're on the same playing field, because I haven't looked at that tax agreement that Brian is looking at with respect to those 2 existing. I'm only looking at what we put in place right now. That's a whole different... that may be a completely different set of scenario's with respect to the 30 day default clause. I don't know that is in that earlier agreement. I didn't draft that agreement. That was an agreement that was put in place back in 1985 or '86 by Bill Forrester."

Commissioner Derella: "and that's why, Mr. McCarthy that's why I need to refer it to make sure that Mr. Rosenberger is here

to clearly state, okay, what the previous ordinances were and how they were handled and that's what he was going by in my conversation..."

Richard McCarthy: "he has to by law. The statute says, what the law was in existence at the time of the approval is what controls. Now, we've got a whole new set of criteria set here. That controls all the tax abatements from this point forward. What these documents, can't control the pre-existing tax abatement, you have to rely upon the documents that are in existence for them and the law that was in existence at that time."

Mayor Quinn: "I would say at the agenda meeting today, I was there with Mr. Rosenberger and he did state that if it's 31 days there out..."

Commissioner Derella: "that's the current..."

Mayor Quinn: "that's what I'm saying, the current. Right. So, I'm verifying that he made that statement, there is no grace period and you're done. So, that is under the current one. Mr. Van Hook, I'm sorry."

Emil Van Hook: "Thank you Mr. Mayor, Emil Van Hook, I too have not moved in the last few minutes. I'm going to make just one quick point and I'm going to give you one short history lesson. I still have a problem with that the company making the application for the abatement is not the company that is providing the jobs. They may have built the building that the jobs are going to work in, but they're not the company that provides the jobs. The tenant is. So, that's one problem I have. Now, I have a history lesson. This is going to sound like I'm sympathizing with your position with the Vineland/Millville Football Game..."

Mayor Quinn: "yeah, we lost and I had to buy dinner..."

Emil Van Hook: "hey, that's the way it goes, sometimes you bite the bear, sometimes the bear bites you. But, how did Vineland come up with all this money, more than Millville did..."

Mayor Quinn: "because the mall was put into the UEZ..."

Emil Van Hook: "Millville/Vineland original zone, the UEZ zone and Mr. Thompson is the only one here that can... that remembers it, only encompassed Landis Avenue, High Street and some other small areas. It was originally intended for downtowns and that was the intent of the legislature. The Vineland people, God Bless them, recognized Cumberland Mall, which was the only mall at the time was a cash cow and they wanted to include that in their Urban Enterprise Zone. In order to do that they had to take all of Delsea Drive into it. Millville did not have a mall and there was only one person in Millville that voted against it and it was me."

Mayor Quinn: "Yeah and I remember that very vividly Emil and I certainly supported the same thing you're saying, because that was put in you're right to stabilize High Street and Landis Avenue."

Emil Van Hook: "and that was what caused the problem..."

Mayor Quinn: *"yeah and I agree and that put us on the uneven playing field, because that's why they have hundreds of millions, because the mall was their cash cow, as you just said."*

Emil Van Hook: *"until Cumberland Crossing came in..."*

Mayor Quinn: *"yeah, and Wal-Mart and Cumberland Crossing and now Union Lake Crossing."*

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

There being no further comments from the Commissioners 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.

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

Ordinance No. 4-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Goodmill, LLC Sonic Drive-Thru, 2162 N. Second Street.

Director Derella 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 comments from the Commissioners.

Commissioner Vanaman: *"This is one I am going to comment on real briefly, because it's already been brought up about six times. I too am confused by the statement of the 170 new employees. I took a run up there today, they had about 10 working today..."*

Mayor Quinn: *"they use 10 a day for 17 days..."*

Commissioner Vanaman: *"could be. It just doesn't sound to me with, when they have 119 operating hours. They're open, this is not a commercial, they're open 7 to midnight, 7 days a week. That's 119 hours. I just don't see how it would be meaningful, gainful employment with 170 people. It sounds more like there's 170 people working somewhere between 10, 15 or 20 hours a week perhaps."*

Richard McCarthy and Commissioner Shannon: *"That's exactly right."*

Commissioner Vanaman: *"okay, boy, I got to rush up there and get an application and that's all I had to say."*

Commissioner Shannon: "Dave there was a time when you were a little bit younger that you could have used that job and you would have done fine on skates I bet."

Commissioner Vanaman: "I used to be good at that, no I was a paperboy, so I wouldn't have needed that job."

Commissioner Derella: "Commissioner Shannon is correct though. There is several high school, college kids that are up there working 10 to 15 or up to 20 hours a week, getting gas money, helping with their education, buy books and all those things. Their employment does fluctuate up and down. I'm not going to question how they run their business, just like I have to run my business in Nova Care that my company puts me in charge of that and I got to figure out my manpower and the ability in who I need to use when, how and why and I have ups and downs in our business as well. So, again, the process will flush out any of these statements as we go through."

Commissioner Shannon: "and the one thing about Sonic, Commissioner Vanaman all kidding aside, I look at that as more of a young person type employment. Obviously, there are some managerial type jobs inside with slightly older managers overseeing that, but that is a lot of part-timers, as Commissioner Derella said, high school students, college students working there on very short hours in between classes and things of that nature, so I look at that as, you know, I would say that they do probably have that many employees. Just knowing a couple of other businesses that hire the younger crowd. A couple of grocery stores that I'm very familiar with have quite a few employees if you look at it, because they only work 8 to 10 hours a week and they have a lot of hours to fill. So, I think that could be a little confusing, but I do see that as a much younger type employment base there."

Commissioner Derella: "what's interesting about Sonic, when we were there for the ribbon cutting they had brought managers in from New York and other states to do the training and each one of those managers, I believe there were 5, all started on skates doing what they had to do, got a degree and came back and worked their way to where they're managing different stores in different areas of the country. So, I thought that was pretty interesting."

