

TOWNSHIP OF QUINTON
COUNTY OF SALEM
REGULAR MEETING
QUINTON TOWNSHIP MUNICIPAL BUILDING
May 6, 2025

Call to order at 6:00pm by Mayor Sperry

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 given by way of the annual notice which was filed with the Quinton Township Clerk, forwarded to the South Jersey Times, Elmer Times and posted on the bulletin board located in the lobby of the Quinton Township Municipal Building.

Roll Call

Marjorie Sperry, Mayor
Raymond Owens, Deputy Mayor
Joseph Hannagan Jr., Committeeman
Jacci Vigilante, Solicitor
Diane Elwell, CMFO
Marty Uzdanovics, Municipal Clerk
Emily Thalwitzer, Deputy Clerk

Minutes to be approved at the April 1, 2025, regular meeting and April 16, 2025, work session.

MOTION OWENS	SECOND HANNAGAN	RCV 3 Yes
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Vouchers to be approved

MOTION OWENS	SECOND HANNAGAN	RCV 3 Yes
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ORDINANCE TO BE INTRODUCED

ORDINANCE NO. 2025-05

AN ORDINANCE AMENDING CHAPTER 170.61 (I) OF THE CODE OF THE TOWNSHIP OF QUINTON TO ALLOW THE
MAYOR TO APPOINT UP TO FOUR ALTERNATES TO THE PLANNING BOARD

WHEREAS, the Township of Quinton, Salem County, seeks to amend its municipal code to enhance the functionality and flexibility of its Planning Board; and

WHEREAS, pursuant to N.J.S.A. 40:55D-23.1, municipalities are authorized to appoint up to four (4) alternate members to the Planning Board empowered to exercise the powers of the board of adjustment; and

WHEREAS, pursuant to Ordinance No. 1996-2, Chapter 170-58 was amended to empower the Quinton Township Planning board to exercise all powers of the Board of Adjustment; and

WHEREAS, the Township Committee of the Township of Quinton deems it in the best interest of the Township to amend Chapter 170.61 (I) to allow the Mayor to appoint up to four (4) alternates to the Planning Board;

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

Section 1. Amendment to Chapter 170.61 (I)

Chapter 170.61 (I) of the Code of the Township of Quinton is hereby amended to read as follows:

Original Wording:

"Two Class IV alternate members shall be appointed to the Planning Board by the Mayor, and shall meet the qualifications of Class IV members of the Planning Board. Alternate members shall be designated at the time of appointment by the Mayor as Alternate No. 1 and Alternate No. 2. The terms of the alternate members shall be for two years, except that the terms of the alternate members shall be such that the term of not more than one alternate member shall expire in any one year; provided, however, that in no instance shall the term of the alternate members first appointed exceed two years. A vacancy occurring otherwise than by expiration of a term shall be filled by the Mayor for the unexpired term only. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member of any class. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote."

Revised Wording:

"Four (4) Class IV alternate members shall be appointed to the Planning Board by the Mayor, and shall meet the qualifications of Class IV members of the Planning Board. Alternate members shall be designated at the time of appointment by the Mayor as Alternate No. 1, Alternate No. 2, Alternate 3, and Alternate 4. The terms of the alternate members shall be for two years, except that the terms of the alternate members shall be such that the term of not more than two (2) alternate member shall expire in any one year; provided, however, that in no instance shall the initial term of the alternate members first appointed exceed three years. A vacancy occurring otherwise than by expiration of a term shall be filled by the Mayor for the unexpired term only. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member of any class. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote, if present and if not, Alternate No. 2 shall vote; in the event Alternate No.1 and 2 are not present, Alternate No 3 shall vote, and in the event Alternates 1, 2 and 3 are not present Alternate No. 4 shall vote."

Section 2. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

Section 3. Repealer

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Effective Date

This ordinance shall take effect upon final passage and publication as required by law.

MOTION OWENS

SECOND HANNAGAN

RCV 2 Yes

Roll Call

Marjorie Sperry, Mayor (Yes)

Raymond Owens, Deputy Mayor (Yes)

Joseph Hannagan Jr., Committeeman (No)

ORDINANCES TO BE ADOPTED

ORDINANCE NO. 2025-04

ORDINANCE ESTABLISHING SEWER CONNECTION FEE

WHEREAS, the Township of Quinton ("Quinton") owns and operates a sanitary sewer system (the "Sewer"); and

WHEREAS, Quinton desires to establish a sewer connection fee for those residents who desire to connect to the Sewer; and

WHEREAS, the Code of the Township of Quinton requires a connection fee to be established by the Township Committee by Ordinance; and

WHEREAS, N.J.S.A. 40A:26A-11 authorizes the establishment of a connection fee and sets forth the calculation method that must be used in order to establish a maximum connection fee; and

WHEREAS, the maximum connection per Equivalent Dwelling Unit (EDU) has been calculated as follows in accordance with N.J.S.A. 40A:26A-11.

