

TOWNSHIP OF QUINTON
COUNTY OF SALEM
REGULAR MEETING
QUINTON TOWNSHIP MUNICIPAL BUILDING
SEPTEMBER 5, 2023

Call to order by Mayor Sperry at 6:15pm

Pledge of allegiance

Open Public Meetings Act

This meeting is being held in compliance with the Open Public Meetings Act. Advanced notice of this meeting was filed with the Quinton Township Clerk, forwarded to the South Jersey Times, posted on the door, website and the bulletin board located in the lobby of the Quinton Township Municipal Building.

Roll Call Mayor Sperry, Deputy Mayor Hannagan, Committeeman Owens, CFO Elwell, Clerk Uzdanovics, Solicitor Vigilante

Minutes to be approved – July 19, 2023 regular meeting, August 1, 2023

Motion Hannagan Second Owens RCV 3 yes

Vouchers to be approved

Motion Hannagan Second Owens RCV 3 yes

Paul Miola from the TRICOJIF

Julie Acton from Salem County Improvement Authority

ORDINANCE TO BE INTRODUCED

ORDINANCE NO. 2023-05 AN ORDINANCE AMENDING AN ORDINANCE OF THE TOWNSHIP OF QUINTON, SALEM COUNTY, NEW JERSEY, ESTABLISHING THE SALARIES AND COMPENSATION OF VARIOUS OFFICERS AN EMPLOYEES OF THE TOWNSHIP OF QUINTON FOR THE YEAR 2023

BE IT ORDAINED by the Township Committee of Quinton Township in the County of Salem, New Jersey as follows:

SECTION 1. That section No. 1 of Ordinance 2022 No.07 is hereby amended and retroactive to September 1, 2023 as follows:

(19) PLUMBING INSPECTOR
8,000.00
(20) FIRE INSPECTOR
4,000.00

SECTION 5. All ordinances inconsistent herewith are repealed to the extent of such inconsistency.

Motion Hannagan

Second Owens

RCV 3 yes

RESOLUTIONS TO BE APPROVED

**RESOLUTION NO. 2023-89
CORRECTION OF ERROR OF ASSESSMENT AGAINST WRONG PROPERTY
PURSUANT TO NJS 54:4-54**

WHEREAS, the township tax assessor has stated an error occurred in the 2023 tax list whereby a farmland assessment calculation was erroneously not calculated; and

WHEREAS, NJS 54:4-54 permits the governing body of the taxing district to cancel the mistake in assessment whereby recalculating the farmland assessment and authorize a return of any monies paid without interest to the taxpayer affected; and

WHEREAS, the township tax assessor has requested the correction.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Quinton, situate in the County of Salem, State of New Jersey that the correction to the error of assessment as described above is authorized and approved; and

BE IT FURTHER RESOLVED that the tax collector is hereby authorized to make the proper adjustments to reflect the error of the below taxpayer:

Block 35, Lot 5 QFARM (Class 3B)
Bradbury, George W III & Michele H
PO Box 114
Alloway, NJ 08001

	Previous Assessment	New Assessment
Land	\$ 42700	\$ 520*
Improvements (Buildings, etc)	\$ 0	\$ 0
TOTAL	\$ 42700	\$ 520

*13 acres x \$40/acre 2023 FEC Value of Appurtenant Woodland = \$520 Farmland Assessed Value

Motion Hannagan

Second Owens

RCV 3 yes

**RESOLUTION NO. 2023-90 RESOLUTION AUTHORIZING SHARED SERVICE
AGREEMENT WITH LOGAN TOWNSHIP
TABLED**

RESOLUTION NO. 2023-91
RESOLUTION TO APPOINT A PLUMBING INSPECTOR

WHEREAS, there is a need for Quinton Township to appoint a Plumbing Subcode Inspector; and

WHEREAS, Dennis LaSassa is a certified Plumbing Subcode Inspector and has accepted the position, and

WHEREAS, The appointment is to fill an unexpired term from September 1, 2023 and will expire on December 31, 2023.

BE IT RESOLVED that the Township Committee of the Township of Quinton, Salem County, NJ that Dennis LaSassa be appointed as Plumbing Subcode Inspector for Quinton Township.

THEREFORE, BE IT RESOLVED the Township of Quinton, Township Committee directs the clerk to proceed with this appointment.