There being no further comments from the Commissioners 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.

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

Ordinance No. 5-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Goodmill, LLC, Venuto's Old World Pizza, 2166 N. Second Street.

Director Derella 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, Derella and Quinn. Nays: Vanaman.

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

Ordinance 6-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Grayling Corp., Chili's Grill & Bar, 114 Bluebird Lane.

Director Derella 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, Derella and Quinn. Nays: Vanaman.

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

Ordinance No. 7-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding JLD Realty, LLC, Finish Line Auto Repair, 204 South Wade Blvd.

Director Derella 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 further comments Mayor Quinn declared the public hearing closed and asked for comments from the Commissioners.

Mayor Quinn: *"I would like to mention that Mr. DiDomenico did come to the last meeting and mentioned had it not been for the abatement, he would not have been able to build a business and put it down there on Wade Boulevard. So, he isn't here this evening, but I know he was here at the two weeks ago meeting and talked about that."*

Commissioner Vanaman: *"Now, on this one, this is one that did have a lease attached, Mr. Porreca, and the lease, not surprisingly, does say that the lessee is responsible for all taxes. Which is normal in a lease, it is in the lease. I don't know if it's really, apparently this just looks like a family venture because of JLD Realty..?"*

Mayor Quinn: *"It is, well its..."*

Commissioner Vanaman: *"...and the operator of the business have the same last name..."*

Mayor Quinn: *"Yeah, it's Chad DiDomenico."*

Commissioner Vanaman: *"Okay, so the Realty company is getting the abatement and the son, cousin, brother whatever is actually going to pay the rent."*

Mayor Quinn: *"Yep."*

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

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

Ordinance No. 8-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Ripicon South Laundromat, 1125-1127 South Second Street

Director Derella 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.

Doug LaTorre: *"I'm Doug LaTorre, right on East Vine Street. I just wanted to know, are these people requesting abatements and exemptions because of the recession or..?"*

Mayor Quinn: *"No, it's when you build new buildings, you get...When you initially build a new building, if it's a commercial property, it's within the UEZ Zone, all of this, you have the opportunity to ask for a tax abatement on that property for five years..."*

Doug LaTorre: *"Okay."*

Mayor Quinn: *"...0, 20, 40, 60, 80 then it kicks in at a hundred percent."*

Doug LaTorre: *"Okay, thank you."*

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

There being no comments from the Commissioners, the motion was passed, by the following vote: Yeas: Shannon, Derella and Quinn. Abstained: Vanaman.

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

Ordinance No. 9-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding Richard & Ann Selover, R.N. Selover, Co., 17-21 Wolf Road

Director Derella 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.

Mark Krull: *"Does giving abatements cause our County Tax rate to go up?"*

Mayor Quinn: *"Joe?"*

Commissioner Derella: *"There is an impact. We've discussed that many times, because, you know, it does. And it also will fluctuate based on the year that the abatement is in. The issue is that those taxes go through the equalization process and that burden is not only shared by the City of Millville, we've admitted that and we've said that publicly many times, but it's also spread out to the entire County. All fourteen municipalities have to deal with that, just like the City of Millville residents helped us defray some of that burden from Vineland's abatements as well as Bridgeton's. It's spread out that way because they in turn share when those things become fully on the tax rolls and become full tax-paying entities in the County, the Municipalities share in that benefit as well."*

Mark Krull: *"Okay, is anything that the Municipalities such as Millville can do about that? Because the County tax rate, as you all know, has accelerated a lot faster than the City, like Millville's second lowest taxes in the County. I just wanted to make that statement that, you know, you read in the paper that the County tax rate has gone up since 2001 70%, but nobody's complaining to the County. I just wanted to make that editorial, philosophical comment. Thank you."*

Christina Rivera: *"Hi, I don't want to prolong this..."*

Mayor Quinn: *"We just need your name and address."*

Christina Rivera: *"My name is Christina Rivera, 428 Caroline Lane, it's a new development over off of Broad Street. I'm new to Millville, I came from Philadelphia, so I'm very familiar with tax abatements. And I understand, unlike most people here, why you're doing it to create jobs. Unlike myself or my husband. My husband drives an hour to work for a good paying job. I drive forty miles a day for a very good paying job. I was proud to move to Millville, which is a big culture change, for me, from Philadelphia. My parents are business*

owners, so I believe there was one small chain, and a gentlemen over there and I were discussing that we believe that, you know, these smaller people, these smaller businesses do deserve these abatements. Sonic's here, Wal-Mart's here. They're not going nowhere. I shop at them stores every weekend. I have not been down to your downtown district at all, I've been here for five months. I have not been there once. There's nothing that draws me there. Do I have an interest in art? Maybe somewhat, and I hear that you have these Art Galleries that go on. I work all week. Saturdays and Sundays I really don't have time to venture and do this. I'm shopping at Union Lake Crossing or at Wal-Mart, or sometimes I even go down to Vineland because Shop-Rite in Millville is too high..."

Mayor Quinn: "Shame on you, shame on you. You shouldn't go to Vineland..."

Christina Rivera: "...It's too high. You can go to the Millville instead of Vineland and you can pay half for a pack of ground meat."

Mayor Quinn: "Our Shop-Rite is too high? Compared to yours?"

Christina Rivera: "It's too high. Same owner. Same owner."

Mayor Quinn: "That's terrible."

Christina Rivera: "I'm telling you how it is. Now, you have companies that are here. Huge companies. You go in these stores and they're packed. And I feel that it's appalling that it should be, and I just said it, prerequisite. These abatements should be addressed before these people even build. That's my personal opinion and I'm entitled to have it. And I understand that your decisions are made, and you're going to do what you're going to do at this point. My Tax Assessment five months ago when I moved in in October was \$4,500.00. As of today, my taxes, as of today, which I got off the phone with the Tax Collector and my mortgage company, has went up to \$8,600.00 in five months. Now, personally I did private school tuition for many years, so as of today, because I have a student in high school, and a student in Holly Heights, which is phenomenal, Holly Heights I have..."

