

**REGULAR MEETING  
OF THE MAYOR AND COUNCIL  
FEBRUARY 8, 2016**

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THE REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD ON FEBRUARY 8, 2016 IN THE MANVILLE MUNICIPAL COURTROOM, 325 NORTH MAIN STREET, MANVILLE, NEW JERSEY AT 7:00 P.M.

**MAYOR RICHARD ONDERKO PRESIDED**

The Clerk announced that proper notice had been given by the posting of the Regular Meeting Notice and by providing adequate notice of the Regular Meeting to the Courier News and the Star Ledger.

**ROLL CALL:**

MAYOR RICHARD ONDERKO  
MAYOR RICHARD ONDERKO  
COUNCILWOMAN SUSAN ASHER  
COUNCILWOMAN DAYNA CAMACHO  
COUNCILMAN MICHAEL KASSICK  
COUNCILWOMAN MICHELE MAGNANI  
COUNCILMAN THEODORE PETROCK, III, Absent  
COUNCIL PRESIDENT STEPHEN SZABO

**ALSO PRESENT:**

THADDEUS R. MACIAG, BOROUGH ATTORNEY  
THOMAS SHANNON, INTERIM BOROUGH ADMINISTRATOR  
PATRICIA ZAMORSKI, BOROUGH CLERK  
CHIEF MARK PELTACK, MANVILLE POLICE DEPARTMENT

**SALUTE TO THE FLAG AND A MOMENT OF SILENCE**

**APPROVAL OF MINUTES**

Mayor Onderko requested a motion to approve the following minutes:

A/ Regular Meeting of January 25, 2016

Council President Szabo, seconded by Councilwoman Asher, made a motion to approve the minutes of January 25, 2016.

ROLL CALL: AYES: SZABO, ASHER, CAMACHO, KASSICK, MAGNANI  
ABSENT: PETROCK

## **ORDINANCE - FIRST READING AND INTRODUCTION**

Mayor Onderko requested that the Clerk read the Ordinance by title.

Mayor Onderko requested a motion to introduce Ordinance #2016-1168.

Councilwoman Asher, seconded by Councilwoman Camacho, made a motion to adopt Ordinance #2016-1168.

Ordinance #2016-1168

## **DISCUSSION**

Attorney Maciag explained the reason for the second Ordinance regarding the Joint Land Use Board.

Mayor Onderko requested a motion to open the public portion for comment on the Ordinance.

Council President Szabo, seconded by Councilwoman Asher, made a motion to open the public portion.

All present were in favor.

Rudy Nowak, 100 Driscoll Street - stated that it does not explain the question he asked last week regarding the Mayor and Councilmember not voting on certain applications.

Attorney Maciag explained that two of the Alternates would step up, which is why when a Joint Board is established, a town is allowed to appoint two more alternates.

When no one else wished to comment, Mayor Onderko requested a motion to close the public portion.

Councilwoman Asher, seconded by Council President Szabo, made a motion to close the public portion.

All present were in favor.

**AN ORDINANCE PROVIDING FOR  
THE ESTABLISHMENT OF A 9-MEMBER  
MANVILLE BOROUGH PLANNING BOARD  
AND FOR THE PLANNING BOARD TO ASSUME ALL OF THE  
POWERS, DUTIES AND RESPONSIBILITIES  
OF THE MANVILLE BOROUGH ZONING BOARD OF ADJUSTMENT  
STATEMENT OF PURPOSE**

The purpose of this Ordinance is to (a) reconstitute the Manville Borough Planning Board as a nine-member board; (b) providing that the Borough Planning Board shall now assume all of the powers previously exercised by the Manville Borough Zoning Board of Adjustment, and (c) by abolishing the previously existing separate Borough Zoning Board of Adjustment.

