

Commission Chamber, City Hall  
 Millville, New Jersey  
 February 6, 2007 6:30 p.m.

The Board of Commissioners met in an agenda session with Mayor Quinn presiding members present. Quinn, Shannon, Parent, Derella and Hollingshead. Absent: None.

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

Commissioner Shannon reported on the forthcoming Patriot Park Fundraiser to be held at the BPO Elks Lodge on February 24<sup>th</sup> and the Snowflake Swim Event to be held at Union Lake on the same date.

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

Commission Chamber, City Hall  
 Millville, New Jersey  
 February 6, 2007 7:00 p.m.

The Board of Commissioners met in regular session with Mayor Quinn presiding. Members present: Quinn, Shannon, Parent, Derella and Hollingshead. Absent: None.

Reverend Ralph Graves, Jr. delivered the invocation followed by the salute to the flag.

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

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

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

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

**COPY OF BILLS SEE PAGES**

**THROUGH**

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

Paul Porreca addressed the Board of Commissioners and made the following comments:

*"Good evening gentlemen, I wouldn't want to break my streak by not mentioning something. Just one item, you have a Resolution No. to enter into a contract on that property at High and Broad Streets*

and I just really think you ought to hold up a little bit for a couple of reasons. One is, it's my understanding, although I haven't confirmed it, that the Cannon's with whom you went to enter into the contract really hadn't had settlement and don't own it..."

Mayor Quinn: "that's correct..."

Paul Porreca: "I don't know how you can agree to buy it until you know that they own it. I think if the agreement that I looked at, unless it's been changed, the settlement date that's called for in the agreement has passed..."

Mayor Quinn: "yes..."

Paul Porreca: "so, you know, you have a Resolution to adopt an agreement that's really not completely valid. Maybe it's been changed. It's a minor point, but still not legal. The point is that, instead of attempting to buy it directly from the owner, who now has it at something, somewhere near it's assessed value, which was twenty-six thousand dollars. You proposed to buy it for seventy-five from folks who don't own it yet, but who I understand you introduced to the seller as an intermediary..."

Mayor Quinn: "that's correct..."

Paul Porreca: "there's no appraisal and an offer of \$250,000.00 was made for the entire property, which is assessed at \$95,000.00, the whole place is assessed at ninety-five the building and everything..."

Commissioner Derella: "yes..."

Paul Porreca: "so, you know, the offer was made possible as a result of something going on between the Cannon's and the City. I suspect we'll find out the full extent of all of it as time goes on. I caution you to hold off, at least until it's owned and you don't need an intermediary to buy something at three times its assessed value, would be my observation, actually is all it is."

Mayor Quinn: "okay..."

Paul Porreca: "thank you Mr. Mayor."

There being no further comments the public comment portion regarding agenda items was closed, by the following vote: Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The City Clerk/Administrator read correspondence received from the State of New Jersey Department of Transportation concerning railroad warning devices, crossing surfaces and roadway traffic control devices for the Winchester & Western Railroad Project on South Tenth Street.

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

The City Clerk/Administrator read correspondence from the State of New Jersey Department of Transportation regarding the following:

- a) Elimination of proposed double left turn and auxiliary lane on Route 49 from the Route 49/55 interchange improvement project

- b) Evaluation of intersection improvements at Wade Blvd. and Route 49 to alleviate traffic congestion from trucks and left hand turn issues
- c) Evaluation of proposed traffic signal at Route 49 and Court Blvd.

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

The City Clerk/Administrator read correspondence received from the Glasstown Main Street Millville Design Committee recommending Cloud Gehshan Associates be awarded a contract for the Way-Finding Signage Program in the amount of \$90,000.00 to be funded through City of Millville UEZ funds in coordination with the City's Engineering Department and the New Jersey Department of Transportation.

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

The City Clerk/Administrator read correspondence received from Gary Wodlinger, Esquire, representing Steven Stolar, Sr., 412 Manor Avenue requesting drainage easement be memorialized, identified and granted and for compensation to be granted to Mr. Stolar for an easement based on today's market value.

A motion was passed to receive, file and refer to the City Engineer and City Attorney for review and recommendation, by the following vote: Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The City Clerk/Administrator read a letter from W. James Parent, Director of Public Safety, appointing Anthony F. Massie to the position of Police Sergeant and Rebecca Bishop to the position of Violations Clerk in accordance with certification from the State of New Jersey Department of Personnel effective February 6, 2007.

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

The City Clerk/Administrator read a letter from Joseph J. Derella, Jr., Director of Revenue & Finance, appointing David E. Tannehill to the position of Assessor Trainee in the Tax Assessor's Office effective February 6, 2007 in accordance with certification from the State of New Jersey Department of Personnel.

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

The City Clerk/Administrator read a letter from John C. Hollingshead, Director of Public Works, appointing Steven M. Pierce and Everett D. Williams to the position of Sewer Repairer/Water Repairer in the Department of the Millville Water Utility and Eric R. Henderson to the position of Maintenance Repairer in the Department of Streets & Roads in accordance with certification from the State of New Jersey Department of Personnel.

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

Commissioner Shannon reported the Snow Flake Swim to be held at Union Lake Park and the Patriot Park Fundraiser to be held at the BPO Elks Lodge No. 580 will be held on Saturday, February 24<sup>th</sup>.

Commissioner Parent made the following comment:

*"First of all, I want to apologize to Chief Hess for not being here at the last couple of meetings with the controversy we've had within our Fire Department and, you know, I'm sorry I wasn't here Chief, it was totally unexpected of what transpired after I received the report that our Fire Department members of the union wish to reach and talk to us in a civil manner in reference to their report that they sent to us. I also, want to thank Solicitor McCarthy for at least explaining to the public why I wasn't here, that my vacation schedule is always that time of year and that I really never run away from any fight or controversy since I've been here. I think that the public, most of the public realizes that I just don't run and hide when controversy comes up. But, I do want to commend our Fire Department, I've always felt that way, they do an outstanding job for what they do within our City. Our Fire Prevention is second to none under the direction of Chief Hess and our paid firefighters. But, it's somewhat disturbing to me personally, when I hear either from the public or I hear from our firefighters that this administration or I in particular do not support some of the workings of our local Fire Department. I've had the opportunity to serve here for a number of years and working with three former Public Safety Directors, Director Hollingshead, who's still here, former Commissioner Vanaman, who was a Public Safety Director and Commissioner and Former Public Safety Director Trout. At any time that there was a need for equipment, manpower or whatever from any Public Safety Director in the City of Millville, I have always, always supported them. This administration has supported me and the things that we needed for our Fire Department. But, probably what really came to a head was the selection of one of our firefighters. I think that kind of lit the fire under everybody. In the past, I have at times hired people, not only through the Public Safety Department at a higher salary, but in other departments and it is not new that a person was hired as a firefighter at a different salary. We did in fact have transfers; one was a police officer, who was hired as a firefighter under his current salary, which was higher than any starting salary than any of our firefighters received. Along with that was his vacation time and also his personal time and sick time was transferred over. But, you know when you have an opportunity to hire an outstanding firefighter, someone who would be an asset and is an asset to the citizens of Millville and our Fire Department, I selected that person. It wasn't easy, we had two qualified outstanding individuals who showed a desire to be a firefighter and through Chief Hess's recommendation and mine, we came up with one. I'm sure that the Firefighter's Union is upset about it. We went by the Civil Service List, there were two firefighters on that list and we selected one. We did not go outside that list to hire a firefighter. Can you imagine that if we selected or try to hire someone outside of that list what would transpire, probably a lawsuit from the union, because we didn't go by the list. But, I want to reassure the people here that we have spent not thousands, not hundreds of thousands, but millions of dollars that have gone to the Fire Department and I have voted for each and every increase. Our budget, our wage and salary budget ten years ago in our Fire Department was about \$250,000.00, today it's over \$750,000.00 in just the wage and salary. As a City Commissioner, when I first was elected we only had four full-time firefighters. Four, that's all. In my terms of office we've been able to bring those numbers up to ten full-time firefighters and one full-time Fire Chief. Do we need*

more? We probably do. Chief Hess has been working on that, we've been working on that as an administration to bring those numbers up. But, what really concerns me sometimes is when someone, who is a Fire Chief from another municipality coming to this meeting, this meeting and tell our Fire Chief and our administration how to run our Fire Department. I suggest that Chief stay in Bridgeton and run his own Fire Department. I don't think that the Bridgeton City Council would appreciate it if Chief Hess went to Bridgeton and told them how to run their Fire Department and in no time has that individual ever talked to me, called me or sent me a letter representing any concerns that they may have in reference to our Fire Department. So, our commitment is there, my commitment has always been there. There's two important things to me and to this Administration and that is the safety and welfare of our citizens and the safety and welfare of those who are our firefighters and police officers who serve our City. They are not one and two, they are both equal and they will always be equal by me and this Administration. We may not meet their timetable to hire more police or more firefighters, but there is no question in my mind that this administration, along with two outstanding Chiefs, Chief Hess and Chief Harvey that we are working in the public safety end of this City to provide our citizens with the best protection that we can possibly have. Again, I just wanted to apologize to again, to Chief Hess and to this Administration and to Lew and to Rich for not being here. We want to work in a cooperative way with the firefighters, but I don't think the cooperative way, by their report and they've stated they would like to do it in a cooperative way, is to come public and iron out our differences. Because, it was rumored that if I selected that person that they would be upset. Well, guys, you know, I've been around a long time, I don't mind being upset, but I feel in my heart that we did make the right selection, I feel in my heart that Mr. Alcorn would be an outstanding firefighter and I was also informed, which really makes me happy, that the two firefighters, the volunteers who decided that... and it was an emotional situation, that they no longer wanted to be firefighters. Well, they both indicated that they would like to be back and they are welcome back, they are welcome back. So, we don't want emotions to determine what is best for the City and again to all of our firefighters and their families. We will continue to work and to bring those numbers up and we all recognize that there is a need for more firefighters and we're going to do that. So, again, I apologize to all of those people who tried to defend me, especially, also Commissioner Derella, Vice-Mayor Derella, who really indicated and discussed about how Commissioners do have that option of hiring certain people and I do also want to commend Vice-Mayor Derella, because through the Fire Safety programs that our Fire Department is doing, it isn't without the help and the assistance of Vice-Mayor Derella and those people in our inspections Department who are out there every day doing their job. So, again, with that I want to leave on a positive note and will continue working with both departments, the Fire Department and the Police Department to meet those needs. Progress Mr. Mayor."