Mayor Quinn: "Yeah, it's a great school, isn't it?"

Christina Rivera: "...a lot of good things to talk about. But, to me it's a shock that within five months my taxes doubled. And, again, I'm still a person that had to pay private school tuition and save my money. But, what do I have to look forward to? What is it going to be? I'm at one point going to be elderly. Am I going to be able to continue to afford, I mean, if it doubled in five months, what is it going to be next year, what is it going to be five years later? Am I going to be driven out of Millville because of the taxes? I understand you're trying to create jobs, I completely understand all that. But, it should be given to the right places, the people that really deserve the shot, that really need the help. You know, these corporations are here. I don't understand. They're not going to be driven away."

Mayor Quinn: "They wouldn't have come had it not been for the abatements."

Christina Rivera: "But it still should have been, I believe, like, and I'm not trying to tell you to be like another City, but it should be a prerequisite. They're going to build. They're seeing this area right now there's houses going up like crazy. That's one of the reasons why I'm here. The same house in Sewell, which I wanted to be in, was double the price. And the taxes were what mine are now. So, am I still saving money on the home over thirty years? Absolutely. But, the school districts are a little bit better down in Sewell. You know, and that's my personal opinion. The high school my daughter is going to now, it's ghetto. It's absolutely ghetto. And, coming from a Catholic School, it is a culture shock for my fourteen year-old right now. I'm sorry, that's my personal opinion. So now, are we going to put some money back into the community, or, like this gentlemen just said, yes, it's going to be passed off to us, the people who live here. I came here to be happy. And I am happy, but yet, what's going to be the outcome of this over time? You know, are my taxes going to continue to double every year?"

Mayor Quinn: "No."

Christina Rivera: "It doesn't make sense."

Commissioner Derella: "I'm confused that your taxes were \$4,500.00 five months ago..."

Christina Rivera: "I have a piece of paper sitting in the drawer of my bedroom."

Commissioner Derella: "...and now it's \$8,500. We don't raise taxes in the middle of the year, so it's got to have to do with..."

Commissioner Vanaman: "I'm thinking, since you said you've only been here five months, perhaps you're comparing you paid a half a year bill."

Christina Rivera: "It was a half a year bill, when I called the Tax Assessor two months ago because my mortgage company was raising my mortgage because of them anticipating my taxes to go up I got an actual piece of paper sent to me from your Tax Collector's office that said 'these are your taxes for 2008, you just went through another assessment', and I got a piece of paper in the mail when I got my assessment, and now after hanging up with that person and having this piece of paper that I have, because I was sending it to Country Wide Mortgage. As of today, today I was on the phone with your County and my mortgage company and my taxes are now eighty something hundred dollars, and..."

Mayor Quinn: "What did you pay for your house when you initially..."

Christina Rivera: "Two hundred and twenty thousand dollars."

Mayor Quinn: "Automatically, that means it's going to be eighty some hundred, so it had to be like Commissioner Vanaman said, there had to be some confusion with that because..."

Christina Rivera: "Again..."

Mayor Quinn: "...you don't have a \$220,000.00 home in Millville or anywhere, probably New Jersey..."

Christina Rivera: "Well apparently there's a communi...In all respect, Mayor, there's a communication problem on your workers behalf. The people that work below you apparently do not communicate effectively or are not trained in what it is that they need to do when they communicate to a home owner such as myself that's trying to make sure that I'm doing the right thing. I didn't want to overpay and I didn't want to underpay. You know, it's bad enough that last year I got slapped with an IRS bill of six grand because I made too much. But I don't make enough to continue to compensate for a tax increase such as that. Just moving forward, I want to make sure, even for me myself, you know, I'm begging people to move to Millville. Continue to make this area better, but, you know, same time, how can I invite my sister, my mother, my father, a retired cop in Philadelphia, to come out here and then be faced with a never-ending tax battle. Everybody I'm talking to is saying their taxes are increasing, increasing. Not by a little, by a lot. I don't get it. So, thank you so much for your time."

Mayor Quinn: "Thank you."

Commissioner Shannon: "I would just like to make a comment that I realize that the young lady has just moved here, and we welcome her to Millville from the big City, I would say it would be a culture shock coming to Millville from Philadelphia for sure. With what's going on up there and the things they've got going on, but I think that if you look, and Commissioner Derella, you've got the numbers better than I do, but I think that the City rate last year was \$1.13..."

Commissioner Derella: "Stable, stable."

Commissioner Shannon: "...and I think that's what it was again this year, so the City rate remains steady for the two years. I do know that the County and the schools went up a little bit, so I think that might have something to do with what you're seeing on your bill, and I think as Commissioner Vanaman said, you saw probably a half a year bill as compared to receiving your full year's bill. But I would say that the folks stop down with your tax bill and check with Suzanne Olah. I think she might be able to give you a better explanation of that breakdown of that tax bill for you, showing you that the Municipal tax, the County and the school tax. So, Suzanne Olah would be the one that you would talk to..."

Commissioner Derella: "If I could get the young lady's name and phone number after the meeting, I'll make sure I coordinate that for sure."

Commissioner Vanaman: "Just to follow up on that, Tim, in the comfort of your own home, in your pajamas, you can also pull it up online and you can see exactly what your taxes were last year, what it's going to be this year. And I can give you that website link."

Christina Rivera: "That would be great."

Commissioner Vanaman: "And, Brian, you've got to tell her where my store is."

Commissioner Derella: "But don't forget, we run on a fiscal year, not a calendar year, and that makes everything jumbled, but I'll be happy to make sure that you get to the right person and have a face-to-face meeting to completely understand."

