

Conference Room No. 2, City Hall
Millville, New Jersey
July 18, 2006, 6:30 p.m.

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

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

The City Clerk/Administrator noted additions to the agenda including authorization for transfers within the 2006 Budget Appropriation Reserves and an application for amendment to Bingo License No. 196 the City Clerk/Administrator also noted an addition to the agenda regarding Change Order for Ricky Slade Construction for the Glasstown Center Public Parking facility and noted at this time he did not have a certification of funds from the Finance Department and it was being removed from the agenda until the next meeting.

The City Clerk/Administrator also noted City Attorney, Richard McCarthy, authorized an amendment to the manufactured homes and mobile home park service fee Ordinance to reflect changes in Section 65-44 changing the fee from \$1,200.00 per calendar year to \$960.00 per calendar year and to change the effective date from July 1, 2006 to August 1, 2006.

The City Clerk/Administrator noted it would then require a public hearing on the Ordinance as amended.

Commissioner Shannon noted he would be presenting the annual awards for Gardens and Potted Plants and would also be introducing Miss New Jersey.

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

Commission Chambers, City Hall
Millville, New Jersey
July 18, 2006, 7:00 p.m.

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

A moment of silent prayer was observed followed by the salute to the flag.

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

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

A motion was passed to refer the matter to the Tax Assessor and City Attorney for preparation of an Ordinance, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence addressed to Chief Ronald J. Harvey from Shelly Schneider, Superintendent of Schools, indicating that due to severe budget crisis the Millville Public Schools has tentatively cut the DARE Program for the 2006-2007 school year.

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

Commissioner Parent made the following comments:

"It's very difficult not to continue with our DARE Program, I believe our Dare Program provides a tremendous service to our youth and our City and I would like to sit down with the Superintendent of Schools and members of the Board of Education to see what we can do to keep funding that program. It's a tremendous program that's been going on now for over 20 years and I'll do what I can to continue that program in this City. Thank you Mr. Mayor."

Dana Tambellini of the Millville Parks Department presented awards for the Countryside Garden Club.

Ms. Tambellini also expressed sincere appreciation to George Mitchell for his assistance and contribution for the Grand Prize Winner and to the many judges that serve.

Ms. Tambellini announced the following 2006 Gardenscape Winners:

GRAND PRIZE OVERALL JOHN COFFMAN	BEST USE OF HANGING BASKETS CLYDE & LINDA BUSLER
JUDGES AWARD JULIET HOLIET	BEST USE OF CONTAINERS GWYNDELL CURRY
BEST ARTISTIC DISPLAY DONNA DAVIS	BEST SMALL AREA GARDEN SHIRLEY KARPOLORICH
BEST PORCH DISPLAY MARK & CAROLYNE CRULL	BEST VICTORIAN SETTING IKE PORTER
BEST LAWN DISPLAY JOHN & HELEN DONELSON	BEST COLORFUL DISPLAY KRYSTAL FISHER
BEST IMPATIENS BARBARA GALLAGHER	BEST PERENNIAL GARDEN LILLIAN TAYOR
BEST COUNTRY GARDEN HELEN YOCUM	BEST PATRIOTIC DISPLAY CINDY VAZQUEZ
BEST OLD-FASHION GARDEN THE GANDY FAMILY	GARDENSCAPE HALL OF FAME DETA JOHNSON
BEST WATER GARDEN DOROTHY RAINES	BEST ARTS DISTRICT BUSINESS ELLEN GAVIN

George Mitchell presented the Grand Prize Award to Mr. Johnson and expressed sincere appreciation to the governing body for their spotlighting the pride of all of the citizens of Millville and the use of flowers to make the City of Millville beautiful.

The report of the Municipal Court for the month ending June 2006 was ordered, received and filed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Commissioner Parent also expressed sincere appreciation to Rob Shannon, former Commissioner and Director of Parks and Public Property, for his Annual Rob Shannon Slo-Pitch Tournament and noted over \$300,000.00 has been raised for local youth programs over the 30 plus years the tournament has been in affect.

The report from the Construction Official of the Permit Fee Log Report and Monthly Fees Report for the month of June 2006 was ordered, received and filed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Tax Collector's Report for the month of June 2006 was ordered, received and filed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Mayor Quinn introduced Miss New Jersey, Georgine DiMaria, and expressed his sincere appreciation to Joan Cooper for her work and participation in the Miss All State Beauty Pageant.

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

Ordinance No. 23-2006

Amending the Municipal Code of the City of Millville regarding Chapter 65 - Taxation, Article I- Manufactured Homes, to provide a method for the City and public school system to receive reasonable payment for public services afforded the owners of manufactured homes within mobile home parks, annual service fee in the amount of \$1,200.00 per calendar year per manufactured home.

A motion to amend Ordinance No. 23-2006 to reflect Manufactured Homes in a Mobile Home Park Annual Service Fee Article I, Section 65-44 from \$1,200.00 per calendar year to a total fee of \$960.00 per year and amending Article I, Section 65-41 adding Paragraph B to change Section 65-44 from Municipal Service Fee to Annual Service Fee and to change the effective date, Section 65-46 from July 1, 2006 to August 1, 2006.

The motion was made by Commissioner Shannon and seconded by Commissioner Parent.

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

Director Shannon moved for the adoption of the proposed ordinance as amended concerning Municipal Code of the City of Millville regarding Chapter 65 - Taxation, Article I- Manufactured Homes, to provide a method for the City and public school system to receive reasonable payment for public services afforded the owners of manufactured homes within mobile home parks, annual service fee in the amount of \$960.00 per calendar year per manufactured home.

Director Parent seconded the motion.

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

Diane Lee of Holly Village addressed the Board of Commissioners and expressed her opposition to the proposed Ordinance and noted the financial hardship this service fee would place upon her and many of the residents of the Holly Village Park and noted that they are not in the same class as the proposed Liberty Village Park that was recently constructed.

Diane Lee stated she has lived at the park for 12 years and is permanently and totally disabled on a fixed income and that there is a huge difference between the homes in Holly Village and the homes in Liberty Village.

Donna Lane, 1 Cleveland Drive, Holly Village, asked the Commissioners why they could not phase in the proposed fee and that they needed to change the legislation regarding service fees for modular homes.

Donna Lane also noted there are many seniors, disabled and single mothers in Holly Village, many in their 70's, 80's and 90's and they have no other place to live as there is over a one year waiting list for Senior Housing in the City of Millville.

Donna Lane indicated she voted for all of the Commissioners, and is now ashamed to say that she did so.

Donna Lane also expressed her opinion that the Board of Commissioners should restrict the use of City vehicles and cut in other places of the budget, rather than placing the service fees upon the residents of Holly Village.

Cynthia Kurch: *"My name is Cynthia Kurch and I live in Holly Village and I hope I don't make any enemies here, but you all know me. Timmy, Joey and I all went to school together, Jimmy use to come in our store and Mayor Quinn's a relative, so you all know me very well, but what I have to say is that I spoke with Mr. Derella and he was the only one who was kind enough to respond to my phone call. Alright, since we as mobile home dwellers aren't eligible for rebates homeowners receive, I'm puzzled as to the fairness of certain issues, which leads me to a few questions. Does New Jersey have a ceiling rate pertaining to the amount a landlord can raise the rent for tenants, specifically for mobile home parks at one time? Do mobile home park renters have specific legal rights regarding their lot rent charges and the amount of increase of same? With these questions in mind, let me begin. The park in which we live, I've been told hasn't been charged an increase in many years, a tax increase. Yet every two years our lot rent is increased \$20.00 a month. The park office stated this was due to tax increases. Mr. Derella told me it was different, that was not the case. If this were true, why didn't the park taxes increase? The bottom line, the parks taxes weren't increased, okay. They were responsible for two hundred, it comes out to \$207.92703 per year or \$17.327252 a month for each lot. Lot rents average \$390.00 a month, which means the park clears, not including water, sewer and trash collection fees, \$372.67275 dollars each month. When all 250 lots are occupied this will result in \$16.149 per month collected to cover taxes. The figures I've quoted you are based on an average figure of \$390.00 a lot. The rent varies with the lot location, some higher, some lower. I apologize for any repetitions you may hear, but I've lived in Holly Village for over 3 years and during this time the lot rent has increased, as I said, \$20.00 every two years. I spoke with Joey Derella recently only to learn the park hasn't gotten a tax increase in many years..."*

Commissioner Derella: *"Can I stop you. Not to interrupt you, their taxes go up accordingly based on the assessed value of the land. But, the service fee has never changed as a requirement from the..."*

Ms. Kursh: *"exactly, that's what I'm saying. Okay, the actual, that we're experiencing, this is the increase we're*

experiencing. Okay, when I purchased my mobile home the water pressure was adequate, after a year or so the pressure decreased so much so, that my family was forced to shower either before 6:00 a.m. or after 11:00 a.m. in order to have enough water pressure to get an appropriate amount of water for a proper shower. Along with that we were also forced to flush our toilet two to three times to allow the toilet bowl to empty completely. Imagine that. How would you like that in your homes? I don't think you would. Despite my numerous complaints to the Park Office, nothing was done to correct it. In fact, at one point I was told the problem was on my end. It was at this point, I, at my own expense hired a master plumber to check the water line that I'm responsible for and the water pressure my home was receiving. I also called Jack Harris, a very good friend of mine, who's the man in charge of the Millville Water Department, but he's retired now. He was kind enough to come to my home, check the pressure I was receiving, both professionals concurred that it was a pressure problem, which is the park's responsibility and not my home's line at fault. Last, but not least we had an increasingly serious speeding problem on one of the roads running adjacent to the park, Poplar Road, I personally made numerous calls to the Millville Police regarding this problem. I lost my cat as a result of the speeding vehicles, as well as I have seen other animals killed on this road. I went so far as to put up a sign stating the dead cat killed by the speeding car could have been someone, or their child. I also had the Millville News do an article where speed kills, addressing the problem. All to no avail, okay. To top all this off, there was recently a stolen truck speeding down this very street that went through, not just into, but through a telephone pole at the end of the street. I thank God no one was on the street at the time. Now, I ask you, how fast must a vehicle be going in order to go through, go through, go completely through a telephone pole. We as residents of this park now face not only the possibility of not being safe, but also of becoming homeless. I personally brought these various problems to the attention of 2 of the 3 owners of the park almost 2 years ago. Only to be told if the park was this bad, why'd you move here? My response, I didn't know it was this bad until after I purchased my home. All I'm asking is that you help us in anyway possible to keep our homes and stop the extortion we're experiencing. Where as you know, extortion in the dictionary is defined as getting money by force or threat. Our threat is the idea of losing our home if we are unable to meet the lot rent."

Lori Greenberg, Esquire, addressed the Board of Commissioners and made the following comments:

"Good evening, Lori Greenberg, Esquire, here on behalf of the NJMHA. I am the Treasurer of NJMHA, I am also an attorney that represents over 60 Manufactured Housing Communities throughout the State of New Jersey. Also, as the Treasurer of NJMHA I am familiar with hundreds of manufactured housing communities and towns and cities just like this. NJMHA, our goal is to help provide affordable living, the owners of these communities.."