Motion Hannagan Second Owens RCV 3 yes

RESOLUTION NO. 2023-92
RESOLUTION TO APPOINT A FIRE INSPECTOR
RESOLUTION TO APPOINT A FIRE SUBCODE INSPECTOR

WHEREAS, there is a need for Quinton Township to appoint a Fire Subcode Inspector; and

WHEREAS, John Ciliberti is a Certified Fire Subcode Inspector and has accepted the position, and

WHEREAS, The appointment is to fill an unexpired term from September 1, 2023 and will expire on December 31, 2023.

BE IT RESOLVED that the Township Committee of the Township of Quinton, Salem County, NJ that John Ciliberti be appointed as Fire Subcode Inspector for Quinton Township.

THEREFORE, BE IT RESOLVED the Township of Quinton, Township Committee directs the clerk to proceed with this appointment.

Motion Hannagan Second Owens RCV 3 yes

RESOLUTION 2023-93

RESOLUTION BY THE TOWNSHIP OF QUINTON AUTHORIZING THE SALE OF CERTAIN LAND NO LONGER NEEDED FOR PUBLIC USE PURSUANT TO 40A:12-13(a)

WHEREAS, the Township of Quinton is the owner of certain lands within the Township of Quinton; and

WHEREAS, the Township Committee of the Township of Quinton does hereby determine that the land and property set forth in Schedule A is no longer needed for public use; and

WHEREAS, the Township desires to make available for public sale said land in accordance with N.J.S.A. 40A:12-13(a) with the right of prior refusal to be afforded to adjacent property owners pursuant to N.J.S.A. 40A:12-13.2.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Quinton as follows:

1. The Township Committee hereby declares that the land and premises set forth in Schedule A are no longer needed for public use and should be sold in accordance with the appropriate statues of the State of New Jersey.

2. The Township of Quinton hereby authorizes and directs the Municipal Clerk to offer for sale to the highest bidder by open public sale at auction, the property described in Schedule A attached hereto and made a part hereof, subsequent to the receipt of refusals to purchase said lands which are of non-conforming size by their contiguous property owners who have such a right pursuant to N.J.S.A. 40A:12-13.2.

3. The public sale shall take place at the Township of Quinton Municipal Building, 885 Quinton Road, Quinton, New Jersey 08072 on October 18, 2023 at 6:00pm or as soon thereafter as the matter may be heard and publicly announced, provided the sale is not canceled.

4. The public sale, if not canceled, shall take place by open public sale at auction to the highest bidder.

5. The successful bidder at the time of sale must present a certified check, money order or cash in the amount of ten (10%) percent of the bid. The balance of the purchase price, together with the costs of sale and legal expenses, shall be paid at closing which shall occur not later than 45 days following the acceptance of the bid by the Township. The purchaser shall be entitled to possession immediately following closing of title.

6. At closing of title, purchaser shall submit an additional sum of money equal to the costs of all advertising of the sale and, of requested, the recording of the Township Deed.

7. The Township reserves the right to accept or reject any and all bids at the public sale.

8. In the event the Township of Quinton is unable to convey clear and marketable title, insurable at regular rates by a title insurance company licensed to do business in the State of New Jersey, the Township will forthwith return to the purchaser any and all deposit monies previously submitted by the purchaser, and neither party shall have any further rights against the other. The acceptance of a deed by the purchaser from the Township shall extinguish any claims that said purchaser may have against the Township of Washington in connection with the quality of title conveyed.

9. Purchaser agrees to pay taxes on the aforesaid lands and premises a sum equal to the proportionate amount of taxes that would have been due against the same, at the current tax rate, using as a valuation the current valuation reflected by the Township's records. Purchaser also agrees to pay all settlement costs, including those normally charged to seller.

10. Any improvements constructed on the premises and the contents thereof shall be conveyed in "as is" condition. The Township makes no warranties, express or

implied, as to any part or position of said improvements or any equipment contained herein.

11. The sale by the Township of lots that are undersized, located on unimproved roads, landlocked or otherwise non-conforming, shall in no way be construed as an indication that building permits can be secured for said lots.

12. In the event that contiguous property owners exercise their right to purchase in accordance with the appropriate statutes, the sale shall be made to the highest bidder among them. If only one contiguous property owner extends an offer to purchase said lot, the same shall be conveyed to him, provided the price offered is at least the minimum value of the property as set forth in Schedule A and the offer is acceptable to the Township of Quinton.

13. All conveyances by the Township shall be made by Quitclaim Deed.

14. Purchaser shall furnish at their own cost and expense a metes and bounds or other legal description of the property prior to the date of conveyance by the Township. If no such description is received, the conveyance by the Township shall be made by Quitclaim Deed and by utilization of tax lot and block designations.