WHEREAS, N.J.S.A. 40:55D-23.1 provides that the governing body of a New Jersey municipality may, at its option, create either a nine (9) member or a seven (7) member Planning Board; and

WHEREAS, the Borough of Manville pursuant to the Municipal Land Use Law, in 1976 established its Planning Board as a nine (9) member Planning Board by way of Manville Ordinance #1976-461 dated December 27, 1976; and

WHEREAS, a document entitled "Zoning and Land Use Ordinances of the Borough of Manville", dated April 1988, does not cite any specific ordinance subsequent to Ordinance #1976-461, but nonetheless makes reference to a seven (7) member Planning Board; and

WHEREAS, the governing body wishes to clarify any ambiguity as to whether the Manville Borough Planning Board shall be a nine (9) member board or a seven (7) member board by clearly establishing same as a nine (9) member board; and

WHEREAS, the Borough Board of Adjustment by ordinance have each been endowed with all of the statutory functions pertinent to each Board; and

WHEREAS, the provisions of N.J.S.A.40:55D-25c(1) provide that in a municipality, having a population of 15,000 or less, a nine member Planning Board, if so provided by Ordinance, shall exercise to the same extent and subject to the same restrictions, all of the powers of a Board of Adjustment; but the Class I and Class III members shall not participate in the consideration of applications for development which involve relief pursuant to subsection d of N.J.S.A.40A:55D-70; and

WHEREAS, the Borough of Manville has a population of less than 15,000 as established by the 2010 United States national census; and

WHEREAS, the governing body of the Borough of Manville has determined that it is in the best interests of the Borough of Manville to have the Planning Board hereafter act as a joint land use board, exercising all of the powers of the Board of Adjustment,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Manville, in the County of Somerset, State of New Jersey, as follows:

1. There is hereby established, pursuant to N.J.S.A. 40:55D-1 et seq. generally and N.J.S.A 40:55D-23 and 40:55D-23.1 specifically, in the Borough of Manville, a Planning Board of Nine (9) members and up to Four (4) alternates as set forth in the statute. The composition of the member by class and terms shall be as set forth in the statute.

2. As of the Effective Date of this Ordinance, the Powers of the Manville Borough Planning Board shall, in accord with N.J.S.A.40:55D-25c(1), include those of a Zoning Board of Adjustment, and the Manville Borough Planning Board shall exercise to the same extent and subject to the same restrictions, all the powers of a Board of Adjustment under applicable N.J. law;

3. Provided, however, that the Class I and the Class III members of the Manville Borough Planning Board shall not participate in the consideration of applications for development which involve relief pursuant to subsection d of N.J.S.A.40A:55D-70.

4. All prior Ordinances inconsistent with this Ordinance, including but not limited to any prior ordinance creating a Manville Borough Zoning Board of Adjustment, are hereby repealed to the extent of such inconsistency, and the Manville Borough Zoning Board of Adjustment is hereby abolished;

5. Severability: In the event that any provision of this ordinance, or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this ordinance which may be given effect, and, to realize this intent, the provisions and applications of this ordinance are declared to be severable.

6. Effective Date: This Ordinance shall take effect as of February 29, 2016, after its passage and publication as required by law.

Borough of Manville,  
/s/ Richard Onderko, Mayor

ROLL CALL: AYES: SZABO, ASHER, CAMACHO, KASSICK, MAGNANI  
ABSENT: PETROCK

#### **PUBLIC PORTION ON RESOLUTIONS**

Mayor Onderko requested a motion to open the public portion on Resolutions #2016-32 through #2016-39.

Council President Szabo, seconded by Councilwoman Camacho, made a motion to open the public portion on Resolutions.

All present were in favor.

When no one wished to comment, Mayor Onderko requested a motion to close the public portion.

Council President Szabo, seconded by Councilwoman Asher, made a motion to close the public portion.

All present were in favor.

#### **RESOLUTION (TO BE TAKEN SEPARATELY)**

Mayor Onderko requested a motion to adopt Resolution #2016-32.

Councilwoman Camacho, seconded by Councilman Kassick, made a motion to pull the meal vouchers for the Public Works Department to review them.

ROLL CALL: AYES: SZABO, ASHER, CAMACHO, KASSICK, MAGNANI

ABSENT: PETROCK

**RESOLUTIONS BY CONSENT**

Mayor Onderko asked if anyone on the Council would like to take any of the Resolutions #2016-33 through #2016-39 separately.

Councilwoman Asher requested that Resolution #2016-33 be taken separately, since she had to abstain.

Mayor Onderko requested a motion to adopt Resolutions #2016-34 through #2016-39.

Council President Szabo, seconded by Councilman Kassick, made a motion to adopt Resolutions #2016-33 through #2016-39.

