

TOWNSHIP OF QUINTON  
COUNTY OF SALEM  
REGULAR MEETING  
QUINTON TOWNSHIP MUNICIPAL BUILDING  
OCTOBER 3, 2023

Call to order by Mayor Sperry at 6:00pm

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 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, Solicitor Vigilante and Clerk Uzdanovics

Minutes - August 16, 2023 work session, September 5, 2023 regular meeting, September 20, 2023 work session

Vouchers to be approved

**Motion Hannagan                      Second Owens                      3 RCV yes**

**ORDINANCES TO BE ADOPTED**

**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 All ordinances inconsistent herewith are repealed to the extent of such inconsistency.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 open to public Motion Hannagan                      Second Owens                      3 RCV yes**  
**Motion to close Motion Hannagan                      Second Owens                      3 RCV yes**  
**Motion to adopt Motion Hannagan                      Second Owens                      3 RCV yes**

**RESOLUTIONS TO BE APPROVED**

**RESOLUTION NO. 2023-90**  
**RESOLUTION TO APPROVE SHARED SERVICES AGREEMENT WITH LOGAN TOWNSHIP**

Resolution Approving Shared Service Agreement for Solid Waste and Recyclable Collection and Disposal

WHEREAS, the Township of Quinton (“Township”) requires Solid Waste and Recyclable Collection and Disposal Services; and

WHEREAS, the Township has entered into an shared services agreement with Logan Township, for such services; and

See attached

WHEREAS, the Township has adequate funds available for a Shared Services Agreement with Logan Township

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Township Committee of the Township of Quinton that the Shared Service Agreement with Logan Township is hereby awarded.

AND, BE IF FURTHER RESOLVED, that the Mayor is hereby authorized to execute an agreement and any other necessary documentation in connection with this service.

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**

**3 RCV yes**

**RESOLUTION NO. 2023-96**

**RESOLUTION ADOPTING REVISED PERSONNEL POLICIES AND PROCEDURES AND EMPLOYEE HANDBOOK  
RESOLUTION ADOPTING REVISED PERSONNEL POLICIES AND PROCEDURES AND EMPLOYEE HANDBOOK**

WHEREAS, the Township Committee has determined that there is a need to amend a part of the personnel policies and procedures and Employee Handbook to ensure that employees and prospective employees are treated in a manner consistent with these laws and regulations.

NOW, THEREBY, BE IT RESOLVED by the Quinton Township Committee that the Amended sections of the Personnel Policies and Procedures Manual and Employee Manual are attached hereto is hereby adopted.

BE IT FURTHER RESOLVED that these revised personnel policies and procedures and Employee Manual shall apply to all Quinton Township officials, appointees, employees, volunteers and independent contractors. In the event there is a conflict between these rules and any collective bargaining agreement, personnel services contract or Federal or State law, the terms and conditions of that contract or law shall prevail. In all other cases, these policies and procedures shall prevail.

BE IT FURTHER RESOLVED that these manuals are intended to provide guidelines covering public service by Quinton Township employees and is not a contract. The provisions of this manual may be amended and supplemented from time to time without notice and at the sole discretion of the Township Committee.

BE IT FURTHER RESOLVED that to the maximum extent permitted by law, employment practices for the Township shall operate under the legal doctrine known as "employment at will."

BE IT FURTHER RESOLVED that the Township Clerk and all managerial/supervisory personnel are responsible for these employment practices. The Township Solicitor shall assist the Township Clerk in the implementation of the policies and procedures in this manual and Employee Manual.

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**

**3 RCV yes**

**RESOLUTION  
2023-97**

WHEREAS, N.J.S.A. 40A:5 4 requires the governing body of each local governmental unit to cause an annual audit of its accounts to be made, and

WHEREAS, the annual audit report for the fiscal year ended December 31, 2022 has been completed and filed with the Township of Quinton, County of Salem, New Jersey pursuant to N.J.S.A. 40A:5A 15, and

WHEREAS, the governing body of each local governmental unit is required within 45 days of receipt of the annual audit, to certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations",

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Township of Quinton, County of Salem, hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2022, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the clerk of the municipality is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON OCTOBER 3, 2023.

**Motion Hannagan**

**Second Owens**

**3 RCV yes**

**RESOLUTION NO. 2023-98  
RESOLUTION FOR SPECIAL COUNSEL**

WHEREAS, Quinton Township has a need to hire Special Counsel, and

WHEREAS, Tom Smith, Esquire is a licensed attorney in New Jersey, is qualified to render services for Quinton Township, and specializes in the areas needed, and

WHEREAS, Quinton has the adequate funds available for an agreement with Tom Smith, Esquire; and

NOW THEREFORE , BE IT HEREBY RESOLVED, by the Township Committee of the Township of Quinton that the Mayor is hereby authorized to excute the agreement attached hereto on behalf of Quinton Township;

AND, BE IT FURTHER RESOLVED, that the clerk certify a copy of this resolution and file it on the public record.

**Motion Hannagan**

**Second Owens**

**3 RCV yes**

**RESOLUTION NO. 2023-99  
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 statutes 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 Quinton 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                                      3 RCV yes**

**Motion to approve Raffle License for Quinton Home and School Association**  
**Motion Hannagan                                      Second Owens                                      3 RCV yes**

Mayor Sperry shared that the Township Engineer contacted Vulcan about sweeping Rt 49 into Quinton and the Township Engineer is going to inspect the site. It was also explained that Vulcan does not own the trucks coming and going from the pit.

**PUBLIC SESSION**

Mr. Remster asked if the pickup schedule for trash will change. The committee said yes and everyone will be notified.

Will Pine CFO from Logan Township

Larry Winkels asked if Vulcan is suppose to have a stone driveway. Mayor Sperry said yes they did have one now it is covered with dirt. Mr. Winkels also wants us to look into Jake breaking Laws. Solicitor Vigilante will look into the jake break laws.

Mr. Shultz asked who was responsible for dirt on the road. Mayor Sperry said that Vulcan is and the engineer, DOT are having them sweep the road more.

Mr. Shultz asked about the amount of birds at wild oaks. Mayor Sperry said he can do anything that has to do with agriculture. We cannot do anything unless he does something not approved by agricultural use.

Mr. Remster asked how the Trash and Recycling shared services agreement with Logan will work. Mayor Sperry said there will be one trash can and one recycle can only picked up weekly and pickup days may change. Bulk will be once a month and the stickers will still be used.

Mr. Winkels asked what happens if the trash can gets damaged by trash truck Will from Logan said they replace it. If it is damaged other ways you have to buy a new can.

Mr. Elwell asked if we are getting paid from Vulcan? Mayor Sperry responded yes we are.

There being no further business motion to adjourn at 6:58 by Hannagan Second Owens 3 RCV yes

Marty Uzdhanovics

Clerk