1. Actual Cost of the physical connection (time and materials)	\$55,000.00
*Costs are incurred by the recipient of the connection	
2. Increased by all debt service expenses plus all capital expenditures not funded by indebtedness as of the end of the immediately preceding fiscal year.	\$1,884,133.19
3. Less any gifts, contributions or subsidies to the Authority received from state, federal, county or any municipality	0.00
Total	\$1,884,133.19
Divided by the total approximate number of service units serviced by the Authority at the end of the immediate preceding fiscal year (December 31, 2024)	332
Maximum Connection Fee	\$5600.00 per EDU

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Quinton that the sewer connection fee is hereby established at \$5600.00 per EDU and is effective immediately; and

BE IT FURTHER ORDAINED that this sewer connection fee shall remain in effect until the Township Committee adopts a new connection fee; and

BE IT FURTHER ORDAINED this ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

Open Public Hearing
MOTION OWENS **SECOND HANNAGAN** **RCV 3 Yes**
M. Sperry: This year maximum connection fee of \$5,600 per EDU.
Close Public Hearing
MOTION OWENS **SECOND HANNAGAN** **RCV 3 Yes**
Motion to Adopt
MOTION OWENS **SECOND HANNAGAN** **RCV 3 Yes**

RESOLUTIONS TO BE APPROVED

RESOLUTION NO. 2025-54

RESOLUTION FOR LOCAL EXAMINATION OF THE BUDGET

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Township Committee of Township of Quinton has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Township of Quinton meets the necessary conditions to participate in the program for the 2023 budget year, so now therefore

BE IT RESOLVED, by the Township Committee of the Township of Quinton that in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officers certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve of uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met (Complies with the "CAP" law.)
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated,
 - b. Items of appropriation are properly set forth,
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE Director of the Division of Local Government Services.

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-55
RESOLUTION TO READ BUDGET BY TITLE ONLY

WHEREAS, N.J.S. 40A:4-8, as amended by L.2015,c.95 14, 2015, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection and has been made available to each person upon request; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED, that the budget shall be read by title only.

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-56
RESOLUTION FOR ADOPTION OF 2025 BUDGET

Open Public Hearing

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

P. Rivell: How much are we increasing the budget?

D. Elwell, CMFO: This year's budget is \$2,050,818.40, a decrease of \$22,700 from 2024. We estimate a tax rate of 3.911, which includes our local purpose tax of .536 (actual) and an estimated tax rate for the county and the school; we expect their final numbers in July or August. Out of the 3.911 tax, the county receives 42.7%, and 43.59% goes to Quinton School. The local purpose tax of 13.71% includes street lights, roads, salaries, legal, and a reserve for uncollected taxes (approximately \$476,000 in 2024).

P. Rivell: What happens to the people who do not pay taxes?

Deputy Mayor Owens: The tax collector hosts a tax lien sale annually.

B. Fox: Do we know why the County takes 42%? Can we refuse? What does the County do with our money?

Solicitor: A county tax rate of 42% to 43% is average among most towns in the county.

T. Boker: The Township percentage doesn't change -

D. Elwell: The percentage will change based on the total dollar amount needed per their budget.

L. Winkles: When was the last time we had a foreclosure, and when is the next one scheduled?

Mayor Sperry: The last sale was two years ago; we do not have one scheduled at this time.

Close Public Hearing

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

Motion to Adopt

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-57
RESOLUTION AUTHORIZING A REQUEST FOR BIDS (Fire truck)

WHEREAS, the Township of Quinton (“Quinton”) is in need of a new Fire truck (the “Truck”); and

WHEREAS, it is anticipated that the total cost of the Truck will exceed the threshold contract amount as set forth in N.J.S.A. 40A:11-3; and

WHEREAS, as a result, the Township must obtain bids for the supply of the Truck prior to the award of a contract in accordance with N.J.S.A. 40A:11-1 et. seq.

NOW THEREFORE, BE IT RESOLVED by the Township that the Township Clerk is authorized to advertise and receive Bids for a contract to supply the Truck in accordance with Local Public Contracts Law.