Various members from the audience stated they could not hear Ms. Greenberg.

Ms. Greenberg: "okay. People don't normally say that to me. NJMHA's mission and the community owners is to provide affordable living. You know that the rents of these two communities, not the new one, are very low. The people who moved into these communities moved in, knowing what the rents were, being able to budget for them. Even a \$20.00 raise every two years is probably about 3% to 5% raise, they can budget for that, they can handle that with

whatever their increases are, maybe some of them can't, but when you start talking about an \$80.00 raise in a month they can't pay for it. You're starting to talk about rents that aren't affordable. When the people who moved into the other two mobile home parks, the older communities, they knew those rents. The new people, coming into the new community, Liberty Village, they know what those rents are, they're buying expensive homes and they're coming in with bigger incomes and they can budget for it. The people here can't. They don't have anywhere to go. These homes provide affordable living and you're trying to make it not affordable. Now, I understand that there are issues with your revenue base and I appreciate that. But, you can't take it on the backs of the people here. Additionally, in my experience, which is vast. I've seen municipal service fee Ordinances all over the state. The Municipal Service Fee Ordinances I see, charge \$10.00 to \$30.00 a month. There's no one who's charging, I'm not sure what it is now, \$80.00 or \$100.00 a month. You're far in excess of what anybody else is charging and that hurts the people here and that makes them not able to prepare, not able to budget. Additionally, the residents of Holly Village are paying with their current taxes, they're paying \$525.00 a year. Now, how do you figure that out? Well, you take the real estate taxes that Holly Village pays and their current municipal service fee and you divide it by the number of units in Holly Village and they're paying \$525.00. I saw some other numbers for homes, but those homes are worth significantly more than the homes in Holly Village. These are affordable homes, they're paying a fair share of taxes already. People say well, the mobile homes don't pay taxes. Sure they do. The community pays a large amount of taxes. So, they are already paying a significant amount of taxes in relative value to their homes. The final thing I want to say is that, and I've seen this and litigated this, under NJSA 54:4-1.6 of the New Jersey Statute, you've got to justify the municipal service fee. Mobile Home Parks, Manufactured Housing Communities don't get the same services that a home does where you provide streets. I mean you're hearing people come up here with concerns, but the town provides streets for the people paying a lot more than that, the town provides sewer systems for the people a lot more than that. The town does not provide the same level of service that it does to the people that they're now trying to tax as much as the people that they're providing service to. So, you have to justify this calculation, you just can't say as it appears you did, we're going to charge \$100.00 a month and now you say \$80.00. Where's the justification? Where's the tax taken into account the real estate taxes that they're already paying? I haven't seen any formula's, I haven't seen any justification for this. The bottom line though, is that you want to preserve affordable living, you want to give people who are working hard, who are on fixed incomes a place to live and we all know in the State of New Jersey that's getting tougher and tougher to find. When you jack up the municipal service fee, you're going to be denying these people their homes and it's just not right. Thank you."

Kathleen Wilson: "My name is Kathleen Wilson, I live in Holly Village, 5 Madison. I have a few thoughts. The fee increase, is this fee a fair increase? Liberty Village is a manufactured home community. These homes will probably increase in value. They are lifted onto their permanent foundation by crane. Holly Village homes are mobile homes and they are registered or titled the same way as a motor vehicle and they decrease in value the same way. I ask you, as our homes depreciate in value yearly, do you think it is fair that our fees should appreciate. Again, I say, many of our homes are not on permanent foundations, they can be moved at any time. I feel that you should look again at the mistake that was made by the Zoning Board and to the developer of Liberty Village and

correct it with him and not burden our community with this. What I can see here is that neither Liberty Village's Gated Community, nor Holly Village is being treated fairly. Mr. Carpino is putting in 91 homes, the newspaper says he has 24 built so far that's...and the newspaper represents 28 of the 91 and we on the other hand represent 233 owners and that is what this is based on that amount. I'm sure that because of past practice Mr. Carpino's homes that are not in place will be forgotten when they are put in place. These are my thoughts after reading statements in the newspapers and literature on the matter. Maybe we should look at senior tax homeownership, instead of fee, this way everyone can claim this on their income. Thank you."

Lynn Hatcher, 20 JFK Boulevard, expressed her opposition to the Ordinance and also provided an explanation of disability and tax payments that are provided to the state for property owners, however, they are not provided to mobile home owners, because they do not own the property.

Further discussion was also held regarding the present \$20.00 per month fee being increased to \$60.00 per month and it's impossible for persons on fixed incomes to pay this amount.

Betty Monteleone, Briar Drive, addressed the Board of Commissioners and stated how many times has she told the governing body members that you have to watch what you're spending and Mayor Quinn responded many times.

Mrs. Monteleone indicated the governing body members party like there is no tomorrow and that none of you had that philosophy that you now have today.

Mrs. Monteleone expressed displeasure with the bands and riverfront parties and that we need to cut spending.

Mrs. Monteleone also indicated the Millville Development Corporation is not an organization to cover the expenditures for special events and that the governing body made a mistake and let Liberty Village build with no tax base.

Mrs. Monteleone indicated the City should replace the people that made the mistakes and that they should be out the door at the days end.

Mrs. Monteleone indicated we will put you all out of here.

Dominic Barunzi?: *"I'm Dominic Barunzi?? one of the owner's of Holly Village and as you know for the last 20 years we owned Holly Village and we try to keep it for very affordable housing and that was...we never changed since we got it and our rates are much lower than what's going around the state. I have a signature from most of the tenants, I don't know if it's a hundred percent, 230 signatures about the objection of this increase, this fee that has...I don't know how you get to this numbers, but we cannot justify. I leave this up to you guys and see what you want to do with it."*

Mayor Quinn: *"Dominic, I have a question to ask you. I talked to the owner of Hansen's Trailer Park in Vineland. Same lot size, very similar to your lot size, he charges the people \$330.00 a year. Why do you charge \$390.00?"*

Dominic Barunzi: *"I have city water, city sewer..."*

Mayor Quinn: *"he has city water and city sewer..."*

Dominic Barunzi: *"well, I would have to look at all the rates, because the city water is not cheap, the city sewer is not cheap..."*

Mayor Quinn: *"but, they have city water and city sewer, they don't have wells..."*

Dominic Barunzi: *"have to pay sanitation..."*

Mayor Quinn: *"so do they..."*

Dominic Barunzi: *"and we constantly keep fixing the roads, even though they complain about the roads, I can show you all the bills of fixing these roads and upgrading the water system. Don't forget our water system is being constantly upgrade..."*

Mayor Quinn: *"I just heard Cindy say it wasn't, she couldn't get pressure..."*

Dominic Barunzi: *"oh, you'll always going to look at 230, you're not going to find 230 happy."*

Mayor Quinn: *"okay, okay, I was just curious why you're \$390.00 and they're \$330.00, so obviously yours is better..."*

Various members of the audience yelled out "I don't think so".

Mayor Quinn: *"I don't either."*

Mark Singer addressed the Board of Commissioners stating he is a resident of Holly Village for three years and presented information on funding available to senior citizens and disabled through the Homestead Rebate Program, the Senior Freeze Program and other items available through Cumberland County Services.

Mr. Singer also outlined the current veterans deductions, senior citizen deductions and rebate programs that do provide inequities for people that have home ownership in other areas of the City compared to residents that are in Mobile Home Parks.

Kathleen Moser, Country Meadows Estates, expressed her opposition to the Ordinance noting their mobile home park has no water, no sewage, roads are deplorable and that they are next to a river and that many single, senior and very poor people live in this park.

Ms. Moser indicated she cannot afford a home or an apartment and is very happy where she is and does not want to become homeless.

Ms. Moser indicated this service fee is a burden that is too big and explained her monthly expenditures and if it were not for a wonderful lady that helps her with food she would not be able to survive.

Ms. Moser indicated the City of Millville will certainly have a lot of street people if this Ordinance goes through.

Ms. Moser indicated that you are asking people to pay something that they can't afford to pay.

Emil Van Hook, Sunset Drive, addressed the Board of Commissioners and made the following comments:

"Gentlemen, my name is Emil Van Hook, I live on Sunset Drive. I don't have anything prepared tonight and I wasn't really planning on speaking on this issue. But, I'll tell you I have a lot of compassion and a lot of concern for the people that are here tonight and for a lot of people that aren't here. This issue didn't start with Holly Village and it didn't start with any of these, with the mobile home park. This issue started with Liberty Village that began with mistakes. Mistakes were made with Holly Village and you, Jim, yourself said we'll never make those mistakes again. You were quoted in one of the newspapers saying that, and I applaud you for admitting that. But, we're trying to correct the mistakes on the backs of these people and they're not the ones that are at fault. Now, there's a lot of inequity in this whole issue. I mean let's face it, I mean let's be realistic for a second and in your neighborhood and my neighborhood there are manufactured homes, modular homes and I defy you to tell me which ones, I happen to know which ones they are..."

Mayor Quinn: "I do too, but you're right..."

Emil Van Hook: "but, I defy you to tell me to point them out, which one's they are, so they look just as nice as if they're stick built, custom homes. If any of these homes in Liberty Village or somewhere else in the community, they would be taxed for about \$5,000.00 a year or there about. Instead of \$240.00 a year and that is a huge inequity. But, we're trying to fix the inequity or correct the problem on these people's backs and that's not fair. The reality of the situation is the mistakes were made at the Zoning Board level and I'm not pointing the fingers at the volunteers on the Zoning Board, but where were the full-time staff people in pointing out the issues that have come to pass on this particular project. This whole thing started with greed, greed for over development in this community. LET'S BRING IN MORE HOMES! We better put the brakes on some of this stuff and start thinking and examining and being a little more careful on what we're doing, before we do it. We granted a D variance and put residential units in an industrial zone. That was mistake No. 1, and then what happened to the staff and somebody pointing out to the Zoning Board why you've got to have this being subdivided and then they'll be taxed. Guess what, if that had occurred none of us would be here tonight on this issue. But, it didn't happen. Now, I empathize with you, because I've sat in your seats and I feel sorry for you. We got a tough nut to crack here. But, I'm going to make a suggestion to you. Table the ordinance. Go to Richard and go to Lew and tell them to reach down and pull a rabbit out of a hat to fix the problem. You probably, you have in Lew Thompson, one of the most knowledgeable, professional clerk/administrator in the State of New Jersey. I know that and you know that and if Lew, I know that Lew can tap resources at the League of Municipalities and other areas to see if we can't do something to correct the problem. Now, you know, do we periodically have to raise fees? Yes. Have they not been raised for a long time? I guess so. But, we're still missing the target. The target was Liberty Village, not these people. Reconsider."

There being no further comments Mayor Quinn declared the public comment portion closed.

A motion was passed to have a five-minute recess, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The Board of Commissioners reconvened with the following members present: Shannon, Parent, Derella and Quinn.