Christina Rivera: "I'm not leaving Millville. Period. I'm not leaving."

Commissioner Shannon: "Welcome to the 'Ville."

Bob Tesoroni: "Mr. Mayor, Commissioners, Bob Tesoroni, Howard Street. Mr. Mayor, you made a statement, and I question how you arrived at that conclusion, and it's a rhetorical question, I guess, because you make the statement and you've made it in the past that they would not have come without the abatements. And you base that on the fact that that's what they said to you. 'We won't come without the abatements'. I say it's time to test the water. If you never tell them no, how do you know they wouldn't have come without the abatements?"

Mayor Quinn: "Well, because they told me if they didn't have the abatements with Millville they were going to go to Vineland."

Bob Tesoroni: "I would expect them to say that."

Mayor Quinn: "Well..."

Bob Tesoroni: "Because they were playing the game that Millville and Vineland plays all of the time."

Mayor Quinn: "That's right, Bob."

Bob Tesoroni: "When they come to Jim Quinn, he should say as the Mayor, 'you've already been in discussion with Vineland, we're not going to talk to you.' And if they come to Millville..."

Mayor Quinn: "...use them? Is that what you're saying, Bob?"

Bob Tesoroni: "No, no I'm not saying that. I'm saying don't let them play you, because that's what they're doing. They come to you, they look for a deal, they go to Vineland, say 'this is what he offered us', okay, we'll up the anti. Then they come back to you and they say 'hey, they upped the anti. What's your best deal now?'"

Mayor Quinn: "Well, you know, and you make a really good point, because that is true, Don and I deal with that all the time, you know, trying to get them. Obviously what we have to offer to try to attract a business is tougher for us, Bob because as Emil pointed out, we've talked about, Vineland has hundreds of millions of dollars, they have over a hundred million dollars just in second generation revolving loan program."

Bob Tesoroni: "But sir, with all due respect, you had something they don't have. You had Route 47 and 55 intersect."

Mayor Quinn: "They have that, too, Bob, they have that..."

Bob Tesoroni: "No, no, no. Where they have it at is on the other end of their town. You have it at a prime location. And Sonic, Sonic is asking for a tax abatement. Do you realize that everywhere you have a Target, you have a Sonic?"

Mayor Quinn: "No."

Bob Tesoroni: "They go where Target is."

Mayor Quinn: "No. I've been to Targets and never seen a Sonic."

Bob Tesoroni: "That's what they do, they go where they're at."

Mayor Quinn: "...in the State of New Jersey, and I've been to five or six Targets."

Bob Tesoroni: "And it's just like Lowes and Home Depot. You find one, you find the other. We've never told them no. Try telling them no one time and see what happens. Test the water."

Mayor Quinn: "Well, here's an example. In fact, former-Mayor VanHook left. One of the biggest disappointments I had was when I got elected, Emil had done some good leg work, had Home Depot all set up, even had signs, 'Home Depot coming to Millville'. And you know what? We lost them to Vineland in the meantime. And I felt terrible because that was a ten, I don't know, what, a 30 billion dollar, whatever the ratable was, and what made it twice as bad was the sales tax went to Vineland for the Home Depot, so we had a double-whammy, we had a double-loss. So I was thrilled, eventually Don and I were able to get Lowes to come to make up for the loss of Home Depot. So, it isn't quite...I mean, I have to sit, and I know what we go through every day trying to attract people, and it's not just Vineland. We've had, Don can tell you, Pennsylvania, New York State, people coming and looking all over for the best possible deal, and they're looking for everything you could possibly give them because other people aren't giving those. I talked to Bob Romano today, he's one of my best friends. They're not about to give up their abatements, they're not about to give that up, and we can't give it up, especially with these times as it may be, so you may be right, maybe some of them suckered me, but you know what, when I first got elected, the tax ratable base for the City of Millville was about 670 million, and I know we've had re-vals and all that, but where are we now? A billion two..."

Commissioner Derella: "Just under 1.6."

Mayor Quinn: "1.6. We've more than doubled our ratables. Now, some of that was because of the new assessment. I'm not going to say we just did it on our own. But, my goodness, look at the shopping center and the UEZ monies that that's bringing in now that we didn't have before. All we had was Wal-Mart, you know..."

Bob Tesoroni: "What I'm trying to figure out as the other tax payers how that's benefitted us, because our taxes went up

*and our debt has escalated too, to...it soared off the scale, and yet we say we have all these ratables."*

Commissioner Shannon: *"Bob, you keep saying the taxes went up, but the last two years the municipal rate has been 1.13, so I..."*

Bob Tesoroni: *"And the County rate, we blame the County, we point the finger at the County, but we're creating what's happening at the County by giving the abatements."*

All Commissioners and Richard McCarthy: *"No, no."*

Richard McCarthy: *"No, we're not."*

Commissioner Shannon: *"I think we need to clear that up, Mr. McCarthy, could you please...a statement's being made and I think it's an incorrect statement."*

Richard McCarthy: *"And absolutely it's an incorrect statement."*

Commissioner Shannon: *"Would you please correct that?"*

Richard McCarthy: *"That's been analyzed by the Tax Assessor, and I analyzed it as well. The tax abatement is like the tail wagging the dog. The amount of money that's an assessment for tax abatements is such a small proportion of the total assessed value of our real estate. It has a very small affect on the County tax rate. The County tax rate is increasing because of the increase in County government. And because of the increase in their surplus to seventeen million dollars. That's why it's increasing regardless of what the Freeholders have to say about it. They've been raising County taxes for the last five years."*

Bob Tesoroni: *"Well, I find it interesting that we continue to blame the County, the State and the federal government, and we never look in the mirror."*