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

MOTION OWENS SECOND HANNAGAN RCV 3 Yes

RESOLUTION NO. 2025-58
RESOLUTION APPROVING AGREEMENT WITH LEW ENVIRONMENTAL SERVICES TO PERFORM LEAD-BASED PAINT INSPECTIONS PURSUANT TO P.L. 2021, C. 182

WHEREAS, pursuant to P.L. 2021, c.182, all municipalities are now required, with certain exceptions, to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

WHEREAS, the Township of Quinton has a need for professional administrative and testing services related to satisfying its obligations to perform lead paint inspections of Township of Quinton rental units pursuant to N.J.A.C. 5:28A; and

WHEREAS, LEW Environmental Services LLC, 181 US Hwy 46, Mine Hill, NJ 07803, has submitted a proposal to provide administrative and testing services as required; and

WHEREAS, such services are exempt from public bidding under the provisions of N.J.S.A. 40A:11-5 and N.J.S.A. 40A:11-1; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1) requires that the resolution authorizing an appointment for the performance of “Professional Services” without public bids must be publicly advertised;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Quinton, County of Salem, State of New Jersey, that the Mayor is authorized to enter into an agreement with LEW Environmental Services LLC, 181 US Hwy 46, Mine Hill, NJ 07803, to perform lead-based paint inspections as required by P.L. 2021, c.182 effective May 6, 2025 through December 31, 2025.

BE IT FURTHER RESOLVED that a copy of this resolution shall be printed once in the South Jersey Times.

MOTION OWENS SECOND HANNAGAN RCV 3 Yes

RESOLUTION NO. 2025-59
RESOLUTION APPROVING THE PURCHASE OF STONE

WHEREAS, The Township of Quinton has a need to purchase Stone for the Municipal Building and,

WHEREAS, Steven L. Foster LLC. has the stone we need at \$90.00 a ton, and

WHEREAS, the Township CMFO has certified that sufficient and legally appropriated funds are available under CY2025 Public Buildings & Grounds Misc. OE Budget and Pending the successful passage and adoption of the CY2025 Public Buildings & Grounds OE Budget (5-01-26-310-298); and

BE IT RESOLVED the Mayor and Clerk of Quinton Township are hereby authorized and directed to purchase stone from Steven L. Foster, LLC.

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-60

RESOLUTION REQUESTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION TO DO A TRAFFIC STUDY FOR
A SECTION OF NJ STATE HIGHWAY ROUTE 49 AND ROBINSON STREET

WHEREAS, the Township of Quinton has received many complaints and requests for a traffic study to be done at Rt. 49 and Robinson Street; and

WHEREAS, the Quinton Township Committee believes it to be in the best interest of Quinton Township that the New Jersey Department of Transportation conduct a traffic study; and

NOW, THEREFORE, BE IT RESOLVED, that the New Jersey Department of Transportation is requested to conduct a traffic study at the above location to determine if something needs to be done to create safer pedestrian and driving conditions in this area of Route 49; and

NOW, THEREFORE, BE IT RESOLVED by the Quinton Township Committee of Quinton Township, County of Salem, in the State of New Jersey, that it supports a traffic study on Route 49 in Quinton Township.

See Attached

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to NJDOT as requested.

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-61

RESOLUTION AUTHORIZING AN ADDENDUM TO A SHARED SERVICES AGREEMENT WITH AMERICAN WATER

WHEREAS, Quinton Township ("Quinton") owns and maintains a sanitary sewer system within its municipality; and

WHEREAS, the Sanitary Sewer System consists of a "Joint Trunk Line" which is utilized by Quinton and Alloway Township to transmit effluent to the American Water Sewer Treatment Plant under a separate shared services agreement; and

WHEREAS, the joint trunk line includes all infrastructure associated with the joint trunk line including, but not limited to, two pumping stations; and

WHEREAS, the Sanitary Sewer System also includes all of the infrastructure used solely by Quinton residents to transmit effluent to the Joint Trunk Line, which is also known as the "Quinton Village System;" and

WHEREAS, American Water currently operates its own sanitary sewer system and wastewater treatment plant; and

WHEREAS, American Water has the equipment and trained and qualified personnel necessary to operate and maintain the Quinton Village System and Joint Trunk Line; and

WHEREAS, American Water currently performs this service for Quinton and Quinton is satisfied with their work; and

WHEREAS, American Water has presented Quinton with an addendum to the Shared Services Agreement which is attached hereto as Exhibit A; and

WHEREAS, a copy of the Shared Services Agreement has been attached hereto as Exhibit A.

WHEREAS, Quinton agrees and consents to the attached Addendum to the Shared Services Agreement and agrees that the attached Addendum shall modify the existing Shared Services Agreement between American Water and Quinton for payment of American Water fees.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Township Committee of the Township of Quinton that the Addendum to the Shared Services Agreement attached hereto as Exhibit A is approved and the Mayor is authorized to execute same on behalf of Quinton.