Commissioner Derella made the following comments:

"I'm going to ask, as I did at the last meeting, that you give me an opportunity to finish what I have to say. I've been very patient, as have all the other Commissioners. I call back every person that contacted me in regards to this, some of my comments were a little bit misunderstood, but that's understandable because of the emotional impact this has, not just on the residents there, but ourselves here as Commissioners trying to deal with a very, very delicate and challenging situation. First, the Zoning Board and Planning Board's both and this was the Zoning Board that made a decision here with the deed variance. We need to investigate that and we have to see what their basis was done, but those people do dedicate a lot of time, as do the professional staff to try to make the right decisions when they are faced with applications, no matter what they are. I've listened to the residents, as all of the Commissioners have, we understand your concerns and your issues. One of the problems we're faced with is trying to create equity. The attorney that spoke, I did review her letter, I spoke to our City Attorney in regards to that. There's still an inequity in regards to what homeowner or residential unit in the City of Millville pays towards specific municipal services. When you look at just the residential area of the City of Millville and deduct everything. Take out the Streets and Roads budget, take out those other services that the City delivers and just focus on police and fire and recreation and the library, as well as the school, the average residential unit pays \$1,466.10 towards those services. That's a bit more than the proposed Ordinance is asking in regards to a service fee of \$960.00. We recognize that could be a steep issue. What we are faced with and I know I have personally faced with the person at Wawa with a person at the different neighborhood meetings that we speak to that has a concern with what your saying, the plight that you're in with regards to your financial situation and where you are in life, but they're living in a home that's completely taxed and assessed properly, because it's land and the structure, they don't get a break either, they're paying their fair share with the same services. So, they are looking at us, saying, I understand it, I feel bad for them, the senior citizens that have spoken to me, but where's our relief as well. There are programs through the State of New Jersey, as Mr. Singer said, those programs are available and are limited, based on income and also paying taxes. Commissioner Parent has mentioned that year in and year out, since I've been on this Commission and it has been put in a stuffer on the way of tax bills for all the citizens. With all of that said, I was contacted by Senator Asselta's Office, he reached out, we had a conversation, not he and I directly, but with his aids, with the concern that he has with the way that taxation act was written, there are some concerns with that and I will have Mr. McCarthy address. But, understand and I've said this to every resident and I've said it in the paper. This is not an easy decision. All we're trying to do is find a fair and equitable situation where everybody is paying for the services that are there. With that said and with all of the research that we have done and unfortunately Liberty Village falls into this type of statute. We didn't develop it that way, some of the decisions we made led up to that, but we all have to agree that a \$20.00 service fee per month is really not fair to the rest of the residents of the City of Millville. Where's that happy medium? We're working diligently to try and find that. We're working very hard with our tax assessor in regards to what we're trying to do with Liberty Village. I have been in that park, I have toured it with the owner, I have also ridden through Holly Village and Country Meadows just to refresh my memory of what those parks were about and what their conditions are. We have a different animal, no question. We're going to need to

continue to assess those properties the way the statute calls for. It's unfortunate that they fall into that category as a modular home at \$20.00. Again, you can't assess the value of their property, because it falls into the same category. That is an issue, we're looking to reassess the land value there, obviously. Because, when it was assessed it was vacant land and forested. It has been vacant, I can remember back to 1970, I guess and beyond that, it has been vacant land. The owner of the park is aware of what we're doing and what needs to be done. We also have the availability to tax the structures away from the modular home, the garages, the outbuildings and we are addressing that. It is very complex and very convoluted. With all those things taken into account and with all of the things that we have heard and even listening to people who do not live in these parks that have a concern about fair share in regards to what the payments are going to be, I am going to recommend to the Commission that we vote this particular Ordinance down and go back to the drawing board and try to drive something that may be a little bit more equitable and go to our legislators and see what is available through their offices to try to address this. But, understand we are going to have to revisit this somehow, someway to create some type of equity for not just the senior and disabled that live in these particular parks, but in the rest of the City as well as any resident that's paying straight taxes with those same services. With that Mr. Mayor I would like to have our City Attorney, who I agree with Mr. Van Hook, he is probably one of the best, if not the best in regards to municipal law, although some people at the last meeting took offense to that and ask him for some comments in regards to a legal aspect in regards to this."

Richard McCarthy: "Let me just make a few comments and clear up a number of questions that were raised and also actually how we approach this. I don't want to disagree with Emil, but contrary to what Emil said, we actually, Liberty Village did not trigger our review. I had looked at this about a year ago with the Manufactured Home Act when I did a legal memorandum for the Tax Assessor's Office and I had mentioned to the people down at City Hall, because our existing regulations are not actually adopted pursuant to the State Statute that we had to bring it into compliance in terms of the procedure and putting it under that state statute. It has nothing to do with the issue of dollars and cents, it has to do with the issue of the procedural aspect of how this thing is supposed to be handled and that was discussed even before Liberty Village was on the radar screen, that's No. 1. No. 2 when we did our analysis of these, pursuant to the statute and I'll talk about that briefly in a minute, we didn't even factor in Liberty Village, because we wanted to concentrate on these two, village, these two mobile home parks separate from the issue of Liberty Village, because that is currently being reviewed by the tax assessor, there's going to be partial added assessment added to that on a yearly basis as that project is completed different aspects, the common elements are completed. You will see partial assessments being added to that, so the underline tax base of that will continue to increase until that is eventually completed. We can only, like the Tax Assessor Office does with respect to these Mobile Home Parks, the common elements are the only things that can be subject to regular assessment and taxation. This statute was enacted by the legislature in response to a series of State Tax Court decisions. The Tax Court that's in Trenton, the main office is in Trenton and over a period of years they have made it clear that manufactured homes were not subject to assessment and taxation if they were located in a mobile home park. So, the affect of those court decisions was that the only thing that could be assessed was the common elements and that the homes basically had no charge assessed against them for any reason, regardless of whether they're worth \$20,000.00 or whether they're

worth \$200,000.00. Made no difference, they were not subject to assessment and taxation. They were court ruled. In response to those court rules the legislature passed this statute. The Manufactured Home Taxation Act it was passed back in 1983. When we, when a municipality adopts an Ordinance to set a service fee for the manufactured homes that are in it. That's not a tax, that's an annual service fee and you need, and a municipality that does it has to follow the guidelines that are set forth in the statute. We did an analysis of taking the consideration of various elements. For example; we took a look at the total municipal levy for the year 2006, the one that's coming up, that was set forth in a resolution recently and that was amended. We looked at the total school levy, we did not look at the county levy, because we were just, we were only concerned with the municipal levy and the school levy. In doing so, we then took all of the, everything other than residential and apartments out of the equation and we said, we looked at the assessments of all and totaled everything else, sought and calculated what the taxes were for the municipal share and for the school share and deducted it from the levy to arrive at a net figure in each case, in both the municipal case and the school levy case. In addition to that, with respect to the municipal levy we then looked at services that were clearly being provided by the mobile home park and not by the City of Millville and therefore as a result we deducted the entire Public Works Department, it's the municipal part of it, which was 2.1 million dollars, we deducted that, we took out everything to do with Public Works. Snow removal, trash, recycling, lighting, streets and things like, we took it out and deducted that as well. We then looked at the total residential units within the City, in all forms, and took those net figures and divided it by those residential units to arrive at an average tax per residential unit. Actually the aver... (End of Tape 1)

Tape 2 begins as follows:

Richard McCarthy: "It's not a secret or anything, but we did the analysis in other words required by the statute. That was a suggestion by council, either you're supposed to have an analysis. Well, we did the analysis and we took out everything we could and what we said, we looked at what public services, these, you people enjoy at the same time that were common to the other people, but we also looked at the services you don't get from us and deducted those out. So, we, took into...and we also took into consideration, as it was mentioned earlier, we took into consideration the taxes that are paid by the park owner and we took the highest one. Oddly enough the highest one for the municipal school share was Country Meadows estate. It wasn't Holly Village, the taxes per pad site, the taxes per pad site based on the school rate that's set right now and municipal tax rate that will be set, the actual taxes paid per site for Country Meadow Estates for municipal and school for the year, is \$173.63 per year, per pad site. Now, I understand the dollar amount, I mean people, I know, I understand your hardships and I understand the points that you've made. But, \$173.63 cents per pad site, per year is a relatively small sum of money when you compare it to what other residential pay of all levels in the City, even the senior citizens with fixed incomes and other parts of the City. It's relatively low in relation to them. Holly Village with its 233 pad sites, towards the municipal share and the school share their taxes per pad site was \$160.00, \$160.48 per year, not per month, per year. That's what the park owner pays per year for municipal school. The county's not in it and neither is the \$20.00, because that's really paid by you and so is the other paid by you indirectly, but the \$20.00 is paid by you directly and the other is paid by you indirectly through your fee. But, any park owner that's saying they're raising park fees, because of real estate taxes is

CRAZY. They haven't raised, we haven't raised these in 15 years and they are pittance compared to what these park fees are that you are paying. Now, I'm not going to say anything more about that, you're smart enough to figure that one out for yourself. Now, the problem is, the problem is here we have to be guided by the statute and we have to be guided by the tax court, as well. We don't, we would love, we would love to set these fees on an assessment basis, but you're not allowed to do that. The court, the tax court has ruled that out. The tax court specifically ruled repeated decisions that you cannot use an assessment approach, you cannot assess manufactured homes, you can't look at the value, you must look at the services that are being rendered, the cost of services, the taxes that are actually being paid and the types of services that are being provided. Because, there is a recognition in the legislation that the services provided by a municipality to the residents of a mobile home park are less than the services that are provided to other residents of the community. But, it's not dramatically less, it's significantly less, but it's not like 75 or 80 percent less. It has to do with those things that are being provided specifically by the park owner. Now, don't even factor in sewer and water, because sewer and water is not even a factor in our municipal budget, they are separate budgets, they are utilities. So, that's not even, sewer and water is completely separate, so that wasn't even factored in. Now, having said all that, we tried to do a careful analysis even after we came up with a figure, we went down from that figure, after we came up with a figure for the average of the, an average tax per residential unit for all residential units in the municipality, including apartments, which brought the figure down, we even came off of that figure and lower than that. So, we kept Liberty Village out of this mix entirely, it wasn't factored in, in terms of our analysis financial or otherwise. I want to clear that up. We looked at it strictly on that and we looked at it...and every opportunity where we had, we were using where you looked at it in a light, tried to look at it in a light most favorable to the residents. We didn't pick \$160.48, we picked \$173.63 and treated as if it applied to both parks. So, each case we picked the instance where the resident would get the most credit against...by way of comparison. Having said all that, we're still going to go back and look at it and see if we can do something within the confines of the statute that will provide a level of fairness in relation to the residents of mobile home parks and those outside who pay taxes and at the same time listen and take into consideration all of the things that have been said by the residents about economic hardships and the fixed incomes and things like that. We'll do whatever we can, but bear in mind, if you look at what's on the books compared to what other people are paying, there's a lot of other people who could challenge what already exists, so we're hopefully, we're going to try to work something out so everybody is treated fairly and we'll be sensitive to your economic hardships and your medical hardships and other hardships that may exist."

Lew Thompson: "One other item, also Mr. Mayor, if we can, several comments were made regarding phasing in, okay, it's statutorily not permissible. All 566 municipalities of the state, whether it's your tax collector, your tax assessor, your municipal clerk, your finance officer, they are mandated to follow the rules and guidelines established by the Administrative Code, by the Statutes, and the governing body members don't have the liberal affect to make up their own rules when certain inequities perceived or real may exist. They don't have that flexibility. So, when it comes down to trying to be creative, legally you can't be creative and as Mr. McCarthy indicated the Superior Court, the court cases have ruled in these particular instances and we are going to need

legislative assistance to deal with some of the inequities perceived or real that may exist..."