Mayor Quinn: *"Well, you know..."*

Commissioner Shannon: *"No, I think we do look in the mirror. I think..."*

Mayor Quinn: *"I think we do a very good job, we..."*

Commissioner Shannon: *"...we're talking philosophy again, and you're of the opinion, which we respect, that you don't like the abatements."*

Bob Tesoroni: *"That's it. They're discriminatory and they're unfair, and they put people on an unfair playing field. Absolutely."*

Commissioner Shannon: *"Okay, what I'm saying, and that's something that you have that opinion and that's your mindset and that's your opinion. Now, what I can tell you, and I can only speak for three of the four of us here, the three of us, out of the four, are of a different mindset. Simple as that. We're in favor of the abatements, we feel the abatements are an enticement for these businesses to come here, create whatever jobs that we can create, having things that we have not had in*

*the past over a five year period, over a five year window, we will realize more money using the abatements than we would if we put them on full taxes from day one."*

Bob Tesoroni: *"Well, the only thing we know is we've been here..."*

Commissioner Shannon: *"And without those abatements we're not having those businesses."*

Bob Tesoroni: *"We've been hearing this for many, many years and the people haven't seen a whole lot. We do studies all of the time. Maybe we ought to do a study and ask the people what they think. Because that's who we represent."*

Commissioner Derella: *"The State of New Jersey has the highest property tax in the country. Cumberland County is the lowest tax rate in the State of New Jersey and Millville happens to have the second lowest tax rate in the County. Second only to Stow Creek, which has no police, no paid fire, and other services that they don't offer. It is philosophy, Bob."*

Bob Tesoroni: *"But are we comparing apples to oranges, Mr. Derella? Because a lot of the municipalities have to pay for their schools and we don't."*

Commissioner Derella: *"That's why...one of the reasons why Cumberland County has the lowest tax rates."*

Bob Tesoroni: *"Exactly."*

Commissioner Derella: *"Because our schools in Millville, Vineland and Bridgeton don't have to do that."*

Bob Tesoroni: *"And what happens when we lose it?"*

Commissioner Derella: *"So we can't compare, again, Abbott District is completely a different animal. And if that disappears, I've said it publicly, I've said it when I was on the school board, and I'll say it here. That will change the dynamics of this City, we will never, no one will be able to live here."*

Bob Tesoroni: *"It'll be a ghost town."*

Mayor Quinn: *"Yes."*

Commissioner Derella: *"Absolutely. And we've said that and we know that. And right now, right now, that's still in place."*

Bob Tesoroni: *"Well I'm glad I'm leaving on that note that we agree."*

Mayor Quinn: *"That's good."*

Commissioner Shannon: *"We found something."*

There being no further 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 and Quinn. Nays: Vanaman.

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

Ordinance No. 10-2009

Ordinance to approve the application and agreement for a five year exemption or abatement from taxation pursuant to Article I of Chapter 65 of the Municipal Code regarding F. Jacquet & Sons Inc., 71-79 Reese Road

Director Derella 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 comments Mayor Quinn declared the public hearing closed and asked for a comments from the Commissioners.

Commissioner Vanaman: *"I've got to speak on this one."*

Mayor Quinn: *"Okay."*

Commissioner Vanaman: *"Okay, well this is an addition, a storage addition to an existing building of fourteen hundred square feet. The total assessed value of this addition, if there were no abatement, is twenty-seven thousand dollars. I would think the most run-down building in Millville is probably assessed at least at that. I mean, you're talking about six hundred dollars taxes a year, and the guy wants an abatement? When I read the application, it says the application indicates that no one will be working on the property in question, that same is specifically a storage area, and no work will be done on the property in question. Therefore, the applicant does not propose to connect to the City Water and Sewer. How many jobs is that going to create? Zero. Okay. I mean, twenty-seven, you know, let's get realistic, we were talking about abating somebody with a million dollar investment and this is a twenty-seven thousand dollar assessed value? And we're going to abate it?"*

Commissioner Derella: *"So he doesn't have the same right as another person to be able to apply and ????"*

Commissioner Vanaman: *"Take your vote."*

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

Resolution No. A-6364 authorizing the Director of Parks & Public Property to have Atlantic City Electric install additions to the street lighting system regarding Pole #BT64625MN and Pole #24B30454 located at 913 N. 3rd Street with 200 Watts of High Pressure was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6365 authorizing rescinding of the Petty Cash Fund for the Public Assistant Trust Fund was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6366 authorizing cancellation of mortgage regarding Doris Behler for property located at 209 "E" Street in the amount of \$4,500.00 paid in full was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6367 authorizing Special Assessment and Municipal Liens be collected for Clean Up of Property and Board and Secure for the following in accordance with Chapter 11, Article XI of the Municipal Code:

Board & Secure

- a) Block 567, Lot 3, 1106 Brookdale Terrace
- b) Block 286, Lot 17, 12 W. McNeal Street
- c) Block 297, Lot 7, 11 W. McNeal Street

Cut & Clean

- a) Block 492, Lot 39, 1805 Newcombtown Road
- b) Block 388, Lot 6, 721 E. Vine Street was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6368 authorizing the Tax Assessor to calculate and cancel property taxes for the current year based on pro-rated assessment for an application submitted from a disabled veteran who was released from the armed services of the United States under honorable circumstances during time of war in accordance with NJSA 54:4-3-30 re: Block 562.03, Lot 1, 703 Sparrow Lane, William Loatman was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6369 authorizing submission of an application to the NJ Urban Enterprise Zone Assistance Fund for funding from the Enterprise Zone Assistance Fund in the amount of \$2,950,000.00 for the economic development grant for the Levoy Theatre Redevelopment Grant.