ROLL CALL: AYES: SZABO, ASHER, CAMACHO, KASSICK, MAGNANI  
ABSENT: PETROCK

Resolution #2016-34

WHEREAS, N.J.S. 40A:4-19 provides for the adoption of a temporary budget for the period between January 1 and the adoption of the annual budget; and  
WHEREAS, 26.25% of the total appropriations for the year 2015, exclusive of Public Assistance, Municipal Debt, and Capital Improvement Fund is \$3,105,300.61.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manville that the following appropriations shall be added to the Temporary Budget for the year 2016:

ACCOUNT NAME	ACCOUNT TYPE	AMOUNT
PUBLIC WORKS	O/E	\$60,000.00
UTILITY GAS	O/E	\$1,500.00
UTILITY ELECTRICTY	O/E	\$20,000.00

Borough of Manville  
/s/ Richard M. Onderko, Mayor

ALL PRESENT IN FAVOR PER ROLL CALL

Resolution #2016-35

WHEREAS, resident Dorothy Nicotra has incurred charges to her sewer account being billed as a two-family home; and  
WHEREAS, Dorothy Nicotra has agreed after speaking with Acting Administrator, Thomas Shannon to receive a \$200.00 sewer credit to her account; and  
WHEREAS, Dorothy Nicotra is receiving said credit representing one year of \$50.00 a quarter charges on a two-family home.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Manville, County of Somerset, and State of New Jersey that:

1.) Dorothy Nicotra is hereby given a \$200.00 sewer credit on her sewer account effective immediately.

2. A copy of this resolution will be given to the Tax Collector upon approval.

Borough of Manville

/s/ Richard M. Onderko, Mayor

ALL PRESENT IN FAVOR PER ROLL CALL

Resolution #2016-36

WHEREAS, a request for a refund of permit fees has been received from Luis Chaves of 312 Huff Avenue for a certificate of occupancy inspection for premises located at 341 Pope Street; and

WHEREAS, the transaction for the purchase of that property has been terminated; and

WHEREAS, the total amount of fees paid for the certificate of occupancy is \$95.00.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Manville, County of Somerset, and State of New Jersey that Luis Chaves is hereby granted a refund of the permit in the amount of \$95.00, which is the total amount paid to the Borough.

Borough of Manville

/s/ Richard M. Onderko, Mayor

ALL PRESENT IN FAVOR PER ROLL CALL

Resolution #2016-37

1.) WHEREAS, several real property tax payers have redeemed liens held against their property taxes and the Tax Collector has received proof of such payments after correspondence with said property owners.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council, of the Borough of Manville, County of Somerset, State of New Jersey, hereby authorizes the Tax Collector to release the amount specified to the lienholders listed below.

<b>Block</b>	<b>Lot</b>	<b>Name of Owner</b>	<b>Amount</b>	<b>Lienholder</b>
4	25	Kaps, Carl	\$ 14,879.04	FWDSL
98	1	Bliss, James	\$ 922.44	PFS Financial
81	35	Kieleczawa & Maylniak	\$ 43,676.21	FWDSL
257	8	Berezansky, R	\$ 856.45	ProCap

2.) WHEREAS, several real property tax payers have overpaid their real property taxes and the Tax Collector has received proof of such payments after correspondence with said property owners.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council, of the Borough of Manville, County of Somerset, State of New Jersey, that the Tax Collector is hereby authorized to refund said amount to the property owner.

<b>Block</b>	<b>Lot</b>	<b>Name of Owner</b>	<b>Amount</b>	<b>Year</b>	<b>Quarter</b>
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53.01            44        Humphrey, William   \$425.91            2015            2<sup>nd</sup>

Borough of Manville  
/s/ Richard M. Onderko, Mayor

ALL PRESENT IN FAVOR PER ROLL CALL

Resolution #2016-38

BE IT RESOLVED by the Mayor and Council of The Borough of Manville that the following accounts:

1. Current	\$	7,000.00
2. Water/Sewer Utility	\$	
3. General Capital	\$	
4. Recreation Trust	\$	
5. Other Trust	\$	
6. Dedicated Dog	\$	
7. Housing Trust	\$	
<b>Total</b>	<b>\$</b>	<b>7,000.00</b>

After being examined by each respective committee, are hereby ordered to be paid.