The Millville Police Department Statistics for December 2006; DWI Statistics for the Year 2006 and the Millville Fire Department 2006 Yearly Report were ordered, received and filed, by the following vote: Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The 2006 Annual Report of the Millville Planning Board, the Tax Collector's Report for the month ending December 2006 and Tax Collector's Report for the month of December 2006 and Cumberland County Health Report for the month of December, 2006 were ordered,

received and filed, by the following vote: Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Mayor Quinn made a presentation to Pat Witt honoring her on her 80<sup>th</sup> Birthday and recognizing her for her many contributions and successful endeavors on behalf of the Millville Arts District and Main Street Program and thanked her for her continuing efforts for all the young artists and for her continuing efforts that are all involved with the success of the City of Millville Downtown Arts District.

The following proposed ordinance was read on first reading:

Ordinance No. 3-2007

Ordinance amending the Municipal Code, Chapter 39, Article X, Motor Vehicle and Traffic Regulations, Schedule 21 re: Handicapped Parking adding 214 S. 5<sup>th</sup> Street, Permit #P582667 and 228 E. Oak Street, Permit #P720246.

Director Parent moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, February 20, 2007 after due publication as provided by law.

Director Shannon seconded the motion.

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

The following proposed ordinance was read on first reading:

Ordinance No. 4-2007

Ordinance establishing the Revenue Allocation District Utility, operated and maintained as a self-liquidating Utility and providing for assumption of debt pursuant to Statute.

Director Derella moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, February 20, 2007 after due publication as provided by law.

Director Hollingshead seconded the motion.

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

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

Ordinance No. 2-2007

Bond Ordinance providing for Phase I Improvements to the Center City Revenue Allocation District appropriating and authorizing the issuance of bonds or notes for financing the cost in the amount of \$8,130,000.00 re:

- a) Goodmill Shopping Center acquisition and road and site improvements
- b) Target retail acquisition and road and site improvements
- c) City RAD Administration
- d) Code Enforcement
- e) Housing Rehabilitation
- f) Nonprofit infill housing
- g) Neighborhood acquisition and demolition

h) Neighborhood infrastructure, and all related improvements as set forth in the Preliminary RAD Plan approved on September 19, 2006

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

Director Hollingshead seconded the motion.

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

Betty Monteleone addressed the Board of Commissioners and made the following comments:

*"Betty Monteleone, Briar Drive. I have followed this thing, I probably read it, before most people knew they were aware of it, because it was given to me and I presented it to Mr. Boscov and I had read it then and at the time I read I didn't fully support it, but I think that you're off on the wrong track. Because, houses, you're saying you're going to rehab houses and this... Houses do not commit crime, people commit crime. So, before you do anything, you need to cleanup the crime in this City, because we building houses is not going to stop it. I live in a very nice neighborhood and I just received a very disturbing letter. There's a lot of crime in my neighborhood. So, what are we going to do about it? I mean this RAD Program, as much as you guys, and I'm not happy about 8 million some dollars of my money. That's a mortgage on my house and my house has been mortgaged to the hilt already with the City and the taxes have gone up a hundred and some percent, so I know you think the taxes from these things you're doing are going to offset the expense and pay these mortgages, I mean these bonds back and a bond technically is nothing but a mortgage that's all it is, I mean you can call it anything you want, but it's a loan. I don't think, I mean have you stopped to say what's going to happen, if we don't get enough money to generate to pay back the eight million and some dollars. Where's it going to come from? Has anybody thought about it where's it's going to come from if it doesn't generate enough taxes to pay this bond back?"*

Commissioner Derella: *"We'll wait until you're finished. Go ahead..."*

Betty Monteleone: *"Well, you can answer it now, if you'd like, I mean..."*

Mayor Quinn: *"no, we'd rather..."*

Betty Monteleone: *"yeah, because you know the reason why you'd like to do that gentlemen, I'm going to tell you why. Because, you wait until the persons finished and then you say what you want to say and they can't come back with anything. Then it doesn't give them the opportunity to say, but what if, you know, it's a... you know what, forget it. Because, I'm not going to win with you."*

Emil Van Hook: *"Mayor and Commissioners, Emil Van Hook, Sunset Drive, I haven't moved yet. And I have spoken against the RAD Program, as you know at previous meetings. I'm here to speak against this Bond Ordinance for a variety of reasons. First of all, as you all know, it's being paid back with property tax money. This is strictly property tax money. You can call it whatever you wish, but that's what it is. The fact of the matter is we're going to finance or your intention is, you have stated many times to finance two and a half million dollars of payment to the shopping center on*

North Delsea Drive to subsidize their cost of construction to that tune. Now, so the other portion of this money a hundred and twenty thousand dollars for code enforcement. You are financing with borrowed money that which would otherwise be operating expense. We all know that operating expenses are not supposed to be paid for with borrowed money in the State of New Jersey. Now, I've never spoken against rehabilitating neighborhoods. I've never done that. I fully support the concept of rehabilitating neighborhoods, but I would like to draw your attention to the fact, that when you paid 2.7 million dollars to subsidize the construction of Lowe's and then gave them tax abatement on top of that. That you finance that with a two million seven hundred and thirty thousand or sixty thousand dollar bond Ordinance at that time. That was also in property tax money. However, over the period of time from that Ordinance, which was Ordinance No. 8-2003, you found a way to fund that Ordinance through Urban Enterprise Zone monies. Now, I urge you to utilize the same mechanism to come up with the two and a half million dollars that is being paid to this shopping center to utilized Urban Enterprise Zone money, not property tax money. Furthermore, as this program goes down the road, it's the intention to borrow an additional twelve million dollars as I understand it, as I read your program, to fund water and sewer improvements. Water and sewer mains, laterals, equipment is not owned by the City, it is owned by the self-liquidating utility and you're going to utilize property tax money, paid for by people that don't even have water and sewer service to fund those improvements. Again, I urge you to find an alternate means to fund that, as opposed to property tax money. Thank you."

Mayor Quinn: "Anyone else? I'm going to close the public hearing, Commissioner Derella do you have any comments?"

Commissioner Derella: "Yes, Mr. Mayor, we've been through the RAD situation many times. There has been some positive comments and some comments we've taken under consideration from the public. One of the things is before we came up with our plan in regards to what we could bond in the 8.1 million, our plan had to be justified in our financial situation on where the money was going to come from, had to hinge on a particular project and those projections had to be approved by the Local Finance Board. We went through those steps, we demonstrated the ability with our project, which is the shopping mall already in place in what it will be able to generate at least for the first phase of our Revenue Allocation District. So, to answer the question Mrs. Monteleone we did take into consideration that we can only borrow based on the project we have in place right now. So, we feel that our project that we have in place will cover the cost of this particular bond from this point forward. So, we did take that into consideration and we're moving forward with the project. I don't know if Mr. Ayres would like to add anything to do that in regards to our Revenue Allocation District in regards to any of the comments, in regards to operational expenses and things of that nature."

Don Ayres: "right, well first of all the entire budget is approved by the Local Finance Board, which oversees the finances of the City and they have agreed that the code enforcement and other administrative costs for the first two years of the RAD was reasonable to put into the bond so that the programs off and running. As the Commissioner said the bonds will be paid off strictly from 50 percent of the new tax revenues from Union Lake Crossing. They will not be paid off from other tax dollars, but from the 50 percent that's dedicated to the RAD from that one project and the other 50 percent, that's drawing off over 15 years, 22.9 million dollars in new tax revenues. Roughly half of that will

go into the debt service for the bond. The other half will go to City, County and Schools. As before we contrasted if the project did not take place over that same period of time, roughly 1.5 million dollars in tax revenues would have been created over 15 years from that area. So, we're getting instead of 1.5 million dollars we're getting 22.9 million dollars, 11.3 or 4 million into the taxing entities and roughly 11.5 million into the RAD projects. The idea is to invest, invest into the neediest neighborhoods where we need the most help and to turn those neighborhoods around so the tax base in the neighborhoods, which is now a drag on all the taxpayers in the City is turned around and that it not only carries its own weight, but it in affect exports tax dollars to the rest of the City. RAD's are used, they're called Financing Districts all over the country, there's a hundred RAD's in the City of Chicago, more than a hundred, there's over a thousand in Minnesota, it's been used in other states for 50 years. There are many success stories where this methodology has been used successfully and has turned around areas. We're being very conservative, our bond is based upon an existing project and it's also made more conservative by only using 50 percent of those new tax revenues. What we're trying to do is make a long-term commitment that will spur further investment into this area, not only by potential home buyers, but by investor's and also as we move into the riverfront redevelopment spur confidence that the City is a partner with people who want to redevelop old factory sites into mixed use, vibrant, new developments and, as I've said before, in distressed areas I believe that public leadership and public commitment has to come first and then the private investment will follow. I think that you'll see that with the RAD we already have banks and others who are lining up and saying we want to be your partners, putting together Dr. Warker's, putting together a comprehensive neighborhood with a revitalization program, which we hope to rule out within the next month and I think you'll see our partners stand up and say we want to be in on this too. Thanks."