Richard McCarthy: "well, let me just...I normally agree with Lew and everything, there' one thing I'm going to just modify. Lawyers are trained to be creative, okay, with the balance of the law, that's what he meant to say. We can be and we have been creative and will continue to be creative, but it has to be within a certain framework that we can be creative in terms of addressing your concerns. We can't go outside the framework is what he's saying."

Commissioner Derella: "With all that said I would like to just and I don't mean to speak out of turn, but I want to mention that Mr. Carpino from Liberty Village has been cooperative in regards with what he's trying to do for his residents. I would reach out to the owners of both these parks to re-evaluate of what they can do for their residents. I know that they try to provide affordable housing for the people that live there, but if we review the minutes we'll see that just about every person who spoke had issues with the condition and the issues that are not being addressed by the owner. Again, in all my conversations on the phone with Mrs. Lane, with Mr. Riley, with Mary Carol, with all these variety of people that contacted me each and every one had some issues with the condition of the park, something that we may or may not be able to help through our inspections and permit office. I'm not condemning or saying anything negative, but again, that seems to be a theme that's run all the way through this. I want to reiterate again that we will need to revisit this and what I would like to have is maybe a resident from each park to possibly supply me with their name and number, my extension is 215, I don't want to have to call 27 people back, because I get about 80 calls a day, so that I can let you know, listen we revisited this, it's going to be coming up on our agenda, so that you can have a little more warning in regards to what's going to happen and how it's going to occur. Some residents at the last meeting did not realize that we meet the first and third Tuesday's of every month. So, again, we would like to try to help that and cooperate, but we need to again, go back to the drawing board and we do have to revisit this. There was an issue in The Press this weekend, I believe it was Cape May County where there was a mobile home park, the owner gave eviction notices to every member in that park, several hundred people, and gave them, I believe 16 or 18 month, whatever the law allows, 19 months..."

Mayor Quinn: "18 months..."

Commissioner Derella: "18 months to allow them, they need to locate, because he is exercising his right to sell his land. That is a concern that we have as Commissioners after reading that article on what happens if that does occur. So, again, we are sensitive, we have heard you, but we will have to revisit this as we work our way through this complex situation."

Mayor Quinn: "I just, I use to teach math, so I'm using some of my math skills and I multiplied what you pay, especially Holly Village. On the average of \$390.00 a month you pay for 233 lots, that's \$90,870.00 that goes to the owners of Holly Village. The City, out of all of that gets \$4,660.00, plus of course they have to pay water, sewer and other things. But, that's..."

Various members from the audience stated that Mayor Quinn's figures were wrong.

Mayor Quinn: "they're not, it's not right. Okay, well you can correct me later, three hundred, aren't...okay, I thought the average what they paid was \$390.00 at..."

Various members of the audience yelled out the figure is higher.

Mayor Quinn: "it's higher? Okay, well that makes it worse..."

Mayor Quinn gaveled for order in the audience.

Mayor Quinn: "Joe, you want to make a motion?"

Commissioner Parent: "Can I make a comment Mr. Mayor? If I may, just shortly, there's been a lot said this evening by all the residents in Holly Village..."

Members from the audience shouted they could not hear Commissioner Parent.

Commissioner Parent: "I'm sorry. There's been a lot of comments made tonight from the residents of Holly Village and, you know, gosh I know most of you, you know, I've been knocking on your doors many times. I want to make one thing perfectly clear, because its been mentioned a couple of times that Liberty Village was the one that initiated this Ordinance. That is absolutely not true, you can believe what you want to believe by other people, but I know that our solicitor has been working on this Ordinance for months, upon months, upon months and it just so happened, you know, that it happened now. And, also the comments that your voice won't be heard, you can't fight City Hall, we're heartless. That's not the case, I think we do care about the folks in our City, we appreciate you coming out, we appreciate the input in your concern of what's going on. Don't ever feel that we get upset, because you're not here or you are here and you want to talk about something. You know, we have always been open as a Commission, you know, we're not perfect. The one thing we will do is listen to the residents of this City, we have always done that, we may not agree on everything, but we'll continue to work to reach a happy medium. So, you know, I thought the meeting went well this evening, we appreciate you folks coming. I think the mannerism on both sides have been excellent and I hope that maybe when we revisit this, I have a lot of confidence in Commissioner Derella, I know he spent a tremendous amount of time on this and I like his idea of maybe getting with some of you folks at Holly Village and discuss some of our concerns. So, again, I just want to say thank you for coming out tonight, your voice is heard, don't ever say that it isn't. Thanks Mayor."

The motion was defeated, by the following vote. Yeas: None. Nays: Shannon, Parent, Derella and Quinn.

Resolution No. A-5517 authorizing adjustments to the Tax and Utility Records was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5518 Water and sewer terminations on July 31, 2006 due to payment default was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Commissioner Shannon asked for a 5-minute recess until the members of the audience disbursed.

A recess was declared, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The Board of Commissioners reconvened with the same members present by roll call, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5519 authorizing cancellation of Capital Encumbrance Payable Contract in the amount of \$353.41 and Current Encumbrance Payable Contract in the amount of \$26,875.00 was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5520 authorizing grants receivable balances and its corresponding appropriation reserve balance from the respective balance sheet be canceled from Current- Urban Enterprise Zone for the total amount of \$61,037.31 was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5521 authorizing Special Assessments for Clean Up of Properties known as block 353, lot 17, 533 Columbia Avenue in the amount of \$90.00; block 360, lot 11, 400 N. 3rd Street, in the amount of \$90.00; block 529, lot 1.01, 415 S. 2nd Street, in the amount of \$248.60; plus \$75.00 in counsel fees was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5522 authorizing Special Assessments for Clean Up of Property known as block 331, lot 18, 308-310 "D" Street, in the amount of \$80.00 and Board and Secure of Property known as block 475, lot 2, 106 S. 4th Street, in the amount of \$30.00; plus \$50.00 in counsel fees was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5523 authorizing submission of application to the New Jersey Urban Enterprise Zone Authority for funding from the Enterprise Zone Assistance Fund in the amount of seven hundred thirty-four thousand five hundred eleven (734,511) dollars to fund the Millville Town Center Improvements Project was read by the City Clerk/Administrator.

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

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

Resolution No. A- 5523 authorizing submission of application to the New Jersey Urban Enterprise Zone Authority for funding from the Enterprise Zone Assistance Fund in the amount of seven hundred thirty-four thousand five hundred eleven (734,511) dollars to fund the Millville Town Center Improvements Project was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5524 authorizing a Professional Service Contract with Quality Control Laboratories to test the landfill monitoring well water in an amount not to exceed ten thousand two hundred fifteen (10,215) dollars was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

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

Resolution No. A-5525 authorizing a Professional Service Contract with Quality Control Laboratories to provide laboratory analysis to test the parameters of the sludge from the Sewer Utility generated from commercial, industrial and residential wastewater discharges in an amount not to exceed sixteen thousand one hundred

thirteen (16,113) dollars was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

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

Resolution No. A-5526 authorizing a Professional Service Contract with Quality Control Laboratories to provide laboratory analysis to test the potable water wells of the Water Utility in an amount not to exceed eleven thousand three hundred twenty-four (11,324) dollars was adopted by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

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

Resolution No. A-5527 authorizing a Professional Service Contract with Robbin B. Sotir & Associates, Inc. to perform professional engineering Service in connection with Maurice River Waterfront Park Phases IV and V in an amount not to exceed seventy three thousand five hundred sixty-seven (73,567) was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

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

Resolution No. A-5528 authorizing the endorsement of all sewer and water extension application forms for the "Melody Glen Major Subdivision" for the proposed 34 single family residential lots located off Newcombtown Road just west of the Route 55 overpass in the R-10 residential zone on block 401, lots 9, 9.01 and 13 for S.C. David Development Corporation was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5529 authorizing the endorsement of all sewer and water extension application forms for the Senior Apartment Project for the proposed 85 one and two bedroom unit senior apartment project located at the corner of Ware Avenue and Second Street (a.k.a. State Highway Route 47) in the R-5 residential zone on block 461, lots 2 & 3 proposed by the Holly City Development Corporation was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5530 authorizing the purchase of certain materials, supplies and equipment from vendors listed on Schedule A, to be authorized without the necessity of advertising for bids pursuant to NJSA 40A:11-12 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

SCHEDULE A

BELLMWR TRUCK REPAIR CO. CANON USA
 COBBY'S AUTO PARTS, INC. CORPORATE EXPRESS
 DELL COMPUTER CORP.
 EAGLE POINT GUN SHOP
 EXECUTIVE BUSINESS PRODUCTS EXECUTIVE FURNITURE, INC. FEDERAL EXPRESS
 GALLO GMC TRUCK SALES
 GARDEN STATE HIGHWAY PRODUCTS GRANTURK EQUIPMENT COMPANY HACK COMPANY
 HERTRICH FLEET
 HOLMAN ENTERPRISES
 ITS MAILING SYSTEMS
 JET VAC, INC.
 LAWREN SUPPLY COMPANY LAWSON PRODUCTS, INC.
 MELINI BROTHERS
 MICRO WAREHOUSE
 MIDLAND INTERNATIONAL CORP. MITCHELL TIRE SERVICE
 PLAZA FORD MOTORS FLEET PEDRONI FUEL

PHILADELPHIA TURF COMPANY PITNEY BOWES
 PRINCETON'S NASSAU CONOVER ROAD MACHINERY, INC. (L. B. SMITH) SANSONE PLAZA DODGE
 MOTORS SOUTH STATE, INC.
 SPARKS ELECTRIC SERVICE, INC. STEELCASE, INC.
 STEWART INDUSTRIES
 UNITED PARCEL SERVICE
 VERIZON
 VINELAND AUTO ELECTRIC
 VWR SCIENTIFIC
 WARNOCK FLEET
 W. B. MASON CO.
 WINNER FORD OF CHERRY HILL XEROX CORP.

A motion was passed to authorize contract for servicing agreement with Sun Bank for the period covering June 29, 2006 to June 29, 2008, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

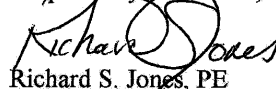
The City Clerk/Administrator read the following report:

Mayor and Commissioners:

On Tuesday, July 18, 2006 at 10:00 A.M. the Millville Purchasing Board received bids for "Maurice River Waterfront Pedestrian Plaza/Streetscape Improvements". There was only one (1) bid received in the amount of \$246,265.80. The Engineer's Estimate for this work was \$234,265.00. Funding for this project is available in the amount of \$200,000.00 through a grant from the New Jersey Department of Transportation Local Aid for Centers of Place Program FY2002.

Based on review of the bid received and the availability of funds, the Engineering Department will require additional time to investigate supplemental funding sources and make a recommendation for this project. Accordingly, a recommendation is anticipated to be submitted for the August 1, 2006 Commission Meeting.