Borough of Manville  
/s/ Richard M. Onderko, Mayor

ALL PRESENT IN FAVOR PER ROLL CALL

Resolution #2016-39

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for pilot programs; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors / RealAuction.com to conduct pilot programs; and

WHEREAS, the rules and regulations authorize a municipality to submit an application for participation in the pilot program for an electronic tax sale; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

WHEREAS, the municipality of the Borough of Manville wishes to participate in the pilot program for an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Manville, County of Somerset, and State of New Jersey that the Tax Collector is hereby authorized to complete an application to participate in the electronic tax sale program and submit same to the Director of the Division of Local Government Services.

Borough of Manville  
/s/ Richard Onderko, Mayor

ALL PRESENT IN FAVOR PER ROLL CALL

Mayor Onderko requested a motion to adopt Resolution #2016-33.

Council President Szabo, seconded by Councilman Kassick, made a motion to adopt Resolution #2016-33.

Resolution #2016-33

WHEREAS, the Borough is required by law to have a Municipal Auditor and to have an annual audit performed; and

WHEREAS, Suplee, Clooney & Company, our Borough Auditors, have the necessary qualifications to perform the audit, and have provided the Borough with a satisfactory proposal.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Manville, County of Somerset, State of New Jersey, as follows:

- 1) The proposal from Suplee, Clooney & Company, 308 East Broad Street, Westfield, New Jersey 07090-2122, be accepted.
- 2) This contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A 40:11-5(1)(a) of the Local Public Contracts Law, not to exceed \$87,500.00.
- 3) The Mayor and Borough Clerk are hereby authorized to execute the Contract in this matter.
- 4) This Resolution shall be advertised once in the Courier News.
- 5) The Chief Financial Officer shall provide a Certification of Funds.

Borough of Manville  
/s/ Richard M. Onderko, Mayor

ROLL CALL: AYES: SZABO, CAMACHO, KASSICK  
NAYES: MAGNANI  
ABSENT: PETROCK  
ABSTAIN: ASHER

Mayor Onderko requested a motion to adopt Resolution #2016-32, less the meal vouchers for the Public Works Department as requested by Councilwoman Camacho.

Council President Szabo, seconded by Councilwoman Camacho, made a motion to adopt #2016-32, less the meal vouchers for the Public Works Department.

Resolution #2016-32

BE IT RESOLVED by the Mayor and Council of The Borough of Manville that the following accounts:

1. Current	\$
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	1,301,135.22
2. Water/Sewer Utility	\$ 3,133.33
3. General Capital	\$
4. Recreation Trust	\$
5. Other Trust	\$ 5,596.11
6. Dedicated Dog	\$
7. Housing Trust	\$
<b>Total</b>	<b>\$ 1,309,864.66</b>

After being examined by each respective committee, are hereby ordered to be paid.

Borough of Manville  
/s/ Richard M. Onderko, Mayor

ROLL CALL: AYES: SZABO, ASHER, CAMACHO, KASSICK, MAGNANI  
ABSENT: PETROCK

### OFFICIAL REPORTS

Mayor Onderko announced that the following reports are on file in the Clerk's Office:

- A/ Police Department Report, January 2016
- B/ Board of Health - Animal Control Report, January 2016
- C/ Board of Health - General Account Report, January, 2016
- D/ Board of Health - Registrar Report, January, 2016
- E/ Code Enforcement Report, January, 2016
- F/ Clerk's Report, January, 2016

Council President Szabo stated that the Board of Health reports still have Gary Garwacke's name, and asked that that be changed.

### NEW BUSINESS

- A/ Application for Towing License - Value Towing
- B/ Application for Towing License - Rescue Wreckers
- C/ Application for Towing License - DeLuca's Towing

Mayor Onderko requested a motion to approve the Towing Licenses.

Councilwoman Asher, seconded by Council President Szabo, made a motion to approve the Towing Licenses for Value Towing, Rescue Wreckers, and DeLuca's Towing.

Attorney Maciag stated that the owners of the company were not listed on the applications.

Chief Peltack stated that to the best of his knowledge, the companies are all individually owned.

Attorney Maciag requested that it be set forth on the application in the future.

Councilwoman Camacho asked if the Towing Licenses were all renewals.

Chief Peltack stated that they were renewals.