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

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

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

Resolution No. A-5686 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5687 authorizing cancellation of mortgage in the name of Vincent J. Casbarro, Sr. & Joanne J. Casbarro in the amount of \$50,000.00 paid in full, Block 125.01, Lot 13.02, 300 Lloyd Terrace was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5688 authorizing cancellation of mortgage in the name of Jason Renyo in the amount of \$21,000.00 paid in full, Block 357, Lot 4, 531 N. High Street was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5689 authorizing cancellation of mortgage in the name of Horace Daniel Rubert & Eileen Rubert in the amount of \$50,000.00 for Block 411 Lot 7, 201-209 East Pine Street was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5690 authorizing the Tax Collector to cancel lien in the amount of \$65.00 from Resolution No. A-5673 adopted January 2, 2007 for Notice of Violation recorded incorrectly on Block 371, Lot 18, 428 Oak Street, was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5691 authorizing agreement of sale for land purchased by the City of Millville from Eugene Cannon and Maryann Cannon Block 356, Lot 1, 540 High Street in the amount of \$75,000.00 pursuant to Ordinance No. 38-2006 adopted on January 2, 2007.

The City Attorney, Richard McCarthy, made the following comments:

Richard McCarthy: "I have a few comments in response to the Judge's comments. First of all, the City's been interested in buying this property for quite some time, because of the fact that it's an entryway to our downtown and our Art's District and to the Central Business District as a whole. We've had some difficulty in doing that. Secondly, the attorney's have been trying to coordinate the settlement, so that we can have the settlements back to back. We need to record the titles and the surveys, which were done for the first settlement and then applicable to the second settlement. Third, as the Judge knows that the estimated dates for settlement are fluid?????. We, the attorney who are in real estate law, when they practice in real estate law, are constantly changing the settlement dates and the fact that this settlement date, we've had the contract for several weeks now and then in order to get the resolution and have it down here at City Hall and of course that date, that particular date that was used initially by Nate Van Embden when he drafted it, is no longer applicable, but the attorney's have already communicated regarding that issue and it was nothing more than an estimated date to begin with. So, consequently it's not really meaningful in terms of proving the contract that the terms of the contract are more important. As the Judge also knows, a person who already has a contract under sale, there actually is equitable ownership by the buyers and they may not be the legal title owners, but they're the equitable owners of the property, because you have the legal rights in that particular contract and obviously if the settlement never took place we wouldn't go forward with the purchase and that's understandable, because the seller's wouldn't be able to convey marketable title. One thing has to occur, before the second things occurs, but the department's are doing it at this particular juncture, so we can do it in a very fluid way. We'll just do the settlements back to back and have the thing done and have the City in the position to do what it wants with respect to that particular property. So, based on all those comments I would recommend that the governing body approve it."

Mayor Quinn: "Thank you. I want to discuss this a little bit. Yes, I did, in fact two years ago, the last two years, Main Street New Jersey has come down on us and they said you've got to get acquisition of that property. The last thing we wanted to do was do Eminent Domain, as you all tell us, it is not the right thing to do and it would have been a private thing and the City would have taken it over and we really didn't want the building, because the building is a blighted building that the Cannon's are going to put between a hundred and a hundred fifty thousand dollars into. So, had we gone and taken the whole thing and then, you know, as it turned out, I had thought a public/private partnership was the way to go. The Cannon's have invested hundreds of thousands of dollars in the City, they've done a phenomenal job in the 500 block. They took what was my Aunt Anne's store that I thought, Lew and I thought should have been torn down, they put it into a beautiful Art's Studio, they've

created Village on High. They've done a lot of good things for this City and they were willing to partner with us. This is Urban Development Action Grant money. This has absolutely nothing to do with your local purpose taxes. It's not coming from our tax dollars, it's coming from a grant. The State of New Jersey Main Street Organization said, that is a blight that is a horrible entryway to your City. They put it up on Power Point presentations in our face and said you've got to do something about this and we went after it when they weren't paying the tax, the tax lien. We went after that, because we thought that was the way to get it, well somebody came through and they paid the tax lien on it. We're sitting in a situation where, hey, what makes sense. I'll tell you what, Tim was just telling me today some good news. We didn't get an appraisal, so it's a couple of thousand bucks and with us was partnership deal we needed to do to get this thing done. Tim was just telling me the lot next to the Watering Hole, Tim, between Watering Hole and City Liquor, which is an unpaved lot, just went for \$90,000.00. The lot I owned years back, that's owned by some guy name Jim something now is going for over a hundred and some thousand for sale on downtown High Street at 225 High Street, now he hasn't gotten that sold yet, but he has a price of like \$150,000.00. I had someone who was looking at it was willing to pay \$100,000.00, but the guy jacked the price to \$150,000.00, so that deal didn't go through. So, we got a lot that is paved, it has three sides to it, Broad Street, High Street and Tenth Street and it will be beautified along with what the Cannon's do with the building. So, it was a win, win for us. Yeah, it may be unethical or maybe it wasn't quite the exact way, but it was something that we had to do to get that under contract to be able to do that, so that we can have a beautiful entryway to our City and Main Street New Jersey will be proud of us, instead of saying, my God, look at how ugly that is, that's your downtown, that's your gateway to your Arts District. So, they're the reasons for it and I think, it was, I definitely know it was the right thing in my heart to do and I'm looking forward to working in getting that beautified and that building, that is very blighted, to look very, very nice within a year. The Cannon's do an excellent job and they're going to handle that as well."

Richard McCarthy: "Let me clarify one thing. There's nothing inappropriate or unethical about the particular transaction. What the City looked at was other sales of comparable properties in a comparable area, which is a downtown district. The fact that you could get an appraisal is not, there's no question that's a particular factor that you should always take into consideration when you're acquiring property regardless of the amount of the property. However, with the amount of money that's involved here, \$75,000.00 and the fact that there's been a longstanding need to acquire this particular property and the fact that there has been comparable sales in the area of similar size that are unimproved tracks of land. We felt comfortable and the Mayor felt comfortable and so did the rest of the people connected with administration in City Hall, felt comfortable that the \$75,000.00 figure was market, was reflected market conditions in the downtown area. The assessment report on, as of October 1, 2004, we're now in the February 2007 and we still haven't settled yet and hopefully we will very shortly. But, the market conditions in terms of the real estate over that period of time has continued to escalate, especially in the downtown where there's been some improvement, so I think everything was appropriate. That doesn't represent, this particular transaction does not indicate a precedent with respect to our attitude about acquisitions of other properties that we would never get an appraisal or anything like that. We have done that in the past on most occasions and we will continue to do it in the

*future on most occasions, occasionally deals are negotiated, because of the need that you have to have and what the supply and market indicates and you either get the property or you don't and an appraisal may reflect either a higher or lower situation. So, in this particular case we went forward, because of the longstanding need for it."*

Resolution No. A- 5691 was adopted, by the following vote.  
Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5692 authorizing Juanita Aviles-Childers to be appointed as a member of the Millville Housing Authority of the City of Millville with a term expiration date of February 6, 2012 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5693 authorizing Professional Service Contract with Inman Environmental to perform professional environmental services in connection with the Maurice River Pedestrian Bridge/ Maurice River Waterfront Park in an amount not to exceed \$6,000.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A-5694 authorizing the acceptance of the Annual Audit Report for FY2006 and the filing of the Group Affidavit was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5695 authorizing agreement between DEMCO Scientific Glassware, Inc. and the City of Millville for financial assistance in the amount of \$20,000.00 for the acquisition of equipment at 25 N. Sixth Street through the Community Development Program of the City of Millville was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A-5696 authorizing Water and Sewer Termination on February 21, 2007 due to payment default was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5697 authorizing increase of the Change Fund of the City Clerk's Office from \$400.00 to \$600.00 assigning additional cashier responsibilities due to the increase in the 3<sup>rd</sup> Floor, City Clerk's Office transactions was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Director Derella submitted a letter from the Treasurer authorizing the certification for funds.

Resolution No. A-5698 authorizing Plenary Retail Consumption License Hotel/Motel Exception to cease operations as a licensed premise effective July 1, 2006 pursuant to request of Licensee known as Tawas Ventures, LP, t/a Country Inn & Suites, License No. 0610-36-029-001 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5699 authorizing the Tax Collector to cancel Certificate of Sale No. 77 dated June 27, 1991 deleted from the Tax rolls in 2007 by the Tax Assessor Block 228, Lot 14, N. Delsea Drive was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5700 authorizing the award of contract to Verizon Business Network Services supplying long distance telephone services to the City of Millville without competitive bidding pursuant to C.40A:11-5 (f) of the New Jersey State Public Contracts Law was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Social Affair Permits sponsored by Millville Elks Lodge #580, February 24, 2007, 7:00pm to 12:00pm located at the Elks Lodge; South Jersey Against AIDS, Inc., (DBA, South Jersey AIDS Alliance), May 14, 2007, 6:00pm to 11:00pm at the Riverfront Renaissance Center For the Arts; Raffle License No. 811 on behalf of the Millville Moose Lodge #2488, off premise 50/50 on February 24, 2007, March 31, 2007, April 28, 2007 and May 26, 2007 and Millville Elks Lodge #580, on premise 50/50 on February 24, 2007 were ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A Special Bingo License for Senior Citizens Association Riverview West Social Club for the period covering January 19, 2007 to January 19, 2009 was ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A request and authorization for Records Disposal received from the Tax Assessor's Office for various records covering 2001 to 2005 was approved, by the following vote: Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A motion was passed to approve Special Event on Public Land applications submitted by the Millville Recreation Department's Annual Snowflake Swim, Saturday, February 24, 2007, 9:30am at Union Lake Beach and the Millville Recreation Department's Annual Easter Egg Hunt, Saturday, March 31, 2007, 10:00am to 12:00pm, at the Union Lake Beach Park, by the following vote: Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Mayor's Statement: We have now reached the public comment part 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.