Respectfully Submitted,



Richard S. Jones, PE

Assistant Municipal Engineer

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

A motion was passed to approve Special Event on Public Lands application sponsored by the City of Millville/Millville Police Department/Neighborhood Council for the National Night Out to be held at Buck Park on Tuesday, August 1, 2006, 6:00 p.m. to 9:00 p.m., Opening Ceremony 6:00 p.m., by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

A motion was passed to approve a Special Event on Public Lands application sponsored by the Greater Millville Chamber of Commerce re: 16th Annual Downtown Car Show to be held on High Street from Main Street to Broad Street on Saturday, August 12, 2006, 9:00 a.m. to 3:00 p.m., Rain date August 19, 2006, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

An application to amend Bingo License No. 196 from Schedule A to Schedule B for Friday Night Bingo for the period July 21, 2006 through December 29, 2006 was ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

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

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

"Betty Monteleone, Briar Drive, I'll ask you three questions and I would appreciate it that, if you would respond to them. I missed it, because I was reading, on the public hearing, Resolution No. A- 5523, was a \$734,511.00, could you explain what that money is being used for and...it's not a loan I'm assuming, I'm assuming it's grants, if you let me know that, I would appreciate that. Also, under new business you're authorizing a contract for service agreement with Sun Bank to manage the loans, I'd like to know what other banks you use, if any, other than payroll, because I know who does payroll. I want to know what other banks you invest the City's money in. And with Sun Bank I don't understand why you don't find that a conflict of interest, because if I am not, I know I think I'm correct, Mr. Thompson is on the Board of Directors at Sun Bank. Is that correct?"

Lew Thompson: "I serve as an advisor. I'm not a Director of a Bank. I'm on the advisory board and I don't have any voting power."

Betty Monteleone: "but, you're on the Advisory Board for Sun Bank. My question would be who is he...whom is he watching out for, the City's interest or Sun Bank's interest? I think this is a conflict, I think we should be shopping around for the best rates. I checked into this and they said most municipalities spread their money out among several banks, so each bank..."

Mayor Quinn: "which we do..."

Betty Monteleone: "and if you give me the names of those banks when I finish, I would appreciate that. My third sort of comment and question to you is after what you have heard tonight and you hear this all over, not only from people who live in mobile homes, but from homeowners and not only senior citizens, even families who cannot afford to pay their taxes. Like I said no place has gone up like Millville has, I mean this is astronomical. But, after what you have heard tonight do you still sit there and think we need a new City Hall and a new Justice Center? I don't care if it's 2 months down the road or 10 years down the road, they shouldn't even be on the Planning Board. We shouldn't even be discussing this. That's No. 1. Also, I think you should look into these parties. Do any of you logically sit there and think we can afford 7, 8 bands, 10 bands a month, all this freebie stuff? Get sponsors. Call up Pepsi Cola, call up Coke Cola, call up Pizza Hut. Let's get sponsors for these events, like other cities do. Even Manayunk, which is richy, richy, rich gets sponsors for their events. So, if you want to have these, let's have some...let's not transfer the monies in the City budget to the Community Block Grant or some other thing that we're getting funding through or the Millville Development Corporation, so we can say it's not taxed...let's not twist money around so we can cover. Let's be honest and stop this stuff, because I can't afford it anymore. Signs for the Arts District, all this stuff we're paying for the Arts District. We can't afford it. They can whine and cry until the cows come home, if they are Artists, they should be able to pay their own way with their own ??????, because if they're good, somebody's going to buy it and if you're not, nobody's not going to buy it. In a town, I've been to many, many towns and I love antique stores, I love craft shops and I love that. Every successful municipality I have been to have a mixture, they have men's shoes downtown, they have men's suits, they have tile shops, they have furniture stores, they have everything you can imagine, the Pottery Barn, Linens. Our town

consists of three things restaurants, antiques and crafts. Trust me, trust me..."

Mayor Quinn: "and 10 years ago it consisted of empty buildings..."

Betty Monteleone: "it's not going to work, you're going to have move in, move out, we can't sell. You have to have a town that has more things to offer than just that, because I've seen them and they go under and it's not working here in this town, you admit it's not working and say we need to try something different. We can't afford to close up, open up, close up, move out and fund these people, because it's not working okay. So, if you would answer those things I would appreciate it. Also, while you're having all these meetings about, we should get a new City Hall, we should get a new this. Why don't you have some meetings about how are we going to get some money, how are we going to cut the budget, how are we going to fund the things we need to fund without raising taxes. You need to have meetings about that, not about how to spend. But, how to cut and I'd agree to be on that Committee free, I won't charge you."

Mayor Quinn: "Thank you Betty. Let me try to address Betty's concerns the seven hundred and some thousand dollars, Betty, was part of the arrangement for Blue Bird Lane, the water tower, the infrastructure that had to go in to make the Millville Town Center possible. Yes, it was a grant from the UEZ and without that we would not have had Lowe's, we wouldn't have had the Acme, we wouldn't have all those buildings that are going up there. The other thing, on the Sun Bank. I have to tell you the reason the Sun Bank was selected had nothing to do with anybody, basically here. It was a UEZ situation where they also do Vineland's and Vineland and Millville are in an Urban Enterprise Zone together, we have a joint zone. So, it made more sense, they have the experience, there were no other banks out there that had that type of experience to manage the loan thing, they've been doing it for Vineland, they had the enforcement in place and we thought well, you know what, we are a joint Urban Enterprise Zone and it was easier to go with them. As far as the banks, you know, that's Commissioner Derella's, you know, I mean I don't know if we can tell you every single bank we deal with as far as, we do try to spread the business around to the different banks, one has payroll, one may have some investments or whatever. But, that's certainly available. The other thing, I agree with you on getting sponsors, I think that's important that we work to do that, but I think somehow we have to be able to explain that the UEZ money cannot, and I wish it could, it cannot be used to lower property taxes. The UEZ money can only be used to do promotions, to do economic development projects and things like that. So, when the MDC has an event, it is UEZ money that's funding that event and sometimes they do get some small sponsorship. But you know, that's where that money coming...it's not coming from our taxpayers tax base that we have to have, that money has to go for police and fire and roads and streets and all those things. So I just wanted to mention it, you know, and they're the things that we need to look at. I don't disagree with you that we should try to find some sponsors. I will say that Mr. Carpino has been very helpful. We had a situation where I wanted somebody to sponsor the PAL for the trip to the baseball game to give the kid some food so they can go and he wrote a check for the entire thing. So, we do get sponsors. I had other businesses sponsor that I call up and they give us money towards helping out with different programs that are going on in the City. I would like to obviously get more, but it certainly is a help in a small way. So, I hope I answered some

of your questions, Joe will have to give you...I don't have all the banks on the top of my head."

Betty Monteleone: "Okay, I'll get them from him."

Unknown Gentlemen: "Who's the Holly Village Development Corporation?"

Lew Thompson: "The Holly City Development Corporation is a subsidiary of the Millville Housing Authority that's their nonprofit corporation."

Unknown???: "Do they have anything to do with Holly Village?"

Lew Thompson and Mayor Quinn: "No."

Unknown???: "Okay thank you."

Lew Thompson: "None at all."

Unknown: "Mr. Solicitor, don't forget that all the property owners get a rebate. We don't get rebates. If we did we'd gladly apply that to our, you know, tax. How's Mr. Hollingsworth?"

Richard McCarthy: "Maybe we could get the legislators to change the law on that particular issue in the statute and maybe get a rebate."

Mayor Quinn: "I think Mr. Hollingshead, you had asked about, I think he's the smartest person on the City Commission, he's in Canada fishing..."

Unknown: "I thought he had a toothache..."

Commissioner Parent: "and it was scheduled, it definitely was scheduled. He just didn't like, I'm going to Canada, you know..."

Unknown: "but, he had a toothache last time..."

Commissioner Parent: "well, yeah, he had a little problem, yeah, John's doing fine. I'll tell him you asked. I might go up the next meeting and see him. I might go tonight."

Kathleen Wilson: "Kathleen Wilson, I just have to say to the Commissioners. I worked very hard to get signatures from Holly Village residents. I only wish they gave you the respect you gave them. I'm sure they appreciated listening, you listening to what they had to say and I'm thanking you for that."

Commissioner Parent and Commissioner Derella: "Thank you."

Mayor Quinn: "Kathleen, thank you, and we understand Kathleen too that emotions get involved, because it's a very emotional thing. I mean, believe me it was probably, I don't know, in my ten years as being Mayor nothing gave me more sleepless nights and more heartache than getting a letter from a 92 year old lady, you know, in these type of situations. That's heartbreaking and it's very, very tough and you know this state is a tough state for taxes. I don't care where you go, I know Betty says we're the worst, but we're not the worst, there are even others that are worse than us as far as the amounts that are taxation per home. I mean, it's just, the State of New Jersey's operation, because education is put on the back of the property taxpayer as well where, you know, if they could come up with some type of tax to handle all of the schools, all of the

school children are treated equally. We're lucky in Vineland, Millville and Bridgeton that we still have the Abbott Districts, our kids get treated like the kids in Morris and Bergen County, the wealthy counties. But, it's a shame that all children don't get that same treatment and it's just...the system is messed up, state and of course if filters down to us and they're trying. I know Corzine took a lot of heat with the sales tax increase and you know everybody's scared to death when you run for office and make that tax increase, you're going to lose your position, you know, and they're going to come after them and all that stuff. So, it was tough, it's a tough state really, for taxes."

Kathleen Wilson: "You weren't here the last time, but I was...we've only been here 8 months. We lived in Cumberland County, but we've only been in Millville for 8 months and we moved over here for the affordability and with that I was very interested and concerned of what is happening, because of the fact what we chose. So, I thank you from everyone from Holly Village and good night."

Mayor Quinn: "Thank you."

William Eissinger: "William Eissinger, 156 S. 2nd Street. I'm getting educated real good. Two years now I've been coming here and I've been hearing about tax ratables, they're going to help the taxpayers, yet you say, you can't use UEZ money to help the taxpayer..."

Mayor Quinn: "that's not a tax ratable. Well, yeah, you're right, that's a fact..."

William Eissinger: "So, where is the tax ratable helping and lowering our taxes? Because you can't even balance a budget, okay. You're going to raise them again this year. When does it stop? And, do you believe in cutting or do you believe in just breaking even and/or a little bit better? Because, that's what it appears to be."

Mayor Quinn: "Well, let me tell you something sir, when I got elected 10 years ago, I had the Parks and Public Property Department, that Rob Shannon had and I'll tell you what, Jim Quinn's always believed in cutting where I can, because I am very fiscally conservative when it comes to your money. My own, I blow it like a wild man, but that's my business. But, I have to tell you when I got elected that department had 3 Supervisors, each making \$75,000.00 a piece with about 12 people. I thought that was absurd. Fortunately for me one of the gentleman wasn't real happy with me and he retired. Then again I was fortunate, because Mr. Finch, who did a great job with the Airport was taken over by the DRBA. So, Rich Romanik was the one of the 3 left and I said Richard, you're doing Parks and Public Property, everything, you got to do it all, because we can't afford to have three \$75,000.00 Administrators with only 12 people. Tim has followed suit with that. I also took where we had some full-time people and when they left, was able to replace them with correction officers who were retired and other people too. But, like Larry Fawcett, well in fact Rob had got him on board, was an excellent person, he worked 6 months in a year and we were giving him \$10.00 an hour, no benefits, nothing like that, so that was a savings. Let me tell you another thing that Commissioner Parent and I did in 1998, I said when I got elected, why don't we go out and take and get quotes for the insurance. In the City's history they have never gone out to get quotes from a new broker. So, we went and we did that, we saved...What was it Jimmy, \$450,000.00, by doing that, every year we've been saving that over a period of time. So, we don't always make bad mistakes..."