ROLL CALL: AYES: SZABO, ASHER, CAMACHO, KASSICK, MAGNANI  
ABSENT: PETROCK

### **COMMITTEE REPORTS AND COUNCIL COMMENTS**

Mayor Onderko reported that he attended the League of Municipalities Mayor's Legislative Day on Wednesday, February 3<sup>rd</sup> in Trenton. He stated that big issues remain on the table concerning New Jersey property taxes, pension funding, health care costs, the broken Transportation Trust Fund, and how to keep New Jersey affordable. He further reported that he attended the Viet Nam Veteran's Memorial Ceremony at the VFW on Saturday. He stated that it is an honor for him to shake hands with a Veteran and thank them for their service and sacrifice. He stated that concerning the Main Street, he has a letter written and ready to be sent to the Somerset County Freeholders concerning the cross walk at South Street and South Main Street (near Discount Mattress and by Cyburt's). He stated that he would like to see visibility improvements to reduce the risk of further accidents. He further stated that he met with our new PSE&G representative on Friday, February 5<sup>th</sup> and stressed to her the need to have a light pole replaced to provide better lighting for the crosswalk. He hopes it will be addressed and installed this week. He also discussed the power grid and what PSE&G has done to be resilient for the next hurricane. The Somerset/Bridge Street substation is being protected from future flooding. He stated that he also asked for an explanation of where the power is fed from, and how it is controlled during times of flooding. He stated that he will share any information he receives on our website. He further reported that a resident contacted him regarding the lack of sidewalks around Weston School, and I agree that it is a safety issue for our students. He stated he will have our Borough Engineer, Stan Schrek look into it, and possibly apply for a Block Grant for that area. He stated that most residents have by now received the new assessments on their homes. He stated that it is too early to tell the effects of the reassessment on the municipal tax rate. He stated that the aid application process and dialogue with Trenton has begun since losing 108 homes off the tax rolls is a significant loss of revenue and are directly related to our flooding problems. He stated that Trenton will have an application on file giving the economic picture of Manville. He further reported that the State of New Jersey gave out \$115 million in Transitional Aid during 2015, and that is the Aid that we seek this year. He stated that we will articulate a strong case for Aid to Manville, and he remains optimistic. He further reported that he has a conference call scheduled with the

New Jersey Office of Emergency Management to discuss exploring grant opportunities for the generator at our Red Cross Shelter. He stated it has been four and a half years since Hurricane Irene, and we have no permanent solution in place, nor have we an active rental agreement. He stated that he feels this is unacceptable, and must have top priority. He stated that we will be exploring all grant options to recover the total cost of this project. He stated that unfortunately Councilman Petrock is not here tonight, however Councilwoman Camacho will give an update on the Finance Committee.

Councilwoman Camacho, as Chairperson of Policy, Planning and Personnel reported that they have not met since the last Council meeting, however, she would like to schedule a meeting for Tuesday, February 16<sup>th</sup> at 5:00 p.m. She further reported that she attended the Finance Committee meeting on February 4<sup>th</sup> and they discussed some of the figures and numbers and discussed ways to close the gap. She stated that they requested reports from all Departments to get a look at the numbers. She stated that they do not yet have any definitive numbers until all the reports are in and we know how much Aid we will receive. She stated it will most likely take another 4-6 weeks to receive word from the State on Aid. She further reported that she attended the Planning Board meeting on February 2<sup>nd</sup> and the Viet Nam Veteran's Memorial on Saturday. She stated it was a moving ceremony, and she would like to see more people at events at the VFW.

Councilwoman Magnani, as Chairperson of the Public Works Committee reported that she attended the Committee meeting and they discussed the needs for equipment in town, however, because of the loss of ratables, they are trying to keep taxes under control and be very aware of spending. She further reported that the Memorial Pool needs major repairs, and they are weighing their options. She further stated that they need a pump station grinder, which can run about \$30,000, so hopefully it can be covered in the budget. She further stated that the trees on Main Street are covered by grants. She thanked Mr. McCloud for informing the Council about the second accident during the storm, and she apologized that she did not know about it at the last meeting. She stated that she informed the Director of Public Works to contact the Mayor immediately when there is an accident. She further reported that she suggested alternate side of the street plowing for emergency streets. She stated that there are homes that do not have driveways and that causes a problem on emergency streets. She stated that she is going to research it. She further reported that painting should not be done by an outside company. She stated that the catch basins have been cleaned in preparation for another storm, and the Director of Public Works attended an education conference at Rutgers.

Councilwoman Camacho stated that there is a licensed plumber, licensed electrician, and a carpenter on staff at the Board of Education, therefore, any repairs to the building should be done by the Board of Education through the Director of Public Works.