Betty Monteleone addressed the Board of Commissioners addressing her concerns over a recent radiology bill at South Jersey Hospital Systems and provided a comparison of charges from the Philadelphia Hospitals and requested assistance from the Board of Commissioners to contact them regarding the outrageous charges.

Mrs. Monteleone indicated she had already contacted Assemblyman Van Drew and Senator Asselta.

Mark Krull addressed the Board of Commissioners indicating his continued support of the Revenue Allocation District and thanked the

Commissioners for their efforts in improving the run down areas of the Center City that are causing many of our problems.

Mr. Krull also thanked the Board of Commissioners for being progressive in their thinking in letting everyone know that we're open for business and noted sometimes to make improvement, you do have to take a risk to make your community successful.

Donovan Harris addressed the Board of Commissioners and noted he recently received his tax bill and asked the governing body members to please keep an eye on taxes and to keep them under control.

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

*"Good evening, Mr. Commissioner, Commissioners, Mr. Mayor, Bob Tesoroni, Howard Street in Millville. I have one question, a couple of observations and then a recommendation. My first question would be to you Mr. Mayor, I just want to clear up something in my mind. What is the purpose of tax abatements in the City of Millville?"*

Mayor Quinn: *"To draw businesses here and if we didn't do that Bob, they'd all go to Vineland, basically..."*

Bob Tesoroni: *"Okay, then I'm clear on that. I thought that's what it was. Now, I'm going to make an observation. Longhorn Steakhouse, I understand that they have filed for or applied for a tax abatement..."*

Mayor Quinn: *"I'm sure they have, yeah..."*

Bob Tesoroni: *"I saw them listed, so I think they're on the list. But, my observation is this. I've frequented there three times now, the food is excellent by the way and I get no royalties on that by the way, if they're watching me, maybe I'll get a free meal out of this, I don't know. But, on each visit the wait gets longer, the last visit it was one hour and twenty minutes walking in the door and the people coming in behind me, because I decided to wait, because the food is good, their wait was a little bit longer and they're turning around and as they're walking out they said I'm not waiting that long, I'll go somewhere else. Well, I don't know if they'll have success anywhere else, by the time you leave there and go somewhere else your time is expended anyway. But, I'm thinking to myself, a tax abatement is supposed to be to draw people here and I was of the opinion that, you know, we're taking a chance on coming here, maybe the business will go, maybe it won't. So, we're helping them out. Here it is, they've got lines an hour and twenty minutes long, I don't know that there's a need, but we'll revisit that in a second. Let me go on, I'm on a roll now..."*

Mayor Quinn: *"Yeah sure, keep going..."*

Bob Tesoroni: *"Vineland, I was following what took place in Vineland most recently and I know that you're aware of that, with the Wawa on Main and Landis Avenue. The City said no we don't want you here and Wawa took them to court and the court overturned that and said you can build there, now their next step would be to go to the Supreme Court of New Jersey. I found that interesting that not only are they not giving them any incentive to come there, but they're telling them we don't want you here and yet their fighting to go there. So, now we'll go back to the Longhorn, we're going to give abatements, I think and I don't know that we have any latitude in that, if you give one abatement..."*

Mayor Quinn: "that's the problem, Bob, you just tipped it off the head..."

Bob Tesoroni: "Well, now here comes my recommendation. Thank you. I think what we need to do is do away with the abatements all together. I think we reached the point where we are the commodity, what we need to do, in fact not only should we be telling these people when they come here, because they demonstrated now that they want to be here. When you come you pay you pay your fair share. In fact maybe we ought to look at passing an Ordinances like some municipalities have where you have impact fees. Because, they are drawing on our police, our fire, our rescue, our roads and our schools and we need to explore that possibility. Maybe we can say to you, if you want to develop fifteen hundred homes in Millville, fine, you pay your fair share. But, in addition to that, before you start breaking ground you're going to pay an impact fee to help defray some of these costs and the inconvenience to the City. What's taking place out there at the High School is terrible. We have kids right now that are being schooled in trailers and sometimes when they go there for a class, they find out they've double scheduled, so they really don't know what to do with them. I'm not blaming anybody for that it's just the numbers that they're dealing with and now we're looking at fifteen hundred new homes coming. How many children are we looking at? Three thousand? That's probably a conservative figure. Where are we going to school them? Now, I understand that part of the plan is that we're going to have a piece of land out here where you can put a school. They're not doing the school though, are they?"

Commissioner Derella: "no..."

Bob Tesoroni: "They won't build a school?"

Commissioner Derella: "Impact fees, I'd like to know what municipalities in the State of New Jersey you found that have them?"

Bob Tesoroni: "Okay, I don't have that file with me, but I'd be glad to share that information with you..."

Commissioner Derella: "because, we're under the impression and maybe Kim Warker can help, the State of New Jersey does not allow impact fees..."

Bob Tesoroni: "Well, I have some information at home that I'll share with you, but even in the event that we find we're not able to do impact fees. Maybe it's time to do away with the abatements. Thank you Mr. Mayor."

Mayor Quinn: "Oh, the Judge and I have talked about this in the past too and the thoughts are Wawa would have come without the tax abatements, the banks would have come without tax abatements. There's no question that they would have and probably Longhorn would have come too. Have we not had the tax abatements, but because you do them, we are UEZ Community and we do offer tax abatements, which has been offered for a long time. I know they were offered when former Mayor Van Hook was Mayor, when Mayor Parent was Mayor. I don't know how long it goes back for the tax abatements, but it's something that they still, and I agree with you, we're much better today than we were ten years ago or even five years ago at attracting businesses here. But, we are competing and don't you forget about it and we not only are competing with Vineland on Thanksgiving Day, we compete with them every single day of the year and one of the most heartbreaking things that happened to me as I

took over, as Mayor in 1997 was we actually thought that Home Depot was going to go in Millville and because of the Transportation Department and things like that we lost them to Vineland. So, Vineland has lots of land and as Don has tried and I don't know what it takes, because I have to tell you, I was speaking to the kids at Lakeside the other day. They're attacking me about tax abatements, they're attacking me about why did you give a PILOT to Target and all these things and it's like I don't know what it takes. I have to tell you that we sat with Target, they would not come had they not gotten the PILOT. That's a fact, I don't know what else it takes to do that, maybe they can get the Target guy to come and put his hand on the Bible and swear that he's telling the whole truth and nothing but the truth. But, that's a fact, so that aspect of getting them here, we had to do that to get the shopping center. Even if some of the stores in the shopping center closed, the shopping center is a taxable entity and will be for all the years to come, they're not going to tear that down. So, somehow we need to get that across, but Bob I guess getting back to what you were saying is as long as other UEZ communities and Vineland is our neighbor right there and they have land, a lot of land available just north of the Millville line. So, we have to compete with them and at this point and time we will continue with the tax abatement and if they decide maybe they don't want to do it, maybe we can sit down and take a look at that. I don't know if we're quite there yet, but we are moving in a good positive direction, in fact friends of mine stopped in the other evening and they only had a two hour wait, so I know what you're talking about on that place. Next please."

Commissioner Parent: "Excuse me Mr. Mayor, is anyone else wishing to speak, because I do have Frank Thon from the Fire Department that would like to address this City, but before that if anyone else, that way Frank I can get you on and..."

Donald J. Cossaboon-DeGregorio: "Donald J. Cossaboon-DeGregorio, 502 North High Street. I have something prepared in writing. I come before this City Commission Meeting in its public forum to inform the Commissioners and the public of the use of spin doctoring and its negative impact on our community. Spin doctoring is a term used to describe when the media, politicians or another organization take the truth or facts and put their spin on it twisting the information to reflect the message that organization wants it to. Thus, creating propaganda. The spin doctors dilute the facts or truth with his or her superstitions, lies or other irrelevant information. Another type of spin doctoring is to reveal only the parts of the truth that support that organizations goals and omitting the rest, regardless of its importance to the situation. With no intentions of rehashing an old issue, a good example of spin doctoring and it's negative impact of our community would be how Citizens United, a group based on Environmental Protection spun the story of endangered tree frogs living in the unclear land, soon to become Thunderbolt Raceway, would have no habitat should the raceway be built. Is it true that the tree frogs live there? Absolutely. If we put a racetrack there will there no longer be anymore tree frogs in Millville? Of course not, they'll move to another section of land. But, because of the story spun by Citizens United many people and many lawyers jumped to either side of the legal foray and in the end far too much money and time was wasted to prove that tree frogs could still survive in Millville with or without a Motorsports Park. Sadly, our tax dollars went to fund those studies and the delay still nearly cost us the six thousand jobs that the Motorsports Park would bring and the boost to our economy, something that our community desperately needs. Millville First, an organization committing itself to opposing most

of the proposed positive changes in the name of protecting the taxpayer has been using spin doctoring to propagating the fear inducing myth that the City of Millville is going to use Eminent Domain to indiscriminately take the homes of our citizens. Due to the current political climate of our nation I will not mention the word that describes an organization that spreads fear to accomplish its goals. Millville First also attempts to push its myths that our taxes are increasing, because of Revenue Allocation District and that this program will only benefit certain peoples within our community. Millville First is simply taking what they are presenting at the City Commission Meetings and in the Public Record to spin or twist that information into its propaganda that gets read in the newspapers and unfortunately slows our Commission Meetings to a snail's pace. The fact remains taxes are increasing all around our state and that this RAD will only affect certain neighborhoods, but that is because it is only the first in the entire state. Other RAD's will follow and if left to do their jobs, our Commissioners and the City Planners will see to it other neighborhoods will get benefits from the next RAD. We all have our opinions, as Americans we are entitled to them and to express them how we want so long as we don't infringe upon the rights of others. Also, it is good to question authority when it needs to, but when our opinions are infecting the truth, perhaps merely through our nature as humans we create half truths and a half truth is a half lie. So, I would ask Millville First and any other organization to stop spreading their half lies, stop slowing the positive progress the City needs and deserves. I repeat taxes are increasing all over the state, not just in Millville, so to really protect the taxpayers these organizations should stop wasting the City's precious time and resources simply by shutting up and sitting down."