William Eisinger: "I'm not saying you always make bad mistakes, what I'm saying is, you know, you've got to cut down, I mean eventually you can't keep spending..."

Mayor Quinn: "no, I agree with you."

William Eisinger: "Your own Governor has really took your sales tax money and has got it passed, because they want to take half of that percent of that one percent sales tax and put it to tax relief..."

Mayor Quinn: "right..."

William Eisinger: "So, the Governor can do it. Why can't you?"

Mayor Quinn: "Well they have legislation, I can't enact something like that, I can't create a sales tax and then use it for City functions, because we're not the state we don't have that ability."

William Eisinger: "I know you can start the ball rolling. You can look and get your representatives, the State Representatives to push for more tax relief..."

Mayor Quinn: "I totally agree with you, yes."

William Eisinger: "and that's with your sales tax."

Mayor Quinn: "Well, that's supposed to be, half of that is suppose to come back to the property owner, so let's hope that happens and they're looking at a constitutional convention, so you know the whole state is in..."

William Eisinger: "the whole state is going to turn it around eventually, because they know they can't go no where, but they're smart enough to know that's it..."

Mayor Quinn: "that's right, yeah. Well, let me say the one thing the Urban Enterprise Zone money does do is it has brought in Target, Kohl's, Pet Smart, Circuit City are all coming. We've got the Lowe's, we have Acme, we have the pad sites out front. They are ratables, as time goes on, in any Urban Enterprise Zone Community you have that 5-year phase in, that's State Law. It's 0, 20, 40, 60, 80 and then 100. We have some where we've been able to work with some of them where we can get a PILOT, which gives just the City the monies that come from that PILOT Program, it's a payment in lieu of taxes, so that we can get the entire amount at one time. What will help us is...you have to understand up until recently our ratable base was \$666,000,000.00, which is probably, per capita, next to Bridgeton one of the lowest in the State of New Jersey. So, you need to get the ratables and that's what we are getting, if you look at 55 and 47, we're getting ratables, but they'll take time to come on full force and be total ratables as they come. But, at least the future is brighter than what we have right now. We're in that transition stage, which is not a happy time."

William Eisinger: "Yeah, but a lot of your seniors don't have that much time..."

Mayor Quinn: "right."

William Eisinger: "Thank you."

Barbara Rush: "My name is Barbara Rush, I live at 3 Lincoln Court in Holly Village and don't wink yet gentlemen, because I'm not going to ask you something that has to do with the whole park, it's specifically what I call the old park. I've been around a long time in that park. When I first moved there I don't know if it means anything to you, but Paul Wilson still had it, so that goes back a few years. When I went there originally we were on artesian wells and cesspools and propane gas and the whole 9 yards. We now have South Jersey Gas and we have sidewalks and its come a long way. But, one thing concerns me. We never had a water pressure problem in the old section of the park. I can tell you the first 3 streets, one is Ireland originally and I've complained about it to the City and one of the owners and the gentleman who does the, I guess you'd say building and handiwork around the park came over and they said I was legally within the limits of what the City allows. I said, however, when I go to water my yard I had to fool around with about three different water sprinklers before I found one that would even turnover and that was about that high. I heard other people complain, in fact my neighbor Cindy was one of the first ones who spoke. We may be in the legal limit as far as living in the house goes, but how do you keep a decent lawn if you can't get any water pressure outside. I heard, and this is where you can help me, that Silver Run School taps into our water system. Do any of you know anything about this?"

Mayor Quinn: "It's a City system, certainly I'm sure they do..."

Barbara Rush: "Does that affect our water pressure in anyway?"

Mayor Quinn: "That's a good point. I don't know..."

Commissioner Derella: "I don't know, I would recommend you contact Patrick Ney, who is our Supervisor and responsible for water and, the Water Department..."

Barbara Rush: "Benet, B-E-N-E-T?"

Commissioner Derella: "Ney, N-E-Y..."

Barbara Rush: "N-E-Y..."

Commissioner Parent: "Just ask for the Water Department..."

Commissioner Derella: "ask for the Water Department and the Superintendent, he may be able to shed some light in regards to maybe the age of the pipes that are running through the park and those kind of issues can become a problem and maybe he can give you some direction on where the problem may lie..."

Barbara Rush: "I know the, down at the end of our lines and where it comes into the park, the old section I mean, that it has broken down several times and the guy that does the repairs for the park has been working on it several times over a period of years. But, that's basically what I wanted to know. Ney, like Marshall Ney..."

Kathleen Stiles: "Kathleen Stiles, 1215 Cedar Street. I know you're in a hurry to get home and Jerry needs a cigarette, she said come on let's get out of here. First of all gentlemen I would like to commend Commissioner Derella. He conducted the last meeting, he did it very well, he even allowed people to have a second chance to get up and speak after everyone has spoken..."

Mayor Quinn: "aw, see now, that's it..."

Commissioner Parent: "that was a mistake, he'll learn..."

Kathleen Stiles: "and I want to thank him for that, it was a breath of fresh air. Then I would like to thank Commissioner Parent for today, for this morning and for acknowledging a young gentlemen, Wayne Smith, who came in, not only first in Millville, but first in the State of New Jersey and that's really something for us to be proud of. It had not been mentioned before by anyone, so I want to thank you for that. Now, I'm going to get down to the nitty-gritty here. We purchased a property on South 15th Street from Mr. Harris. Am I correct in 1.6 million dollars? What did we purchase it for?"

Lew Thompson: "I'd have to check the exact bond ordinance..."

Richard McCarthy: "I think it's closer to 1.5, but I'd have to check the bond ordinance..."

Lew Thompson: "no, that was a bond, we didn't purchase it for..."

Kathleen Stiles: "well, we have a bond..."

Richard McCarthy: "it was a bond, there's \$400,000.000 in the bond..."

Lew Thompson: "that includes, potentially includes relocation of gas pump stations and additional improvement that have to be made, storm sewer bays for cleaning of facilities to comply with DEP regulations, all of those things were factored into that..."

Kathleen Stiles: "What do we want it for?"

Mayor Quinn: "Well, we need to move Fleet Maintenance, one of your places I know you love. We want to give them a better facility and we're also to consolidate, talking about trying to save money by consolidating we'll be able to put Fleet Maintenance in there, the Public Works Department is going in it, the Recreation Department is going in, so we won't need more secretaries, we won't need more people answering phones in three locations. And, Kathy, we have a lot of interest from developers who are willing to pay good money for the Fleet Maintenance site right now, the old Rescue Squad building, when they're moved, not until they're moved."

Kathleen Stiles: "I thought we were going to tear that down to go in with our..."

Mayor Quinn: "Well, the developer may. We don't personally, again, we don't want to get into doing that. We have many developers and that was what the River Front Plan was all about, was the developers seeing what could be done, and I know that's been a hotspot. People want to bid on that land and buy that land and that land, hopefully will get us some good monies and it will be, believe me, the top person and the bid will be the one to have the chance on it."

Kathleen Stiles: "Then you're telling me that Fleet Management will be moving to South 15th Street..."

Mayor Quinn: "that's correct?"

Lew Thompson: "In addition to the Parks Department, in addition to Streets and Roads and our fuel facility, which is right

near our wells and has been for a number of years and rather than upgrading the gas fuel dispensing facility at the present location, that needed to be moved no matter what."

Kathleen Stiles: "Okay, so, you answered the question there. What was the bond, the amount of the bond that we floated?"

Mayor Quinn: "1.5, 1.6"

Lew Thompson: "I would want to check before I gave you that I could tell you in 10 minutes..."

Richard McCarthy: "If I had the notebook with me, I could tell you, but there was \$400,000.00 for improvements in there..."

Mayor Quinn: "it was approximate a million for the building and the other would be improvements..."

Kathleen Stiles: "okay, because I had been given a figure of 2.5 million..."

Richard McCarthy: "I'll have to look at the bond ordinance, you know, we're going by memory and that bond ordinance goes back a little ways, so let's look at the bond ordinance and we'll give you a definitive answer."

Lew Thompson: "I can tell you as soon as I walk downstairs..."

Kathleen Stiles: "okay. Also, I understand we're going to be moving inspections from this building to one we're going to be renting from VanEmbden."

Commissioner Derella: "correct..."

Kathleen Stiles: "What is the need for that?"

Commissioner Derella: "We have a couple of issues. One, space in this building, Mr. Truxton's Department has more or less outgrown the space that he currently has, it will create a better space overall for his activities and for the particular, you know, boom he is having. His Department is self-sustaining and it will carry it's own in regards to that. We had to pick a site that is close to the building, because of computer needs and because of the interaction between, we don't collect cash and/or checks in that particular Department, it's all done through the first floor. Again, the space requirements in this building, the amount of records he needs to keep on hand and all of the issues that go on in his Department, he needs more space."

Kathleen Stiles: "The rent for that per year, is the \$27,000.00 a year, is that correct?"

Commissioner Derella: "Correct."

Kathleen Stiles: "and the cost of new furniture, we're going to have to buy all new furniture?"

Commissioner Derella: "Correct, the furniture that is existing in his Department right now will be utilized for the staff that we're going to be moving to create better space for them as well."

Kathleen Stiles: "And then we're going to have to also do a lot of rewiring, is that correct?"

Commissioner Derella: "Absolutely."

Kathleen Stiles: "So it's going to be quite an expenditure..."

Commissioner Derella: "it will be costly, but it's through his department and through the fees that he is generating with all the new construction and with all the things that are happening in regards to that particular department, yes."

Kathleen Stiles: "Now, who's going to be utilizing the area that he's moving out of?"

Commissioner Derella: "We are expanding Weed and Seed and the Zoning and...actually zoning is going to go over with Mr. Truxton. The Weed and Seed Program, in regards to? Mr. Wehling..."

Mayor Quinn: "the one that's up on Buck Street..."

Lew Thompson: "yeah, I mean the CDBG Program..."

Commissioner Derella: "the CDBG Program..."

Lew Thompson and Commissioner Derella: "the Neighborhood Preservation Program..."

Lew Thompson: "The Weed and Seed Program..."

Mayor Quinn: "the funds that are out now Kathy, like a separate locations, because there's no place for that..."

Kathleen Stiles: "okay, like the Weed and Seed Program, who runs that?"

Mayor Quinn: "Santoro is the young ladies name we just hired..."

Kathleen Stiles: "okay, so she'll be moving into this area..."

Mayor Quinn: "and so will Debbie Reed, who works under my CDBG Program, she's working currently out of Buck Street, so she'll be coming in and then the IT Department is going to be..."