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

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

Commissioner Shannon: *"I'd like to make a comment. I think this is a great move forward. I think the question popped up earlier, 'what are we doing to hedge against this recession?' I think this is a move in that direction. As far as downtown, this is a very huge piece of the puzzle. The vision of the past Commission to put in the writing, the papers, and the different things downtown, some of the incentives we have for small businesses down there in getting this money together for the assistance for the Levoy Redevelopment. It's a great piece of the puzzle of the overall downtown and the overall City of Millville. You know, with a lot of things going on right now. Two hotels, possibly, coming to the Planning Board this month. I don't think that you can find another small community anywhere in this State that has had so much action in the last eight to ten years. And I think that has a lot to say for the people that have sat in these chairs for the last twelve years or so to look, and yeah, there are some speed bumps in the road, and I don't think that the recession we're seeing right now is any indication of Millville, I mean this is nationwide. This is hitting the big players, but you're still seeing action in the City of Millville and I think that's a great thing and this 2.95 piece of the puzzle to get the Levoy up and running is going to*

be a big boost for not only the downtown but the entire City of Millville."

Mayor Quinn: "Very well said, Tim. Any other comments?"

Commissioner Vanaman: "Yeah, just briefly, I'll repeat what I had said before when this first came up. This is one project that I do believe in, and I strongly believe in the people that are heading this project. And if I didn't think they were ever going to get it done, I would give you my usual 'no'."

Mayor Quinn: "The only thing I did want to say, I personally like going to unique restaurants. I know we had the talk about the franchise restaurants up in the shopping center area and everything, and sometimes I do frequent them, but I find that the unique local restaurants like The Looking Glass and Winfield's and The Oar House and all those things, they're my cup of tea because they're different. They're not the cookie cutter thing, if you could go to Applebee's here you go to Applebee's in San Francisco, the food all tastes the same, and you know what it's going to be and it's pretty consistent, but I would rather go to the unique restaurants. I think, what I was going to say, regarding the Levoy is, you're going to see more and more unique type restaurants like Collingswood and some of the other communities around us that would benefit from their theater, and it's going to even help us prosper more with getting the unique type of restaurants that I think we're looking for. This is exciting, and I certainly would be remiss if I didn't thank the Board members, Amanda Page is here and her husband Jeff were initial Board members along with Joey Pierce Jr. and Sr. Of course George Walters has been tremendous help, and thank goodness as it's all come together, Lauren and Philip VanEmbden, for whatever reason, I bless them for doing it because I know that they put in hundreds of hours and really care, too about this and have taken the bull by the horns as well. So we're really excited about this, and it's been something that's been talked about for the twelve years I've been Mayor. The first Hyatt-Palma study talked about 'you gotta get the Levoy opened' and every other group that comes in and does the studies talks about how important it is for our downtown. The first year they project eighty thousand people, a hundred and twenty thousand the second year with live performances and dance and music and combination of comedy and all kinds of things, so it'll really be exciting for all of us in Millville and I'm really happy that we can do this."

Commissioner Derella: "Just want to remind everybody, this is to authorize the full application to go to the State UEZ Board and then the process goes through. And Don, the eventual approval?"

Don Ayres: "I would say maybe in March."

Commissioner Derella: "Correct."

Mayor Quinn: "And it was approved today, as Joe knows. He and I serve on the local UEZ Board."

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

Resolution No. A-6370 authorizing professional service contract with Quality Control Labs, Inc., to provide professional testing services to analyze selected parameters of potable water for the Water Utility to satisfy NJDEP permit requirements in an amount not to exceed \$30,826.00 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Director Vanaman submitted the appropriate certification of funds.

Resolution No. A-6371 authorizing professional service contract with Metcalf & Eddy to perform professional engineering services in connection with the Phase 1 upgrading of the Wastewater Treatment Plant in an amount not to exceed \$15,100.00 with the source of funding from Bond Ordinance No. 7-2008 was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Director Vanaman submitted the appropriate certification of funds

Resolution No. A-6372 authorizing adjustments to the City of Millville's Tax and Utility Records was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

Resolution No. A-6373 authorizing amendment to professional service contract for Gerald J. Corcoran, Esquire of Montgomery, McCracken, Walker & Rhoads, LLP, re: Porreca vs. City of Millville for an additional amount of \$7,000.00 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-6374 authorizing collaboration with the County of Cumberland in the performance of Records Reorganization, Purging and Shelving through the State of New Jersey Public Archives and Records Infrastructure Support (PARIS) grant program with the City's funding to be leveraged through the County of Cumberland and the County of Cumberland to be both the lead agency and applicant was adopted, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

A motion was made to authorize the City Clerk to advertise a Special Meeting to be held on Tuesday, January 20, 2009, 5:30 p.m., 4th floor Commission Chambers, City Hall regarding the demolition or rehabilitation of a structure located at Block 567, Lot 3, 1106 Brookdale Terrace

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

Social Affair Permits on behalf of the following:

- a) Ukrainian National Home, 801 Carmel Road to be held on Saturday, January 24, 2009 from 6:00 p.m. to 12:00 a.m.
- b) BPOE #580 Millville Elks Lodge, 1815 E. Broad Street to be held on Saturday, February 7, 2009 from 7:00 p.m. to 11:00 p.m.
- c) BPOE #580 Millville Elks Lodge, 1815 E. Broad Street to be held on Saturday, February 14, 2009 from 7:00 p.m. to 11:00 p.m.
- d) BPOE #580 Millville Elks Lodge, 1815 E. Broad Street to be held on Saturday, February 21, 2009 from 7:00 p.m. to 11:00 p.m.

e) BPOE #580 Millville Elks Lodge, 1815 E. Broad Street to be held on Saturday, February 28, 2009 from 8:00 p.m. to 12:00 a.m. were ordered received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

A motion was made to authorize Request and Authorization for Records Disposal from the City Clerks Office for copies of receipts, resident copies of vital record certificates, monthly dog reports, brass dog tags, dog licenses, beach badges and Financial Disclosure Statements.