14. The Township Committee reserves the right to waive any and all defects and informalities in any proposal and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township. No bid shall be considered finally accepted until passage of a resolution by the Township Committee as set forth in Paragraph 15 hereof.

15. Acceptable bids shall be confirmed by resolution of the Township Committee no later than the second regular meeting of the Township Committee following the date of such sale.

16. This Resolution shall constitute and serve as the public notice to be published in a newspaper circulating in the Township at least once a week for two (2) consecutive weeks, the last publication being not earlier than seven (7) days prior to the date set forth for the public sale.

17. In the event the successful bidder fails to close on the property, he shall forfeit the ten percent (10%) deposit.

18. This resolution shall take effect immediately.

Motion Hannagan Second Owens RCV 3 yes

**RESOLUTION NO. 2023-94
CORRECTION OF ERROR OF ASSESSMENT AGAINST WRONG PROPERTY
PURSUANT TO NJS 54:4-54**

WHEREAS, the township tax assessor has stated an error occurred in the 2023 tax list whereby the farmland assessment file was incorrect; and

WHEREAS, NJS 54:4-54 permits the governing body of the taxing district to cancel the mistake in assessment whereby the farmland assessment file was incorrect and authorize a return of any monies paid without interest to the taxpayer affected; and

WHEREAS, the township tax assessor has verified the error.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Quinton, situate in the County of Salem, State of New Jersey that the correction to the error of assessment as described above is authorized and approved; and

BE IT FURTHER RESOLVED that the tax collector is hereby authorized to make the proper adjustments to reflect the error of the below taxpayer:

Block 62, Lot 7 (Class 1)

	Previous Assessment	New Assessment
Land	\$ 37100	\$200
Improvements (Buildings, etc)	\$ 0	\$ 0
TOTAL	\$ 37100	\$ 200

*property should have been under farmland assessment-

Motion Hannagan Second Owens RCV 3 yes

**RESOLUTION 2023-95
A RESOLUTION REQUESTING ROAD SIGNS ON CROSS ROAD**

WHEREAS, Cross Road is a Salem County Road and is located within the Township of Quinton (“Quinton”), and

WHEREAS, there is a need for “Caution Children at Play” signs on both sides of Cross Road from House number 97 to 125 Cross Road; and

WHEREAS, the current speed limit of 50 MPH in the area of 97 to 125 Cross Road should be lowered to 35 MPH.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Quinton that it is hereby requested that the County of Salem take the appropriate action to install all necessary signage for such purpose.

AND, BE IT FUTHER RESOLVED, that the Clerk certify a copy of this Resolution and file it on the public record.

Motion Hannagan Second Owens RCV 3 yes

The Township of Quinton has Proclaimed the month of September 2023 as Prostate Cancer Awareness Month.

Chairperson of Administration and Environmental - Mayor Sperry reported we received pictures of the issues from 75 Wild Oaks Drive and now we have to go through correct channels to take care of it

Chairperson of Public Buildings and Grounds, Trash and Recycling- Deputy Mayor Hannagan shared that the deck at the EMO building will be repaired by our Maintenance person.

Chairperson of Streets and Roads, Fire, Ambulance and recreation- Nothing at this time

CORRESPONDENCE

The Public Review Draft of the Salem County Multi-Jurisdictional Multi-Hazard Mitigation Plan Update will be available for review Friday, September 15th. The documents will be posted on the project website and can be downloaded for review during this period.

Ed Counsellor the Emergency Management Coordinator said this is a plan we have to update to stay in compliance.

Date for the In Rem Sale will be chosen at the work session.

TOWNSHIP SOLICITOR Nothing at this time

PUBLIC SESSION

Mrs. Shultz asked if there was anything to be done about the condition of Acton Station road. Committeeman Owens said it is a county road and was on the list to be fixed a couple years ago. Now he is not sure and it is up to the county to fix it.

Mr. Shultz told the committee about the speeding on Cross Road. People are hitting mail boxes and its dangerous. Committeeman Owens said we can pass a resolution and send it to the county for consideration.

Mr. Winkles asked about the Report tat Mr. Miola gave an said it sounded like a sales pitch for more money. Mayor Sperry explained how the JIF works and that they come to a meeting every time we renew and they talk about all the things that are done.

Mr. Guarino asked about Wild Oaks Drive and if anything can be done to fix it. Mayor Sperry said that it is a private road and the township does not regulate Wild Oaks Drive.

There being no further business motion to adjourn at 7:16pm by Hanagan, Second Owens RCV 3 yes