Lew Thompson: "is moving and then also some other personnel changes that we're combining some positions to..."

Kathleen Stiles: "now, then, I must comment on the amount of construction going on in the community with single family construction. The ratables that we're going to be getting from that construction, I think will probably be eaten up by the services that we're going to render..."

Mayor Quinn: "well, houses never give you ratables..."

Kathleen Stiles: "so, what we're doing then is just creating, we're going to have a megalopolis here, instead of a nice little town. I can't even get out of my driveway, I got to buy a helicopter..."

Mayor Quinn: "Well, you're in a popular area..."

Kathleen Stiles: "you know, my God, you got to go up, you can't go out. It's terrible where I live and the water situation, I'm concerned about that, because all of these new homes have their sprinkling systems and they have their underground water and they sprinkle their lawns. You know, that's a lot of water..."

Mayor Quinn: "Well, that's a good point, Kathy, the water allocation is what is being kept an eye on for them to be able to come in. One of the things and let me preface, we do not under any circumstances, we're not out looking for Hovnanian or for Ryan or anybody else to come in and build in the City of Millville. Because, as you said homes don't give you ratables, because they end up using more, as many services as whatever they give you in a ratable. You know, people don't seem to understand that, we don't go look for these people, unfortunately they come to us, because they have affordable land, large tracts of land and they can build the homes and they can get people to relocate here. You know, I've always said, other than 55 and over housing, I don't care if we ever get any additional, because like you said, it impacts schools, police and everything else that you have to deal with and we have, well, almost 50% of Millville will be preserved. But, there are, there's a lot more traffic coming, there's no question about it. The Planning Board is staying on top of that, Joe is there keeping an eye on trying to keep the number of people coming in. We've actually turned down one, was it Hovnanian, ????, out on Newcombtown Road, Joe?"

Commissioner Derella: "Correct."

Mayor Quinn: "We turned them down and the guy said, well, we'll see you in court and we said okay. You know, I mean you only can do so much. You have to say, you know, that's too many homes. We've turned down the Union Lake Development, because it was too many homes. But, you know the problem is, and I chuckle, because even in my neighborhood, everybody sent \$50.00 to Fred Jacob, you know, I didn't of course, but everybody else did, so that they could get him to represent against the Housing Developer, who wants to build. My feelings were, a lot of my neighbors, oh, my heavens, you know, I walk my dog, I use that land. I said you know what then, maybe we should've all sent \$50,000.00 to Fred and bought the land and preserved it. The problem is, it's somebody's land and they have the right to sell it, you know what I'm saying. I mean, I would love to see that preserved and not have houses going on it, or you know, it doesn't matter where it may be, but that's a fact that we have to deal with..."

Kathleen Stiles: "I understand that, but also with a development like they are proposing for 49, all those homes in that area, you're talking a lot of homes..."

Mayor Quinn: "absolutely..."

Kathleen Stiles: "Why cannot it be incorporated legally that when you have a development of that magnitude that's going to impact this community the way it's going to, that they not be required to construct a school?"

Mayor Quinn: "well, they are..."

Kathleen Stiles: "no, just setting aside land for one..."

Mayor Quinn: "right, land and..."

Kathleen Stiles: "well, that's no good, unless it's got a building..."

Mayor Quinn: "you're right, Kathy, I agree..."

Kathleen Stiles: "we need the school and why can't we do that, why can't we, through the planning and the legality of that in the future, say hey..."

Mayor Quinn: "if we can legally do it, we will do it, I assure you..."

Commissioner Derella: "impact fees are not, I understand what you're saying Kathy and we have discussed this between board members in regards to a Planning Board for sure. I've spoken to our legislators at every level, Van Drew, Albano, Nick Asselta, in regards to impact fees. It's strongly been lobbied against and has been defeated by the homeowner's, excuse me, the homebuilder's association on every front. The Planning Board does do whatever they possibly can to demand infrastructure improvements, road improvements, whatever we could possibly do to that we can do within the limits of the law, as Mr. McCarthy said earlier..."

Richard McCarthy: "there's four categories..."

Commissioner Derella: "yeah, setting land inside for a school, providing some other issues, but it is a big challenge without impact fees and being able to say guess what you're going to create this much more policing that's going to be required, you need to contribute to this, we legally can't do that. But, we approach it on a basis that we kind of request. I know Mr. McCarthy could probably speak more from a legal term, but the Board has done a very good job, we've been take into court, we've been challenged on several occasions where we did not want to approve something even though it met the requirements that are there."

Kathleen Stiles: "Well, since we have the smartest lawyer around, perhaps he could do something for us."

Richard McCarthy: "Kathy, I don't know if I'm the smartest, I'm getting to be the oldest one, I guess, maybe by experience. There's basically, Commissioner Derella is correct, there's basically been efforts to the past legislation at the state level for impact fees, but there's only four categories that are currently acceptable where the Planning Board and/or Zoning Board, but it's normally the Planning Board and that's dealing with off-site improvements that may be required from the developer. It has to do with roads, has to do with drainage, has to do with sewer and has to do with water. The administrative staff here has been very attentive to the fact in discussions with developers concerning application under the PUD's, Planning Unit Developments and things of that nature where they have discussed with them and suggested to them that they might want to volunteer certain improvements that we can't legally compel, but should be there as an amenity or something like that. Should be part of the overall development and people like Dr. Kim Warker and John Knoop and others could speak to that much better than I, because I don't represent the Planning Board and I do not normally get involved in the activities of those boards, because they are represented by their own solicitor's, I occasionally get involved, because of lawsuits that are filed against the City and the Planning Board or when we're drafting Ordinances and things like that. But, we try to do everything we can within the bounds of law to make sure the developers, when they do come for residential development, because as the Commissioners have already said, we don't provide economic incentives for residential development. We do it for commercial, we do it for industrial, we did the UEZ or the Redevelopment Zones, but we do not provide economic incentives to residential. The Commissioners will tell you there's been meetings down here with residential years ago

at different times, when there wasn't so much interest in Millville and where the developers had come in and said listen we want to put this housing project over here, but we can't do this, this project is not going to work unless you can do something and provide some economic incentive. We said no, we don't care ???? you can come or not come, that's your choice. We don't care, we're not going to provide an economic incentive for you to come. So, you have to understand, which is consistent with what the different Commissioners have been saying, we haven't...other than commercial and industrial where we have been able or try to stimulate a redirection of the economy, because you can't continue to lose your base, commercial, industrial base, without making an effort to attract replacement. In economy, a market economy is a dynamic economy, industries mature, new industries are created. Those that mature and go off into another area or cease to exist have to be replaced by new industries. We try to provide some incentive for them to come here to replace those industries that are leaving or dying, because of other factors in the Economic Development. We have not done that with residential and we don't intend to do that. They'll come, because of what the Mayor has said earlier and the fact that we do have Cumberland County as one of the last vestiges of a large supply of land by comparison of the other twenty counties in the State of New Jersey."

Kathleen Stiles: "Well, talking about industry, that also was something that I want to bring up. That is what we need to get in Millville, industry. By industry, I don't mean commercial type buildings where you're going to be working up there on a 35 hour a week, so that you're not a full-time employee, you're not getting benefits, you're not getting hardly much more than minimum wage for salary. You know what, I don't need those places and I don't see what they're doing for our community. What are they doing and we're giving them abatements?"

Mayor Quinn: "What they do though Kathy is the bring in millions of dollars in sales tax to our UEZ..."

Kathleen Stiles: "but, what are we using that money for?"

Mayor Quinn: "Well, you have to use it for what the state says. You have to use it for more Economic Development, more opportunities, you got to go out and try to market your City..."

Richard McCarthy: "subject to structure..."

Mayor Quinn: "subject for structure, you can use it...we do use it for police, we're allowed to have a couple of policemen, a couple of firefighters and things like that we can use it for, but that's it. I mean, I wish Kathy that they would say, hey, you know what you can take your UEZ money and apply it to property taxes. That would be wonderful, because we actually have UEZ money with Lowe's, and with Target coming and with Walmart already there. I believe this year we're looking around 4 million dollars in UEZ money coming in. Years back the only...Farm and Family was the only one that was even here before Walmart came and we're lucky we had, I don't know \$80,000.00, we didn't get a whole lot of UEZ money, but now we have UEZ money coming. Because we invested in the Lowe's property, now in order to get that we needed new infrastructure, water towers and things like that. Now, they're here and as their time comes on, you know, I mean, but they do contribute as far as sales tax. I agree with you, I mean, I looked at, I think it was Kohl's number of people they are employing is like 200 people, 225 people with only about 35 full-time, because they don't want to pay benefits, I mean,

and they're all like this and they're probably \$8.00 to \$10.00 an hour jobs, but you know, it helps us with sales tax."

Kathleen Stiles: "Well, I think we really need to concentrate more on getting industry into this town, instead of the things that we're getting into this town."

Mayor Quinn: "Well, we had yesterday and that's where we are able to use UEZ money to encourage to get industry into this town. We had an industry, a potential person come in yesterday from down south in Alabama and you know, we are pitching them and it would be a manufacturing industry. There aren't many of them out there anymore, a lot of them have gone into third world countries too, you know, because of the wages and things, like we lost Ball-Foster, but we do seek those and we work with Joanne Ritter, we work with the State Commerce Department to bring in those people. Don and I often usually meet with somebody once a week, but we're also competing with other places, and you know how much UEZ money can we get to give them to draw them in and in this case they wanted to buy an existing building and we said we can't help you, because you're not building a building, so we can maybe do some retrofitting and work with them and stuff like that. But, you know, this would have employed between 50 and 100 people in manufacturing around ??? shift-work and it would pay more..."

Kathleen Stiles: "gee, maybe they could use the building on South Fifteenth Street..."

Mayor Quinn: "well, you know what, that's not a bad idea..."

Kathleen Stiles: "thank you."

Commissioner Shannon: "Mr. Mayor, just to add to that too, when you talk about the other communities competing, you know, we're competing against, they are also offering the abatements and the PILOT's and you know, the UEZ money. So, if we weren't doing that, we would be remiss in not competing for those ratables."

Francis Riley, Roosevelt Boulevard, thanked the Board of Commissioners for turning down the proposed increase in the service fee, however he acknowledged that the present fee is too low.

Mr. Riley indicated the residents would not be able to handle the increase all at once and also noted the veterans do not get deductions in the Manufactured Home Parks.

Further discussion was held concerning Mr. Riley's suggestions to contact the State Legislators to possibly include Veteran's exemption for manufactured homes to coincide with their renter rebates.

Further discussion was held noting that the State of New Jersey PAAD Program can also be applied to electric or utility bills for assistance to senior and disabled.

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

"Okay, two things, these people said that they have been receiving letters that they increased their taxes, because they increased their lot rent, because of taxes..."

Mayor Quinn: "yes, exactly."