Dave Schoch: *"Dave Schoch, concerned taxpayer. I'll reiterate that again, I'm here as a taxpayer and I'm here to, Mr. Mayor, I know I have to go through you, but these are pointed at Mr. Parent, since he wants to take a shot at me and where I'm employed. I have not seen him yet tonight ask anybody else or make a comment about anybody else of where they're employed. The night I stood here before you and spoke about the concerns of the Fire Department, once again I think Mr. Parent's missing the point. There was not to the person did I hear anybody complain about Mr. Alcorn's capabilities as a firefighter. It was the decision of Mr. Parent to hire a guy above the starting salary more than every other member that has started in that Fire Department has started at and that most people start at in the City when they're initially hired. That is what is the situation. It's not Mr. Alcorn, it's never come into, he was No. 1, he should have been hired. Period. It's the fact that the City must not be in as bad a financial shape as everybody up in this Commission wants to tout we are, because you can afford to hire a guy at the fourth or fifth step in the contract of \$50,000.00, instead of at the \$26,000.00 mark. I negotiated...and yes, I can speak with a lot of information, because I worked for the City, I have been a long-time, was a former long-time member of this Fire Department and I have put my life on the line more than once to go in and rescue people and to bring dead bodies out of fires. So, yes, I think as an American and as a citizen and as a taxpayer of this town, I have the right to come here and say something and not have my job drag into it. At no time did I belittle the Fire Department or at no time did I not support the Fire Department. Now, speaking as the Chief of the City of Bridgeton, from Chief to Chief to Chief Hess, he knows that he can get anything out of my Department anytime he wants it and I can get anything out of his Department. So, there is cooperation. That has never come into any kind of doubt. I am appalled that Mr. Parent will stand here and make those kind of comments and drag my job into it, when I come*

here as a taxpayer, and as a taxpayer I feel I have the right to come here and question whether or not we have enough manpower, enough paid firefighters to get the truck on the road in a timely fashion. I do not, I will stand here today, I do not feel that we have enough manpower to this dates. I will stand on my laurels on that. There's been plenty of articles in the newspaper about it. Commissioner Hollingshead has been in the situation to go in and have to deal with rescuing somebody, he knows what it's like to, you know, be in that situation. There is not enough people to get the truck on the road immediately. That's a fact. That's not fallacy, that's a fact. Volunteerism across the nation is falling. That's a fact. That's not a Millville problem. So, for Mr. Parent to sit here and take a shot at me and my credibility is pretty childish as far as I'm concerned and I do not appreciate it, nor do I appreciate you dragging my employment in. From now on drag everybody else's employment in that comes here and complains about a decision that you make."

Commissioner Parent: "I'll comment Mr. Mayor. You know, there's something called professional courtesy. I think that's important. And Mr. Schoch I think is done speaking, Mr. Mayor?"

Mayor Quinn: "yeah, Dave, you got to sit down, I'm sorry..."

Dave Schoch: "oh, it's okay for him to say something about professional courtesy..."

Commissioner Parent: "you know there is something called professional courtesy I think that must be demonstrated, you know, by all concerned. And if that's Mr. Schoch's opinion, that is Mr. Schoch's opinion. But, you know, again, I don't come here as a Commissioner and say one thing publicly and go behind the door and say something else. I've always talked in the way I feel and you can disagree or agree with that. But, you will always get it straight from me the way I feel as an elected official about what my true feelings are. My feelings were that Mr. Schoch was in fact out of line, as far as professional courtesy goes. I'm not going to change my mind. That's just the way I feel. Some people like it, some don't, but that's just the way I feel Mr. Mayor."

Emil Van Hook: "Mayor and Commissioner's, Emil Van Hook, I still live at Sunset Drive. I've got a couple of issues here and since we've been talking about the Fire Department, and I'm not going to take a shot at anybody. But, I'll tell you that I also, as Commissioner Parent may have forgotten, served eight years as Director of Public Safety in this community. You didn't mention that when you were talking about former Directors, but that's okay..."

Commissioner Parent: "I figured you'd bring it up, Emil..."

Emil Van Hook: "I'm sure you did. But, I'll tell you I got up in the middle of the night with these men and women and went to a lot of fires and I was there when, as the Chief over here indicated when they took dead bodies out of different buildings. I have the greatest respect and admiration for them. But, I'll tell you I'm concerned about Fire Protection and EMS in the City of Millville. Not only from a manpower perspective, because we are seriously lacking in full-time manpower, there's no question about that. But, I'm concerned about the number of fire stations we have, the number of EMS stations. We have a community of forty-four and half square miles and we have one fire station and one EMS station. We have one station covering twenty-seven and a half thousand people. Vineland on the other hand with about sixty square miles and about sixty thousand population has six fire stations. On average they've got

one station covering ten thousand people. We are sorely lacking in protection in fire and EMS, not to mention police. Now, again, that's not a slap at any of the people that are working in these services. I have the greatest respect and admiration for them and as I said many a time I got up in the middle of the night with them and they'll all tell you that and I stood there when Giuffra's was burned on High Street and froze the whole time they were there, which was damn near twenty-four hours. So, I again have the greatest admiration, but we have to, in my view, and I'm going to suggest, although you probably won't take it. Suggest that you readjust your priorities. As I indicated in an open-letter, perhaps we ought to have a few less riverfront parties, a few less tax abatements and maybe we can afford to build some fire stations and have some and get some equipment and manpower in here to protect the people of this community. Now, that's Item No. 1. Item No. 2, and I hesitate to go here, because Lord knows what kind of retribution ever happens. But, this is a tale of two lots, is what I like to say. But, I haven't said anything about the reassessment that we recently had, but this issue came across my desk recently and I found it remarkably interesting. This is about two pieces of property that are located directly on the Maurice River. In fact, they comprise about a thousand feet of river frontage in our City. They were purchased in 1975 or 1978 for a total of \$30,000.00. In 1987, you may recall there was a company called HL Yoh did a reassessment and they assessed that same property for \$335,000.00 in 1987. The property was in appeal and the property was reassessed at \$234,000.00 and then there were some other minor adjustments. In 2003 the owners of the property sold it for \$149,500.00. Now, these are two lots. Today, now remember they were sold in 2003, today the assessment is \$28,100.00. I'm confused, now perhaps you can help me understand how this can happen. Now, it's block 352, lots 22 and 54. I'm going to ask that perhaps some kind of response be forthcoming at a future meeting, I don't expect you to be able to answer it now, but I think, you know... I'm confused. I don't understand..."

Commissioner Derella: "Could you have asked... all I ask is couldn't you have asked that prior to and then we could have been able to have that response..."

Emil Van Hook: "I'm not trying to ask you to answer that question tonight..."

Commissioner Shannon: "Mr. Van Hook could you give me the block and lot again please?"

Emil Van Hook: "Sure, 352, lot 22 and 54. Thank you."

Mayor Quinn: "thank you. Next?"

Paul Porreca: "Good evening again, Paul Porreca..."

Mayor Quinn: "you haven't moved either right..."

Paul Porreca: "I'm sorry?"

Mayor Quinn: "I said you haven't moved either, you're still on Porreca Drive..."

Paul Porreca: "yeah, I'm still there, that's right. I can't move. When I looked at the agenda at the end of last week, it looked like a really quick and routine meeting, but it's developed into, it really developed into an interesting evening. I do want to say that I take serious exception to anybody saying that any fact

that has been represented by me and even by Millville First is incorrect. You gentlemen have never said anything was incorrect. We're very careful. Sometime you're, what do I want to say, we ask too many OPRA requests, but we want to get the facts right. Those things that we have said are all based upon careful research and the total, as much of the total picture as we can get. I also have been trying very carefully to prepare remarks, which I have done and keep it within your five minutes..."

Mayor Quinn: "thank you."

Paul Porreca: "but, I got to make a couple of comments from things that have happened. On the RAD I just want to point out that by establishing it, and this is not against your program, which can be done without it for rehabilitation, etc. But, what you have done is taken four, five, six or seven years of representation and just cut it in half. Because, repeatedly I have heard various Commissioners say how when we get the shopping center and when we get these new developments and when we get these new tax ratables up in that area it's got to help the tax rate, because these are commercial establishments that are going to pay their taxes and going to reduce the impact of the expenses that you necessarily incur. Well, you just cut it in half, because you have taken one half of what's there and what's coming and as you say, hopefully there will be more and you've said to the rest of the City, half of it will not be yours for the next twenty-five years. Okay. Now, Mr. Mayor, you and I have had a lot of good discussions alright, and I appreciate your time, which I recognized as being quite taken up. Repeatedly, one of the things that you say to me is, how do we use these millions and I, we don't have a total report yet, but you've got millions in the bank with UEZ money. How do we use that to pay for things that we are paying out of the real estate tax wallet, pocketbook? Right? And we say, well there's this, there's that, all little things. But, now in a complete one hundred and eighty degrees from that, you're taking real estate money and paying over there, Emil's wrong, it's not two and a half million, because of the bond issue in your papers says by the time you finish with the lawyers fees and the interest, it's going to be 3.3 or 3.5, I'm a little hazy there. I'll put a little spin on it, let's call it 3.5. So, anyway that money can be paid from the sales tax money, but you're not going to do it, you're going to reverse that and you're going to pay it out of real estate tax money. So, don't ask me the question anymore, because there's your answer..."

Mayor Quinn: "Okay, well when you get done, I'll... I understand what you're saying, sure that's fine..."