Councilwoman Magnani further reported that the Christmas decorations for Main Street have been removed, but are in disrepair and will cost about \$11,000 to replace. She asked for input for different decorations, and she stated that she will look into grant

money for beautification of Main Street. She further thanked Mr. Keller for his service to our Country.

Councilman Kassick, as Chairperson of the Buildings and Grounds Committee reported that he attended the meeting on February 2<sup>nd</sup>, and they discussed the generators at the VFW and the OEM Building; the snow clearing on Main Street; and the Property Maintenance Officer issued 12 violations for lack of snow removal on Main Street. He stated that they have reached out to John Zalewski of the MBPA to create a letter welcoming new businesses to town. He further stated that the Kiddie Pool at Memorial Park is in need of repair. He further stated that the estimate for the locks at Borough Hall was discussed, as well as the sign-in book. He stated that they suggested that the Police Department make periodic checks at the Borough Hall and Department of Public Works Buildings during the evening hours. He further reported that the light at the Dunkin' Donuts has been ordered and should be installed shortly. He further reported that he received a call stating that someone was living upstairs at 211 Dukes Parkway, and the Police Department took immediate action. He further reported that the following information was received from the Blue Acres Buyout Program:

Appraisals Completed:	103
Offers Made:	99
Offers Accepted:	85
Offers Rejected:	4
Appraisal Appeals:	1
Contracts to Sellers:	82
Fully Executed Contracts:	81
Closings:	66
Demos:	36

He further reported that they are meeting with the Commander of the VFW tomorrow to discuss a contract. He further reported that he attended the Finance Committee meeting and the Viet Nam Memorial Service at the VFW.

Councilwoman Asher, as Chairperson of the Public Safety Committee reported that they met on January 26<sup>th</sup> along with the Mayor, Attorney, and OEM Director to discuss the proposal of the Robert Wood Johnson. They also discussed the SASSA Contract, which was negotiated with Somerset Medical Center. She reported that ambulances are now dispatched from Middlesex County, and the Mayor has contacted Dan Mason of SASSA to discuss response times. She stated that there is consideration of having the Manville Rescue Squad cover 24-7. They will meet again to discuss the findings of Dan Mason. She further reported that Friends of the Library met on January 26<sup>th</sup> and they have begun their membership drive for 2016. She further reported that she attended the Public Works Committee meeting, and the Buildings and Grounds meeting. She further reported that she spoke to the Chief about policing the Borough buildings and the Towing Licenses. She stated that after approving the renewal of the three licenses tonight, there are a total of five Towing Licenses. She further reported that the Property Maintenance Officer contacted a vacant building on Main Street with paper hanging in their window, which has now been replaced. She further reported that she attended the

Viet Nam Memorial Ceremony. She further reported that Recreation Spring Program Registration is being held on February 10<sup>th</sup> at the Library from 5 to 7. She further stated that the High School Wrestlers are having a great season, and they have a match scheduled for this Wednesday at 7 p.m. She further reported that the after school arts studio program at the Library will start in March and will be held twice per week for one month. She further stated that they are planning an adult art exhibit with the newly formed Manville Art Council and the Library. She stated that the exhibit will be held in April. She further reported that the annual Easter Egg Hunt will be held at the High School on the turf field for the first time at 1 p.m. on March 19<sup>th</sup>. She also reported that the Fire Department had 20 calls for January; the Squad had 85 calls in January. She further asked that a meeting be set up with the Chief to finalize the information on the pistol range.

Council President Szabo, reported that he attended the Buildings and Grounds meeting on February 2<sup>nd</sup>; on February 6<sup>th</sup> he attended the Viet Nam Veterans Ceremony. As Chairperson of the Progress and Development Committee reported that they did not meet, and they are waiting to hear back from the Developers. He stated the Board of Health meeting was cancelled.

## **PUBLIC PORTION**

Attorney Maciag set forth the rules for Public Portion.

Mayor Onderko requested a motion to open the Public Portion.

Council President Szabo, seconded by Councilman Kassick, made a motion to open the Public Portion.

All present were in favor.

Rudy Nowak, 100 Driscoll Street - commented that our Community is in distress. He also gave his ideas for solutions to the problem. He suggested that the Rustic Mall development be limited to five five-story buildings, rather than 9 buildings, stating that 9 buildings cannot be maintained and will not provide adequate parking. He further commented about the crosswalk on South Main Street near his home, stating that there is not adequate time to cross the street because of the turn-on-red.