Betty Monteleone: *"that should be illegal..."*

Mayor Quinn: *"yeah, I agree..."*

Betty Monteleone: *"so, isn't there some right..."*

Mayor Quinn: *"well, they need an association. Well, Betty, you should head up an association for them..."*

Betty Monteleone: *"we can make them go out..."*

Richard McCarthy: *"that's a civil matter and not a governmental matter, No. 1. No. 2, periodic rental increases are not uncommon. But, you're best served if you have an association and then you consult an attorney as a group..."*

Mayor Quinn: *"Okay, we're running out of tape..."*

Betty Monteleone: *"wait, wait, wait one minute, ??????, based on they specifically said it was for taxes though, that would be different, I understand..."*

Mayor Quinn: *"yeah, I don't disagree..."*

Betty Monteleone: *"second of all and I know you don't want to hear this Mayor Quinn, but I got to say it. You said you cut taxes in your Department, the first thing you did..."*

Mayor Quinn: *"mmm hmmm???"*

Betty Monteleone: *"that if all these people had been cutting taxes why are we seeing every year tax increases..."*

Mayor Quinn: *"because..."*

Betty Monteleone: *"ahh, let me finish. And also, if you remember you sat at my house with a CPA and she showed you where the City could cut the budget 10 percent when you took office and you agreed and the first thing you guys did was raise the taxes 7 cents..."*

Mayor Quinn: *"yeah, they overruled me Betty I tried..."*

Betty Monteleone: *"okay, so the money was there it could have been cut, but you...everybody's always cutting money in their department right. But, taxes never go down..."*

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

Adopted: August 2, 2006

Mayor

Commissioners

Attest:

City Clerk/Administrator

BILL LIST
CITY OF MILLVILLE
MEETING OF JULY 18, 2006

ACTION SIGNS & AWARDS	847.00
ADVANCE TREADS INC	1,247.04
STEVEN ALCORN	375.00
AMERICAN PLANNING ASSOC	473.00
APPLIED SWEEPERS, INC.	206.97
ARAMARK UNIFORM SERVICES, INC.	1,429.40
ARCH WIRELESS	15.13
ARSENAL SOUND CO	750.00
A T & T	1,871.56
A T & T	5.91
A T & T	26.50
ATLANTIC CITY ELECTRIC	77,834.01
BENTLEY SYSTEMS, INC	1,080.00
BERNAL MECHANICAL CONTR. INC.	746.00
BETTER MATERIALS, CORP	1,680.99
BIRCH'S COMMUNICATIONS	1,650.00
BROWNSTREET CHOWDER SOC	400.00
BORWN'S INTERGRATD PEST MGMT	200.00
C & S SIGNS	185.00
CATLETT MASONRY	1,000.00
CIFALOGGIO INC.	1,041.28
CINTAS FIRST AID & SAFETY CORP	109.60
CITY OF MILLVILLE PAYROLL DED ACCT	29,032.18
CITY OF MILLVILLE SELF INSURANCE "B"	983.40
CITY OF MILLVILLE UTILITY	2,655.64
CIVIL SOLUTIONS, A DIVISION	1,200.00
CLARKE CATON HINTZ, INC	18,666.40
COLONIAL FLOWERS	51.70
COMCAST	71.42
CONSTRUCTION BOOK EXPRESS	338.85
CHRISTINE "BLAZE" KELLY COYLE	350.00
CUMB CO CLERKS OFF	138.00
CUMBERLAND COUNTY COLLEGE	3,750.00
CCIA	1,989.42
POLICE YOUTH WEEK	2,500.00
CUMBERLAND REMINDER	2,474.00
CUSTODIAN OF SCHOOL MONIES	650,000.00
CUSTOM GRAPHICS	637.17
THE DAILY JOURNAL	2,299.76
RICHARD H. DANIELS, ESQ	465.00
DARE'S FEED & PET SUPPLY	59.98
ERICK DASHER	350.00
LINDA A. DEDRICK	100.00
DEERFIELD ELECTRIC	4,710.17
DELTRONICS CORP	1,575.55
ARCHONIX SERVICES LLC	24,397.00
DMC TEXTILES	235.54
DOCUMENT CONCEPTS, INC	495.62
DON-B-FRANKS	2,627.96
DRAEGER SAFETY DIAGNOSTICS INC	307.45
EIC INSPECTION AGENCY CORP	535.00
JOSEPH C. ELWELL, SR.	500.00
SHIRLEY EVES DEVEL & THERAPTC CTR	9,500.00
EXECUTIVE BUSINESS PROD. CORP.	332.74
FAM CARE INC	1,125.00
JODY FARABELLA	93.49
FEDERAL EXPRESS CORP	173.33
FIRST IMPRESSIONS, INC.	950.00
FLEET CAPITAL LEASING, INC.	744.34
FLIGHTLINE GILRLS LLC	81.60
THE FLOWER FARM	326.75
GALLO'S GMC TRUCK SALES, INC	439.43

GANN LAW BOOKS, INC	90.00
GARDEN STATE HIGHWAY PROD. INC	3,466.80
GARRISON ENTERPRISE INC	2,406.88
H H GARRISON	2,800.00
GENTILINI FORD, INC	312.29
GRANTURK EQUIPMENT CO., INC.	22,337.66
GRUCCIO, PEPPER, GIOVINAZZI, DESANTO	4,564.00
MICHAEL W. HARVEY	88.32
DANIEL C. HOFFMAN, ESQ	200.00
HOLLY CITY DEVELOPMENT CORP	7,066.66
HOLLY CITY TIRE	161.12
HOWELL HARDWARE	1,449.53
CARL HUND	1,109.77
ICMA	74.50
THE INCREDIBLE BULK	435.00
INDUSTRIAL SUPPLIES, INC.	169.65
INTERCON TRUCK EQUIPMENT, INC.	1,206.60
JET VAC INC	3,050.00
STEVE JONES	96.66
JRB ASSOCIATES	2,490.00
KEEN COMPRESSED GAS CO.	363.50
KENNEDY CULVERT & SUPPLY, INC.	3,871.70
KEY EQUIPMENT FINANCE	437.04
KIEFER, INC	887.63
JUDGE PAUL KIENZLE, JMC	455.00
LAURY MACHINE WORKS	1,725.00
LAWN TECH	1,815.63
LEGORE & JONES APPRAISAL SERV	625.00
LILLISTON CHRYSLER/PLYM., INC.	162.41
LOWE'S CO., INC.	772.96
MAIN STREET SUPERMARKET	69.36
MAINIERO'S INC	419.95
RICHARD C. MCCARTHY, ESQ	9,321.25
MELINI BROS INC	838.36
METCALF & EDDY, INC	3,475.78
MIG ENVIRONMENTAL, LLC	385.00
MILLVILLE AUTOMOTIVE	1,102.67
MILLVILLE BABE RUTH LEAGUE	4,259.15
MILLVILLE CHAMBER OF COMMERCE	50.00
MILLVILLE DEVELOPMENT CORPORATION	29,893.12
MILLVILLE GLASS CENTER	20.00
MILLVILLE IRON WORKS	148.00
MILLVILLE PUBLIC LIBRARY	38,333.26
WILLIAM R. MINTS AGENCY	250.00
MUNICIPAL INFORMATION SYS, INC	1,200.00
MOORE-WALLACE NORTH AMERICA	212.96
NEXTEL COMMUNICATIONS, INC	5,672.91
PATRICK M. NEY	174.00
VERIZON	1,161.58
NEW JERSEY DEPARTMENT OF HEALTH	159.60
NJ LEGISLATIVE MANUAL	63.00
NJ PLANNING OFFICALS	50.00
OLIVER CONSTRUCTION	805.00
ONE CALL SYSTEMS, INC.	308.66
PASTINA, INC.	450.00
PENN-JERSEY MACHINERY, INC	37.89
PEDRONI FUEL	34,296.52
PHILADELPHIA TURF CO. INC.	580.54
PHOENIX COMMUNICATIONS	796.90
POSTMASTER, CITY OF MILLVILLE	2,500.00
PREMIER CHEMICALS, LLC	5,763.04
PRYZ WATER SUPPLY CO INC	2,118.00
QUALITY CONTROL LABS, INC	1,591.00
QUALITY LINCOLN MERCURY, INC.	14,936.36
LEE RAIN INC	10.08
JAMES F. REEVES	375.00
RENTAL COUNTRY, INC.	239.80
RENTAL MAT SERVICE, INC.	34.93

RODIO TRACTOR SALES, INC.	56.10
NED ROGOVOY, ESQ	1,071.43
MICHAEL ROMANIK, JR	51.44
RUTGERS, THE STATE UNIVERSITY	275.00
SCHICK MEMORIALS & FLOWERS	223.50
THYSSENKRUPP ELEVATOR	1,403.61
SERVPRO OF CUMBERLAND COUNTY	3,500.29
SERVICE TIRE TRUCK CENTER, INC.	1,169.55
VICKI SHARP	600.00
SHEPPARD BUS SERVICE, INC.	500.00
SIRCHIE FINGER PRINT LAB INC.	364.97
SOUTH JERSEY GAS COMPANY	1,086.23
SJ PAPER PRODUCTS, INC.	648.81
SNAP-ON INDUSTRIAL, INC.	338.38
SOUTH JERSEY SANITATION CO., INC.	96,269.08
SOUTH STATE INC	525.21
STAPLES	2,042.71
STEELMAN'S PHOTO SUPPLIES	213.25
STEWART BUSINESS SYSTEMS	833.00
JOSEPH SUTHERLAND	1,200.00
JOSEPH SUTHERLAND	188.79
TENTS R US	375.00
TEPS POWER EQUIPMENT, INC.	1,291.06
THE TRAINING SCHOOL	1,680.00
THIS & THAT UNIFORMS, LLC	1,668.00
TRI-CITY PAPER & JAN SUPPLIES	675.60
TRICO, INC.	1,889.21
TROUT PRINTING & PUBLISHING CO.	2,750.00
BRUCE D. TURNER, ARCHITECT	7,560.00
UNITED ELECTRIC SUPPLY CO.	335.70
UNITED LAWN MAINTENANCE, INC.	90.00
UNITED PARCEL SERVICE	36.01
URBAN ENTERPRISE ZONE	539.69
USPS	7,530.00
JOSEPH W. VEIGHT, ESQ	455.00
VINELAND FIREWORKS CO. INC.	5,000.00
WACHOVIA BANK, N.A.	238,368.02
KIM WARKER	201.69
WEINSTEIN SUPPLY CORP.	18.18
WE'VE GOT YOU COVERED, INC	1,055.00
WIND CHIMES BOOKS	54.42
WOLFPACK	432.50
WYBLE ADVERTISING	1,558.23
EMMANUEL NYANANKPE	300.00
POPSY POP LLC	25.00
THIRD WARD ADVISORY	900.00
DOVENMUEILE MORTGAGE, INC.	709.26
TOTAL BILLS FOR JULY 18, 2006 MEETING	1,475,292.18
IDA (DIRECT) (HW)	102.00
IDA (DIRECT) (HW)	651.00
IDA (DIRECT) (HW)	230.40
TOTAL HANDWRITTENS FOR 7/18/06 MTG	983.40
CITY OF MILLVILLE SALARY ACCOUNT	280,335.22
CITY OF MILLVILLE SALARY ACCOUNT	257,566.18
TOTAL SALARY ACCT FOR 7/18/06 MEETING	537,901.40
GRAND TOTAL FOR 7/18/06 MEETING	2,014,176.98