Paul Porreca: "but, that's what you did and that's what you're doing and like I say there's the question and there's the answer. Use the UEZ money to pay those, the grants, etc., two and a half million, instead of 3.3 in real estate tax money. Okay. Now, I will revert to my prepared remarks, which are limited and you don't have to worry about me rambling on, alright:

As a result of Commissioner Derella's statement that the zoning office approved the Nextel tower at the airport I renewed my OPRA request. The response confirmed that no zoning permit was issued, no application was made to the planning board, none of the requirements were met and all fees were waived. Months have gone by since this was called to your attention and still you have not said what you are going to do about it. Why were the fees waived for this out of town corporation. There are two principles at play here that are recurring themes with this commission. One is the failure to fully and candidly respond to legitimate questions in a timely way. There are unanswered issues going back over a year. The second is the

perception that you favor and cater to anyone from out of town and you roll over for developers and big business, agreeing to lopsided contracts and giving unnecessary grants and tax abatements. The Nextel deal is a case in point. The City ignored all the code requirements and waived the fees. Then after months of repeated questioning, gave a partial response and took no action. Other examples: tax abatements; the Sun Bank contract; the Glass Group collection effort; waivers of late fees and penalties; the NJMP contract and the list goes on. At your August 1 meeting last year we publicly offered to share our research and constructive suggestions with you. We got no response and surprisingly not a single one of the items we have raised were mentioned in last year's audit.

Underlying all of these failures is a pattern of bad business practices. The City has branched out far beyond the usual municipal services package, but has not adjusted its oversight to keep up. Frankly, we believe it's because you have so much money from the UEZ sales tax that you don't know how to handle it. The records we've obtained, although far from clear and complete, seem to show that you have several million dollars in the bank. Therefore, you have no incentive to be prudent and fiscally responsible.

I inquired at the last meeting when the next land sale would be, but you did not respond. You are sitting on \$2 million worth of real estate that you have declared you don't need. You should be aggressively trying every legal means to return that property to the tax rolls. I can't recall when you last held a sale other than in response to a specific request from a potential buyer, but it has been far too long. Every property you return to private ownership will reduce our tax burden. Why aren't you pursuing it?

You profess to want to improve the neighborhoods and upgrade properties. I believe you, but why have you failed to enforce the abandoned and nuisance property ordinances. In August 2006 we filed OPRA requests for information on both Abandoned and Nuisance properties. As a result of documents received we called the lack of compliance to your attention. Nothing was done. To follow up another OPRA request was submitted in January 2007. The same deficiencies prevailed. Nothing had been done.

The Construction Office is to provide a written abandoned property report to the governing body every 6 months. The report has to meet specific requirements. I don't ever recall such a report being presented at a commission meeting. The statute grants broad authority to the municipality to take action. What has been done to comply with your ordinance and utilize these tools?

The August 2006 OPRA request produced 2 abandoned lists: The first with 2 dates March 2005 and August 2006. It listed 17 properties. 3 owned by Holly City Development Corp. and 10 marked sold. The second dated October 2005 listed 12 properties, one marked removed and six marked sold.

The January 2007 OPRA request produced one list dated November 2005 which contained the same properties as the October 2005 list but with no notations. Clearly they do not comply with the ordinance. Actually they don't even make sense. The bottom line is: No change in the process even though this was brought to your attention months ago and would help improve the neighborhoods. I just frankly, don't understand it and we do the research, we bring these things to your attention. Both privately, I want to add on many, many occasions, before we started coming here. No action and coming here we've had some. But, not on the obvious things. So, anyway thank you very much for your patience and your tolerance and good night."

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

Commissioner Parent called upon Frank Thon, Chaplain of the Millville Fire Department concerning fire safety:

Frank Thon: "Good evening, I'm Frank Thon, Shewchenko Avenue, Millville Fire Department Chaplain. At the last meeting that I was here I spoke of many things. One that was most important was the importance of smoke detectors. What I said was true. One or two days after I announced that you're first best line of defense in any fire is a smoke detector. A day or two after I said that, Philadelphia had a fire and we know that there's hundreds of paid guys in Philadelphia. The reason why that family did not make it out of that house was not because of the firefighters. It was because they didn't have smoke detectors. What I said is true. Every six hours there's a fire in the United States, a dwelling. Each family has exactly three minutes from the time of the start of the fire to the time to get out of the house to make it out alive. If you do not have a smoke detector, the chances of you making it out of a house that's on fire is very low. We just had another fire close to Millville, it didn't matter how many firefighters they had. The reason why those families passed away was, because they didn't have smoke detectors. The last meeting I was here, I stood out on the steps on a very cold night, I don't know why I picked that night, but it is our busy season, and I waited for people to show up, the people that couldn't afford smoke detectors. I was left with only two smoke detectors left. I then went down South Second Street and found other takers. To me that's an investment. I care about everybody in the City of Millville and everywhere else. On my spare time I went to, and I don't want any kickbacks, but Lowe's, they were the most stocked..."

Mayor Quinn: "We're glad you stayed in Millville, thanks Frank."

Frank Thon: "Yeah, I could have went to Home Depot, but hey. Anyway, what they have here, if I could, are things that can save your families life. Who here can actually look at their family and their children and actually say, yes, we're ready for fire? Not too many. If you have a smoke detector, that is your first way, that's like having a firefighter in your house 24/7. Okay, the old saying was the best way is to have a firefighter in your house 24/7, but believe me my wife won't go for that. What we have here that you can get at Lowe's for \$39.00, sorry about that, is a ladder where you just pull the tab, you hook the brackets to the window, you pull the tab and the ladder goes down from two stories down to the ground. This very easily can slip under somebody's bed and when the hear the smoke detector's go off, you can actually have a fire drill at home. All your children have fire drills at school, I've been teaching fire prevention in Millville at every grade school here for the last six or seven years. They know what to do, all you got to do is ask them. They pretty much know more than the parents. I'll make this quick, because I heard a beep over there. Smoke detectors, \$4.97, the life of a child is priceless. You can spend more than \$4.97 on a cup of Starbucks coffee. What we have here is the Tot Finder that the Millville Fire Department has, which are free if you stop by the Fire Department on Buck Street. The old Tot Finders we used to put on the windows on the outside, so that when we pulled up to a house, we would be able to tell where they're at, the children. Now a days, it's not exactly the safest thing to do, I'm sure the Police Department can back me up on that, is putting a sticker on your window telling where the children are. So, what we have here, is a new reflective sticker that goes on the bottom of the child's bedroom door. As we crawl into the house, under the flames, under the smoke, we have these big spotlights with us, we shine them, we see this at the bottom of the door and it tells us

that's where the child is. Also, there's two little strips here that go onto the inside of the doorway for when we come down the hallway these things will be reflecting back at us. These are free. They are priceless also. In closing what I said was true about the smoke detectors, I would invite every church in the City of Millville to call me. I would be more than happy to take whatever it takes, if you would let me in your service at church to go over some Fire Prevention things that they can do to help themselves and the family. I'll leave my phone number... Should I leave my phone number? Well, to tell you the truth, if you don't say that you're a Pastor or Reverend, I might not answer anyway. But, anyway it's (856) 305-0050 and I would like to set up an appointment with every church here to get to the people. Also, if there's any families out there, like I said I've been doing Fire Prevention for quite awhile, if there's any families out there, I got a busy schedule, but in my heart, I don't care if it takes me ten years, I'll show up to your home and I'll help you plan a way out and that's all I have to say."

Mayor Quinn: "Frank, thank you and I do want to let you know that on Wednesday's, the first Wednesday of each month and I could check with one of the ministers, but they do have a Millville Ministerial Association where like twenty some ministers who come, so that might be a great place, if you could get away for lunchtime on Wednesday. The first Wednesday of each month and if you just check with Reverend Schuster or give me a call and I'll find out for you where the next meeting is going to be. In fact, the minister that comes at the next meeting, when we have the meeting on the 20<sup>th</sup>, well actually they meet tomorrow. The Wednesday in March, we'll get you scheduled to meet with the ministers. Thank you Frank, good job. Anybody else have any other comments?"

Commissioner Parent: "yeah, Mr. Mayor, again, thanks to Frank for your presentation and, you know, we're going to continue working on the goals of our Fire Department. I have read your report, I don't know if I mentioned it earlier and we have reviewed it with Chief Hess. I know one of the sentences in there is the FMBA wants to enter in a cooperative, positive process with the City that will move the Department forward. I hope they're not just words, but I hope they're meanings that I as the Director of Public Safety and I know that Chief Hess feels the same way. That we want to do it in a cooperative manner. After all, in all the time that I've spent up here, I have voted or hired every firefighter I think that's down there right now. You know, I've seen their fathers, who were firefighters, I've seen the firefighters, some of the paid firefighters now were little guys running around the neighborhood and they are now full-time firefighters. Again, I will reiterate, there is no one that has more respect, no one wants to do more for our Fire Department and Police Department than I do. It was not an easy decision the last election taking on the responsibilities of the Director of Public Safety and it is no fault of any prior Director of Public Safety of some of the changes that must be made. I am willing, able and not afraid to make those decisions that are going to benefit the Fire Department, the Police Department and the public safety of our citizens, I want you to understand that and I will not change until, you know, we reach the maximum amount of firefighters and know that just recently, again, in a meeting with Chief Hess is that our goal is to put on two more firefighters in the very near future and we're going to work towards that. But, again, we want to do it in a cooperative and positive way. I'm sorry that some people don't like my remarks, but you know, you're going to see me for what I am and I know a lot of you folks have been here, probably from day one since I've been elected and sometimes we don't agree, but again I will always speak from my heart and my interest is always with this City and together we're

going to do what we have to do for the safety of our citizens, so with that Mr. Mayor. Thank you."

Commissioner Shannon: "I would like to make a comment too, Mr. Mayor, if I could. Very quickly about the Department of Public Safety. I have worked with both Chief Hess and Chief Harvey, a lot of our events, obviously cross over and we need their protection for a lot of our City events and things of that nature. Also, as the Commissioner in charge of Public Property, this administration have first and foremost, you know, we talk about other satellite fire houses and different things and we've had those discussions. One of the concerns that we had was the dilapidated conditions of the house. When I got in office I was appalled at the condition of the fire house, the Doris Day kitchen from 1954. I couldn't imagine that our firefighters work under those conditions. We had a fire house that was housing hundreds of thousands of dollars of equipment..."