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

Raffle Licenses on behalf of the following:

- a) RL-865, Millville Army Air Field Museum for an on premise 50/50 raffle to be held on February 7, 2009 from 6:00 p.m. to 10:00 p.m.
- b) RL-866, Millville Army Air Field Museum for a Chinese Auction to be held on Saturday, February 7, 2009 from 6:00 p.m. to 10:00 p.m.
- c) RL-867, Riverfront Renaissance Center for the Arts for an on premise 50/50 raffle to be held on the 3rd Friday of each month beginning February 20, 2009 through December 18, 2009 from 6:00 p.m. to 9:00 p.m. were ordered received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Derella, Vanaman and Quinn.

There being no further business, 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: *"Joe Sutherland, 51 Dorset Avenue. I'm here as the coordinator of the Millville Municipal Alliance Committee and we're ready to start a new year. We're working on our talent show, which will be the thirtieth of January at 7 p.m. at Memorial. Tickets are three dollars in advance, five dollars at the door. The performers will be any students from sixth to twelfth grade that attend a Millville School and any and all funds raised from this will be used to put on other programs within our community. We're also working on the Elks Youth Pier Leadership Conference where we send eight students in connection with the Millville Elks and the Board of Education from February 6-8 to a pier leadership conference the Elks put on every year that our kids get a lot out of. They bring it back and they take what they learn there and pass it on to the other students in Millville. And we have, this year, we have a ninth student going up, Mackenzie Shannon is going up as a highlighter, which, that's a student that goes up a day ahead of time and they help to guide the other students in the different activities that go on over the weekend and very seldom does Millville get to send a student up there, so we're very proud of Shannon for getting picked by, because we don't pick this person. The State Elks pick them, so we're real proud of her for that. And we also have a couple new programs this year that we're going to be putting on. Second Step, which is, it implements a ripple effects program and the idea is a reduction of volatile acting out and getting involvement with students reduction in disciplinary referrals, reduction in high-risk behavior, decrease the number of students receiving direct*

*positive behavioral instruction, raise expectations as regards attendance and interaction, anger management, goal study, improved academic success, thus raising test scores. And also Big Buddies Little Buddies Program that is Millville High students working with first to third graders as mentors, and it's another program that we're glad to bring on board. The City helps us out every year with our grant, and that comes out to thirty cents per person, approximately, and from the DEDR funds from the State, which is Drug Enforcement Demand Reduction Fund, which are not tax payer monies, they come from surcharges that are charged to people that are convicted of drug offences. We get \$1.21 per person, and I think that our youth are well worth \$1.51 per person a year. And, again, thank you for the support that you give us."*

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

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

Approved: January 20, 2009

James F. Quinn  
Mayor

Joseph J. Derella

James T. Shannon

David W. Vanaman  
Commissioner

Attest:

Lewis N. Thompson  
City Clerk/Administrator

**BILL LIST  
CITY OF MILLVILLE  
MEETING JANUARY 06, 2009**

ACE PLUMBING & ELEC SUPPLY	168.30
ACMJIF	274,466.00
ADAMS EVIDENCE GRD TECHNOLOGY	307.99
ADAMS, REHMANN & HEGGAN ASSOC.	11,595.00
AHOME, INC	2,000.00
ALLIED CONTROL SERVICES, INC.	799.20
AMERICAN AQUATIC TESTING INC	400.00
A&M PRODUCTS	1,228.06
ATLANTIC CO UTILITIES AUTHORITY	27,370.00
ATLANTIC CITY ELECTRIC	87,631.99
BAKER EQUIPMENT CO.	880.00
BANC OF AMERICA LEASING, INC.	384.14
GERALD A. BARRETT, INC.	3,857.61
BEACON AUTO & TRUCK COLLISION	15,445.16
BENTLEY SYSTEMS, INC.	1,080.00
BERNAL MECHANICAL CONTR. INC.	914.00
THE BIG CONSTRUCTION &	400.00
BOND AND COUPON	165,181.25
BUILDING OFFICIALS ASSN NJ INC	300.00
CAMDEN COUNTY FIRE CHIEF ASSN	145.00
CARD DATA SYSTEMS, INC.	69.65
A.F. CARVOLTH & SON CO., INC.	328.21
CATERINA SUPPLY INC.	7,953.81
CENTER FOR FAMILY GUIDANCE, PC	8,424.00
CIFALOGGIO INC	548.88
CINTAS FIRST AID & SAFETY CORP	166.55
CITY OF MILLVILLE CAPITAL	100,000.00
CITY OF MILLVILLE	503,100.73
CITY MILLVILLE PAYROLL DED ACC	20,469.66
CITY MILLVILLE PAYROLL DED ACC	288,777.31
CITY OF MILLVILLE-RAD OPERATNG	105,907.02
CITY OF MILLVILLE SEWER CAP	20,000.00
CITY OF MILLVILLE UTILITY	590.00
J. FRED COLDREN	1,506.25
COMCAST, INC.	155.40
CDW GOVERNMENT, INC.	309.13
COOPER ELECTRIC, INC.	1,186.20
GEORGE S COYNE CHEMICAL CO INC	4,100.00
CROWN CATERING, LLC	2,711.20
CUMBERLAND COUNTY S.P.C.A.	3,735.10
CUSTOM GRAPHICS, INC.	186.50
THE DAILY JOURNAL, INC.	455.74
RICHARD H. DANIELS, ESQ.	156.00
LINDA A. DEDRICK	200.00
DOCUMENT CONCEPTS, INC.	537.00
DON-B-FRANKS	60.00
DUTRA SHEET METAL, INC.	1,820.00
EIC INSPECTION AGENCY CORP.	105.00
ELMER DOOR COMPANY, INC.	358.00
EXECUTIVE BUSINESS PROD. CORP.	74.53
FARM-RITE, INC.	73.51
FILTER BELTS, INC.	3,028.00
FIRST DUE EMERGENCY SUPPLY INC	8,360.20
FLEET CAPITAL LEASING, INC.	318.00
THE FLOWER FARM, INC.	200.00
FORT DEARBORN LIFE INSURANCE	1,921.50
GARDEN STATE HIGHWAY PROD. INC	212.00
GENTILINI FORD, INC.	131.30
GLOUCESTER CO. POLICE ACADEMY	160.00
GREENBAUM, ROWE, SMITH AND	1,320.00