Mayor Onderko stated that there was a safety study done in 2015 by the Bloustein School, and they have applied to the State of New Jersey for a Department of Transportation Grant which will be granted in 2018 or 2019 and will address the entire length of Main Street and improve our crosswalks. He noted that he saw a near-accident with a pedestrian at a crosswalk on Main Street, and he stated we need to have better safety and visibility in our crosswalks. He stated he will follow-up with the State to find out when the grant will be awarded.

Ruth Slovik, 1321 Green Street - commented regarding the Rustic Mall property, and stated that it should be something that does not crowd our schools, but be prestigious

enough to bring people into town. She suggested a medical facility, a school, a Trader Joe's or a Whole Foods. She thanked the Public Works Department for the job they did during the snow storm. She stated that our town did a great job in comparison with other towns she visited. She also stated that she received her reassessment and it is considerably less than what she paid for the property. She asked for an explanation of why.

Mayor Onderko stated that 2006 was the height of real estate sales, and the economy crashed in 2008 and the real estate market bubble burst. He stated that a study has been done of the average home sale price in Manville and it is -32% down, due to market conditions. He stated that it is a National market issue and outside our control. He stated that the town suffers from flooding, and there are homes selling in the flood zone for under \$100,000. He stated the new average will be closer to \$200,000 than \$300,000. He stated that he does not know how it will impact the tax rate until more figures are received from Trenton. He also explained the impact of the reassessment and the loss of 108 homes where revenue will be lost. He further stated that 66.6% of the taxes are controlled by the School Board and the County, leaving only 33.3% to the Mayor and Council. He stated that they will do their part, however, we need to rely on the Board and the County to do their part. He stated that they are looking into ways to save money, such as the Shared Services Agreement with Hillsborough Municipal Court saving us \$100,000. He stated we will look for any savings we can. He also mentioned the Joint Land Use Board, which will save money having only one attorney.

Dean Shepard, P.O. Box 222 - commented that he does not feel Borough Hall is being cleaned properly, and it needs to be addressed. He stated that he does not feel the Shared Service Agreement is being met. He also asked about the generator contract and the percentages of the grant and the Borough's contribution.

Mr. Shannon stated that we are in contact with the Architect to set up a grid to separate the OEM costs from the Borough costs.

Mr. Shepard asked that Councilman Kassick, as Chairperson of the Buildings and Grounds Committee keep an eye on the costs. He stated he is concerned that most of the \$75,000 would be used for the OEM Building, and it would cost us a lot more to do the work at the VFW.

Mayor Onderko stated he is following up with the New Jersey Office of Emergency Management because he is bothered by the fact that we are using taxpayer funds to put emergency power generation in place. He stated it should be a FEMA grant, and he is going to explore the possibility of getting a permanent generator at the VFW for our Red Cross Shelter.

Mr. Shepard stated that he heard the Governor say that Manville would get a generator, and there are surplus generators available. He stated that because the Red Cross uses this building as a shelter should make a difference. He asked if a portable generator in a trailer can be purchased with grant money and used anywhere in town where there was an emergency. He also asked if the Shade Tree Commission budget is a grant.

Clerk Zamorski stated it was a grant.

Mr. Shepard asked how the contractors are hired.

Mayor Onderko stated that he does not know how it works, but he will get back to him.

Mr. Shepard stated that he feels the Buildings and Grounds Committee should have input, and he doesn't feel an outside contractor should be paid to come in and plant the trees if the grant doesn't cover everything. He stated if the grant doesn't cover everything, he feels the Department of Public Works should handle it.

Mayor Onderko asked Councilwoman Camacho to discuss this in her Committee.

When no one else wished to comment, Mayor Onderko requested a motion to close the public portion.

Council President Szabo, seconded by Councilwoman Asher, made a motion to close the public portion.

All present were in favor.

When no one wished to comment further, Mayor Onderko requested a motion to adjourn the meeting.

Council President Szabo, seconded by Councilwoman Camacho, made a motion to adjourn the meeting.

All present were in favor.

The meeting was adjourned at approximately 8:00 p.m.

ATTEST:

A handwritten signature in black ink that reads "Patricia A. Zamorski". The signature is written in a cursive style with a large, decorative initial 'P'.

Patricia A. Zamorski  
Borough Clerk