Mayor Quinn and Commissioner Derella: "millions..."

Commissioner Shannon: "okay, alright, millions. No sprinkler systems, extension cords hanging from the ceiling in puddles of water. This was our fire house, so first and foremost this Commission addressed the problem. We are continuing to have discussions with the Chief as this development continues around our City and yes we understand and realize that there will need to be satellite fire houses, stations across this City. We're working on that plan. So, it's not as if we are sticking our heads in the sand and not paying attention. We are in touch with the Chief, we have those discussions. We will find financing somehow, because the safety of our citizens is first and foremost, no one is shucking that responsibility. The other issue and I'm glad that you brought it up Commissioner Parent, is that of staffing of the fire house. We talk about, you know, the ten paid firefighters, we've heard a lot of discussion about, we need two more to get four on the truck. I think it really needs to be pointed out with two more, there's going to be times that we still won't have four on the truck. Two gives you that dozen and it sounds good for the three shifts, four men per shift, but there is time off, there is vacation time, there's sick leave, there's training sessions that they have to go to, so we will slowly and not emotionally hire public safety and firefighters in the future in the City of Millville. But, I wanted it to be pointed out that two more firefighters will not guarantee four men per apparatus to respond for the three shifts, as it has been portrayed. But, we are working in that direction and we will continue to support our firefighters, both paid and volunteer, because we appreciate the job that they do and the risk that they take with their lives to serve our community and we do appreciate everything they do, both in the Fire Department and Millville PD. That is my comments."

Commissioner Parent: "and you're absolutely right Tim and I believe we did a bond issue of almost two million dollars of those renovations there that were brought to our attention and again, I know what Chief Hess is working on, prior to even this report of some of those things that have been said at the last two Commission Meetings and even this evening and I'm sure that the Chief will be making an announcement in the very near future of some of the concerns that our public does have and some our former Commissioners have. You know, I can't wait until I'm a former Commissioner, I think maybe I'll have probably the right answers and the suggestions for somebody up here, I'll come out there and join the group and have some good ideas. You know, but again, we're going to do everything we can out there and I know that this administration will

work with that Tim. I know that the support that you've had, as far as the buildings goes and again, I'm sorry I should have mentioned that, but there's a lot that has been going through my mind and again, you know we want to thank you also for recognizing those particular needs."

Commissioner Derella: "Mr. Mayor, if I could answer a couple of quick things that were brought up at the microphone. I did say last meeting that there was no written permit for the cell tower, that the Zoning Officer had said he approved it verbally. Again, that's not the way the process should work, that's absolutely correct by the Judge. We did not follow our procedure the way we should have. I do know that we did follow in the Construction Office of past practice, of which when projects are built on City land, the fees for those construction permits are waived. That is under revision right now, that shouldn't be a blanket policy and we need to move forward and make some corrections as we move forward. I've had that discussion already with our Construction Official. I will say that the tower was constructed with plans, which I have here. Those plans were reviewed and I actually pulled the entire jacket on that particular project and all the inspections were completed ninety-five percent of them were done by John Mason, our Subcode Official from Electrical and also holds a Subcode for Construction and the balance were done by Mr. Truxton, our Construction Official himself. So, from that aspect, yes we were compliant, but prior to that on how it got from Point A, from the Zoning Office to the Construction Office, it was mishandled completely. We will work forward to control that and make sure that doesn't happen again. In regards to abandoned properties, yes we've been noncompliant with the process. When we say that those lists are supposed to be presented to the Commission every six months, I spoke with the Construction Official again about that. The one good thing we do have going, it doesn't make it right that we did not follow the process, which we will follow properly from this point forward. But, it was said that we had these blighted properties and we need to address those and help the neighborhoods. Out of the original seventeen that were in the list, only four remain on that abandoned property list that are still in blighted condition. The other thirteen I have photos before and after, have all been addressed, they have all been improved or are ongoing with improvements to make them habitable and make an improvement in the particular area of their neighborhoods. So, again, we need to comply to that process the way the Ordinance is written. We did go as far as putting those properties and filing them with the county, but we did not take it to the next level, but we did have an impact on the neighborhoods so far with thirteen of those properties cleaning themselves up and making themselves actually very attractive, since we cited them to move forward. The other four we'll aggressively pursue based on what the ordinance will allow us to do. As far as Mr. Tesoroni, he makes some good points in regards to impacts on what developments do to our community. That was wrestled with Crystal Village at the Planning Board. Seven times that thing was denied. Dr. Warker nodded her head. We do not have the ability, at least that's what we were told to put a true impact fee in place. Again, if you have some information where municipalities have done that, I would welcome that. But, currently we are told we cannot do that. What we do as a Planning Board and a good example is Crystal Village, by the way will be a fifteen to twenty year build out, it mirrors what was Flower Time, which I believe was approved back in the early 80's and never was built, because of market demands and other issues. They still have, probably, again I'm going to guesstimate, anywhere's from 12 to 24 months yet of permitting, which has to do with getting their water and sewer permits through the State of New Jersey and DEP. They

still have to go through final site plan and preliminary planning review from the Planning Board and they still have to do a Municipal Development Agreement as well. So, they got many, many more steps and a lot more controls, before they actually put a shovel in the ground. We did put, I'm going to call them impacts, on the developer in regards to road improvements that will be required along Nabb Avenue, which has been talked about with the County, because of the new hospital and the improvements and the activities at County College. We've also talked to them and they agreed to thirty-five acres of land that would go to the school. Which in turn would allow them to move their application for school funding, construction up to the top of the pile right now if the school applies, which our school system has, they can't get the funding, because they don't have the land. You need to have the land in hand to be able to make your project work. So, we're working diligently to make that happen. They're also on the hook for a lot of infrastructure improvements that are going to have to be done. But, again, we will work tirelessly to make sure it's the right fit for the City of Millville and we'll put impact on any development that comes into town within the regulations we're confined with. With that Mr. Mayor, progress."

Richard McCarthy: "Mr. Mayor can I have one minute..."

Mayor Quinn: "Sure, hey you're the solicitor..."

Richard McCarthy: "on numerous occasions in the past we've explained the issue about impact fees at the Commission level. I know we don't always remember those remarks. The Municipal Land Use Law provides for four impact fees that are permitted legally at the present. They have to do with roads, sewer, water and drainage. You read all the time, or you should be reading all the time, legislation that's been talked about in the newspapers at Trenton concerning the need to or the desire by many legislators up there to amend the statute to allow for municipalities to authorize impact fees. It's in the newspapers, it's been discussed at these Commission Meetings. I'm kind of surprised that we still don't remember that from having those discussions before. That is not allowed in New Jersey at this time, but there has been a movement afoot up in Trenton to allow for that and when that legislation gets passed, the municipalities will have the authority to do it. Right now, there's four areas, it's in the Municipal Land Use Law and those are the only four areas. Anything else that can be done has to be negotiated voluntarily and with respect to the issues you try to work out with the developer, but it's not something you can impose."

Mayor Quinn: "Let me also say that I got a letter recently from a friend of mine who was upset about the fifteen hundred homes going out on Nabb Avenue. This Commission would have much preferred the hospital be out on Nabb Avenue and no homes go out there. We do not go out and seek housing to come to Millville, but when someone privately owns seven hundred and some acres of land that is in an area that housing is allowed, we cannot stop that. We did in fact as Joe mentioned went to court over and over on this deal. They wanted twenty some hundred units originally and got them down to about fifteen hundred and I've always said, the only housing that I would really love to see come to Millville, is 55 and over housing, because it's a total ratable with no impact on the school, very little on the Police Department and brings people to the community that will volunteer and donate their time and things like that. Every Mayor's Conference I've ever been to, that's one of the things they talked about, if you're going to get housing, get 55 and over it's beneficial to you and it will help you. So, please don't think

we... I don't send Don Ayres or Kim Warker out, let's get some more houses. We don't want them necessarily to come in and at least what's coming in are two hundred fifty, three hundred fifty, four hundred thousand dollar homes. But, even those, they don't cover the things. And you know Judge, one of the things that I wanted to mention that you brought up that I differ with you on is the vacant property. If you sell a lot and let's say we get ten thousand for the lot. If a family moves into that lot and builds a house and they have two or three kids, I don't see that being a win to us in tax revenue, in fact I think we could debate it, but I think that could actually be a drain, because you're putting more kids in school then more services are needed, but you and I will talk about that sometime else. But, that was one of the things. The only other thing I wanted to say too, was when I mentioned it in Trenton, the Judge brought it up tonight about utilizing UEZ and I did talk to the Judge awhile back and what we were looking at and we sort of come up with some things. We use UEZ money for firefighters, which we are allowed to do, police officers and regular salary and wages that we can use year in and year out. We've actually looked at utilizing some UEZ monies for part of Don Ayres salary for secretary salary and things like that, which will be helpful in reducing our operating budget. The other fact that keeps being brought up was, and I think Mr. Van Hook brought this up, was why aren't you using UEZ money to payoff that two and half, three million, as the Judge, whatever the number actually comes down to. And what we felt right now with all of the things that are happening, we wanted to preserve the UEZ money so we can draw more businesses and more development into our City. Yes, we finally have some UEZ money, I know all the years back Vineland had a hundred million in UEZ and Millville had peanuts, well, we now are actually getting some money in. Do you know why we're getting the money in? Because, of the shopping center, because of Target, because of Kohl's, because of Circuit City and of course Walmart was a big generator of UEZ money. So, you know, there's, and I understand some of the philosophy's on that, but we just felt at this point and time we wanted to save the UEZ monies that we are building up for possible loans and development of businesses that we would like to draw into the area."