GREENBERG TRAUIG, LLP	5,793.81
HEAVY RESCUE, INC.	9,876.00
GUARDIAN FIRE EQUIPMENT, INC.	650.00
HACH COMPANY, INC.	754.01
HD SUPPLY WATERWORKS, LTD	381.00
DANIEL HOFFMAN, ESQ.	400.00
HOWELL HARDWARE	1,185.83
IAAO, INC.	350.00
JGSC GROUP LLC	3,483.00
NICHOLAS T. LACOVARA, ESQ.	260.00
LAWMEN SUPPLY CO, INC.	93.60
LIN-MARK COMPUTER SPORTS, INC.	1,000.00
ANTHONY LOTECK	95.00
LOWE'S CO., INC.	377.54
RICHARD C MCCARTHY ESQ	11,633.33
METRO RACE FORUM	285.00
MGL PRINTING SOLUTIONS	365.50
MIG ENVIRONMENTAL, LLC	855.00
MILLVILLE BOARD OF EDUCATION	10,693.90
MILLVILLE DEVELOPMENT CORP	16,832.42
MILLVILLE ELKS	350.00
WILLIAM R. MINTS AGENCY, INC.	175.00
MONTGOMERY, MCCrackEN, WALKER	4,379.33
NATIONAL DEVELOPMENT COUNCIL	6,000.00
VERIZON	12,991.35
TREASURER, STATE OF NJ	15,270.00
NJ DEPT OF TRANSPORTATION	24,900.10
NJ PLANNING OFFICIALS	555.00
NJ STATE LEAGUE MUNICIPALITIES	1,755.00
NORRIS SALES COMPANY, INC.	501.00
NRAAO	60.00
OFFICE BASICS, INC.	905.60
OFFICE BUSINESS SYSTEMS, INC.	36,747.00
PACE & ASSOCIATES, INC.	16,535.44
SCOTT PACE	165.00
PENN-JERSEY MACHINERY, INC.	150.09
PENN VALLEY PUMPS CO., INC.	1,618.30
PREMIER CHEMICALS, LLC	5,754.36
QUALITY CONTROL LABS, INC.	3,384.00
SUSAN REEVES	119.00
RODALE INC.	330.00
RODIO TRACTOR SALES, INC.	188.85
HEATHER SANTORO	2,730.00
A C SCHULTES, INC.	143,276.00
SEWER EQUIPMENT OF AMERICA INC	2,466.65
SOURCE MEDIA, INC.	1,989.00
SJ GAS COMPANY	4,131.81
SJ PAPER PRODUCTS, INC.	301.90
JOSEPH SUTHERLAND	1,200.00
SYNERTECH INC, ENVIRONMENTAL	787.50
THIRD WARD ADVISORY	5,000.00
THIRD WARD NEIGHBORHOOD ORG.	8,400.00
TREASURER, STATE OF NJ	10.00
TREASURER, STATE OF NJ	9,612.00
TRI-CITY PAPER & JAN. SUPPLIES	277.90
TROUT PRINTING & PUBLISHING CO	340.00
UNITED ELECTRIC SUPPLY, INC.	1,057.54
UNITED LAWN MAINTENANCE, INC.	3,932.50
U.S. BANK NATIONAL ASSOCIATION	59,541.94
USA BLUE BOOK, INC.	1,795.32
VERIZON CABS	183.65
VERIZON WIRELESS	2,633.30
VINELAND AUTO ELECTRIC, INC.	132.60
VWR SCIENTIFIC, INC.	2,705.88
W. B. MASON COMPANY, INC.	1,518.60
WEINSTEIN SUPPLY CORPORATION	222.17
WESTFIELD ARCHITECTS &	543.33

WOODRUFF ENERGY COMPANY, INC.	801.50
WATER WORKS SUPPLY CO., INC.	1,397.64
MONTECORE REAITY	4,250.00
LORETTA C. REGAN/C.S.E. & M	2,400.00
LISA RODRIGUEZ/C.S.E. & M.	2,400.00
CHESTNUT SQUARE APARTMENTS	1,198.00
TINA FARRINGTON	1,130.00
BOB HAMID	3,650.00
LAVENIA HAYMAN	500.00
TED HARVEY REAL ESTATE CO	1,875.00
NATACHA HAYES	1,590.00
CECELIA LYONS	830.00
PATSY MATTHEWS	3,302.00
GREG MCGRAW	1,962.50
MISHA, LLC.	2,250.00
ROBERT RADCLIFFE	1,700.00
DANIEL G RALLO	769.00
STEVEN ROGERS	1,135.00
JOSEPHINE TAYLOR	2,625.00
MYSTIE WILDIN	1,467.50
RICHARD CARLSON	477.81
HOMEQ	15,492.02
LOUIS HUNTER	250.00
JOSEPH VETERI ESQ.	528.32
WELLS FARGO REAL ESTATE TAX	518.03
RETHYMNO ENTERPRISES, LLC	18.18
TOTAL VOUCHERS FOR 01/06/08	2,191,776.53
CITY OF MILLVILLE SALARY ACCOUNT	273,438.31
CITY OF MILLVILLE SALARY ACCOUNT	333,490.73
TOTAL SALARY FOR 01/06/08	606,929.04
TOTAL VOUCHERS & SALARY 01/06/08	2,798,705.57