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

Adopted: February 20, 2007

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Mayor

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Commissioners

Attest:

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City Clerk/Administrator

BILL LIST  
CITY OF MILLVILLE  
MEETING FEBRUARY 06, 2007

ACE PLUMBING & ELEC SUPPLY	19.80
ACME MARKETS INC.	17.97
ACTION SIGNS & AWARDS	328.50
ADAMS EVIDENCE GRD TECHNOLOGY	601.99
ADAMS, REHMANN & HEGGAN ASSOC.	9,818.80
ADELPHIA STEEL EQUIPMENT INC	4,541.50
AIR POWER INTERNATIONAL, INC.	193.25
ALLIED CONTROL SERVICES, INC.	665.32
ALL INDUSTRIAL SAFETY PROD INC	1,112.25
A.M./P.M. SERVICES	99.00
ARTISAN SIGN WORKS	475.00
AT&T	53.47
AT&T INFORMATION SYSTEMS	1,918.05
ATLANTIC CITY ELECTRIC	64,270.58
ATLANTIC CO UTILITIES AUTHORITY	21,206.50
THE ATLANTIC GROUP, INC.	675.00
ATLANTIC TIME SYSTEMS, INC.	215.33
BERNAL MECHANICAL CONTR. INC.	2,310.50
BOWMAN & COMPANY	27,212.10
CAREER TRACK	199.00
JOSEPH M. CHIARELLO, ESQ.	200.00
CINTAS FIRST AID & SAFETY CORP	365.10
CITY OF MILLVILLE CAPITAL	369,264.81
CITY OF MILLVILLE CURRENT	67,855.33
CITY OF MILLVILLE	322,000.00
CITY OF MILLVILLE	255.00
CITY MILLVILLE PAYROLL DED ACC	285,910.61
CITY OF MILLVILLE	720.00
CITY OF MILLVILLE SEWER CAP	20,000.00
CITY OF MILLVILLE UTILITY	350.00
CLARKE CATON HINTZ, INC.	11,364.18
COBRA ELECT	69.37
COMCAST	220.17
CONTINENTAL FIRE & SAFETY, INC	180.00
CUMBERLAND CO. CLERK'S OFFICE	590.00
CUMBERLAND COUNTY COLLEGE	3,000.00
CCIA	1,407.51
CUMB CO MUNICIPAL CLERKS ASSOC	120.00
CUMBERLAND COUNTY S.P.C.A.	3,722.00
CUMBERLAND PAINTING &	750.00
CUMBERLAND REMINDER	397.00
CUMBERLAND-SALEM CONSERVATION	2,860.00
R E CUMMINES, INC.	423.08
BRIAN CUSHNER	30.56
CUSTOM GRAPHICS, INC.	1,169.70
DARE'S FEED & PET SUPPLY	90.74
DEERFIELD ELECTRIC	9,433.65
DELL COMPUTERS	1,343.50
DELTRONICS CORP	1,684.00
DI COCCO FAMILY SHOP, INC.	53.88
DINASO MLVL BUILDING SUPPLY CO	117.68
DUBELL LUMBER CO.	177.00
EDWARD DUFFY, ESQ.	260.00
EASTERN LIFT TRUCK, INC.	692.93
EIC INSPECTION AGENCY CORP.	2,283.00
ENVIRONMENTAL RESOURCE ASSOC.	510.14
EXECUTIVE BUSINESS PROD. CORP.	6,597.27
EMERGENCY PRODUCTS INC/FIREPWR	2,410.50
FLEET CAPITAL LEASING, INC.	525.28

FLIGHT LINE GIRLS, LLC	68.00
FORT DEARBORN LIFE INSURANCE	1,815.45
GARDEN STATE HIGHWAY PROD. INC	125.40
GENTILINI FORD, INC.	981.05
GLOUCESTER CO. UTILITIES AUTH.	2,080.00
GPM ASSOCIATES, INC.	14,740.00
GRANTURK EQUIPMENT CO., INC.	2,275.54
GRAPHICUS COMMUNICATION, LLC	625.70
GREENBAUM, ROWE, SMITH AND	3,094.87
GREENBERG TRAUIG, LLP	19,575.26
HACH COMPANY, INC.	667.97
DANIEL HOFFMAN, ESQ.	800.00
HOLLY CITY DEVELOPMENT CORP.	7,066.68
HOLLY CITY TIRE, LLC	173.00
HOWELL HARDWARE	838.74
IAAO, INC.	175.00
INDUSTRIAL SUPPLIES INC	200.80
INFORMANT FUND	2,000.00
INGRALDI FARMS	87.50
INSTITUTE PROFESSIONAL DEVLPMT	99.00
INTERCON TRUCK EQUIPMENT, INC.	798.42
KANE STEEL COMPANY, INC.	194.80
KOMLINE & SANDERSON, INC.	3,243.00
NICHOLAS T. LACOVARA, ESQ.	1,560.00
LANDSMAN UNIFORMS INC.	279.65
LAWMEN SUPPLY CO, INC.	518.50
LILLISTON CHRYSLER/PLYM., INC.	67.56
LIPPINCOTT & JACOBS, INC.	7,060.00
LOWE'S CO., INC.	427.98
AVAYA COMMUNICATION	5,881.08
MAJOR PETROLEUM, INC.	437.58
MARSHALL & SWIFT, INC.	918.95
MECHA-DRAULIC SERVICE, INC.	2,813.92
MIG ENVIRONMENTAL, LLC	265.00
MILES CONCRETE CO, INC.	157.50
MILLVILLE AUTOMOTIVE, INC.	3,448.12
MILLVILLE CHAMBER OF COMMERCE	60.00
MILLVILLE DEVELOPMENT CORP	46,400.76
MILLVILLE PUBLIC LIBRARY	39,333.37
MOBILE VISION, INC.	508.00
MOORE-WALLACE NORTH AMERICA	159.76
NATIONAL WATERWORKS, INC.	19,800.00
STEVE NEDER, ESQ.	1,071.43
NETWORK CABLING, INC.	28,436.69
VERIZON	9,946.43
TREASURER, STATE OF NJ	900.00
NJ SOC OF MUNICIPAL ENGINEERS	150.00
NJSPLS	590.00
NJ STATE LEAGUE MUNICIPALITIES	85.00
SUZANNE L OLAH	44.22
OLIVER CONSTRUCTION	495.00
OLIVER CONSTRUCTION	1,625.00
OMNI ENVIRONMENTAL Ilc	225.00
PACE & ASSOCIATES, INC.	2,735.00
PACER SERVICE CENTER	39.20
PARDO'S TRUCK SERVICE PARTS	67.46
PASTINA, INC.	129.00
PENN-JERSEY MACHINERY, INC.	2,520.81
PHOENIX COMMUNICATIONS, INC.	1,569.45
PREMIER CHEMICALS, LLC	5,183.57
THE PRESS & SUNDAY PRESS, INC.	193.70
PRIMAVERA SYSTEMS, INC.	139.00
QUALITY CONTROL LABS, INC.	487.00
QUALITY FIRST, INC.	448.28
RENTAL MAT SERVICE, INC.	228.72
NED ROGOVOY, ESQ.	494.00

RUTGERS, THE STATE UNIVERSITY	1,108.00
HEATHER SANTORO	906.41
SERVICE TIRE TRUCK CENTER, INC	977.20
CUMBERLAND COUNTY TREASURER	3,763,347.69
SOUTH JERSEY HEALTHCARE	1,516.68
SJ POLICE CHIEFS' ASSN.	100.00
ROBBIN B. SOTIR & ASSOC, INC.	8,092.37
SOUTH JERSEY SANITATION CO INC	92,935.39
SPARK ELECTRIC SERVICE, INC.	168.00
STAPLES, INC.	771.12
STEELMAN PHOTO SUPPLIES	243.84
STEWART BUSINESS SYSTEMS	574.81
NICK TANEY	1,111.80
TEPS POWER EQUIPMENT, INC.	202.63
TIDELAND SIGNAL CORPORATION	116.70
TREASURER, STATE OF NJ	300.00
TREASURER, STATE OF NJ	36,822.63
TRI-CITY PAPER & JAN. SUPPLIES	140.35
TROUT PRINTING & PUBLISHING CO	1,166.25
URBAN ENTERPRISE ZONE	1,497.73
VERIZON WIRELESS	4,005.31
VERIZON NETWORK INTERGRATION	3,835.00
VINELAND AUTO ELECTRIC, INC.	10,112.10
KIM WARKER	440.59
WESTERN TERMITE & PEST CONTROL	270.00
WEST GROUP, INC.	546.16
WILLIAM'S ASPHALT MATERIALS	534.00
WIND CHIMES BOOKS	72.00
WOODRUFF ENERGY COMPANY, INC.	343.75
DANIEL H WRIGHT, JR	143.89
WYBLE ADVERTISING, INC.	2,428.43
DELORES ADAMS	6,800.00
PAUL DUTTON	6,497.50
JUDITH GRIBBLE	1,000.00
AMY MCCALLISTER	2,135.00
MICHAEL ROMANIK	1,000.00
ELIZABETH C. COSSABOON	135.00
CONGRESS TITLE	1,080.16
MORTGAGE SERVICES	1,176.14
PROFESSIONAL ABSTRACT/ASSURANC	1,305.55
SHERWOOD FOREST HOMES, LLC	2,353.00
TOTAL VOUCHERS FOR 02/06/07	5,463,278.95
CITY OF MILLVILLE SALARY ACCOUNT	258,452.39
CITY OF MILLVILLE SALARY ACCOUNT	287,885.22
CITY OF MILLVILLE SALARY ACCOUNT	293,413.38
TOTAL SALARY FOR 02/06/07	839,750.99
TOTAL VOUCHERS & SALARY 02/06/07	6,303,029.94