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

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-62

A RESOLUTION AUTHORIZING THE TOWNSHIP OF QUINTON

TO ENTER INTO A JOINT PURCHASING AGREEMENT WITH THE COUNTY OF SALEM FOR THE PROCUREMENT OF ANIMAL SHELTERING SERVICES

Deputy Mayor Owens and Committeeman Hannagan asked the Solicitor for clarification on the joint purchasing contract. The Solicitor replied that state law mandates access to a shelter for hazardous animals. This has not been the case in Salem County for some time due to a lack of available shelters. The municipalities have asked the County to step in. If we adopt the resolution, we can use this contract for purposes beyond hazardous animals on a case-by-case basis. This is not a permanent solution, and the contract can be voided at any time by either party with 30 days' notice. Our animal control officer is obligated to remove the animal if it is hazardous. If we have funds set aside for the animal shelter, we should consider adopting the resolution.

MOTION OWENS

SECOND HANNAGAN

RCV 1 Yes

Roll Call

Marjorie Sperry, Mayor (Yes)

Raymond Owens, Deputy Mayor (No)

Joseph Hannagan Jr., Committeeman (No)

Motion Failed

RESOLUTION NO. 2025-63

RESOLUTION APPROVING AN ALTERNATE FOR THE SOLID WASTE COUNCIL

WHEREAS the Township of Quinton has appointed Marjorie Sperry as the Alternate to the Solid Waste Advisory Board for the year 2025; and

BE IT RESOLVED that Marjorie Sperry of the Township Committee of the Township of Quinton be appointed as an Alternate contact for the Solid Waste Advisory Board

MOTION OWENS

SECOND HANNAGAN

RCV 2 Yes

Roll Call

Marjorie Sperry, Mayor (Yes)

Raymond Owens, Deputy Mayor (Yes)

Joseph Hannagan Jr., Committeeman (No)

RESOLUTION NO. 2025-64

RESOLUTION OF THE QUINTON TOWNSHIP IN SUPPORT OF FARMLAND PRESERVATION

WHEREAS, The Township of Quinton has always supported Farmland Preservation;
and

WHEREAS, it is a goal of the Township Master Plan to preserve Farming Operations on Prime Agricultural land;
and

WHEREAS, Block 39 Lot 39.01 and Block 34 Lots 40, 40.01 40.02 in the Township of Quinton has been approved for Farm land Preservation by the State of NJ and the County of Salem; and

WHEREAS, The Township of Quinton supports the States approval to Preserve Block 39 Lot 39.01 and Block 34 Lots 40, 40.01 40.02; and

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Quinton supports the Preservation of Block 39 Lot 39.01 and Block 34 Lots 40, 40.01 40.02.

WHEREAS the Township of Quinton has appointed Marjorie Sperry as the Alternate to the Solid Waste Advisory Board for the year 2025; and

BE IT RESOLVED that Marjorie Sperry of the Township Committee of the Township of Quinton be appointed as an Alternate contact for the Solid Waste Advisory Board.

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-65

RESOLUTION APPROVING THE SERVICE OF PUMP STATION GENERATOR

WHEREAS, The Township of Quinton has a need to repair pump station generators; and,

WHEREAS, GenServ has submitted a quotes for the aforesaid Generator Repairs in the amount of \$4940.20; and

WHEREAS, the Township CMFO has certified that sufficient and legally appropriated funds are available under CY2025 Sewer OE Budget and Pending the successful passage and adoption of the CY2025 Sewer OE Budget (5-03-55-502-201) for the repair of Generators for sewer pump stations in the 2025calendar year; and

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Quinton, County of Salem and State of New Jersey the contract is hereby awarded to GenServ; and

BE IT RESOLVED the mayor and clerk of Quinton Township are hereby authorized and directed to execute the contracts between Township of Quinton and GenServ;

MOTION OWENS **SECOND HANNAGAN** **RCV 3 Yes**

MOTION TO APPROVE Tax Collector's report of delinquent taxes believed not collectible

MOTION OWENS **SECOND HANNAGAN** **RCV 3 Yes**

MOTION TO APPROVE Jonathan Finney and Colin Finney for membership to the NJ Firefighter's Association

MOTION OWENS **SECOND HANNAGAN** **RCV 3 Yes**

Discussion of roads to be trimmed back

Deputy Mayor Owens has determined that Cool Run Road and Waterworks Road are in critical need of trimming. Lower Alloway Creek has the proper equipment needed and will be sending us a contract agreement to review the cost.

Discussion NJDOT 2025 Municipal Aide Grant Applications are due on or before July 1, 2024. Deputy Mayor Owens will bring the suggested roads to the June 3rd Meeting.

Chairperson of Administration and Environmental informed Deputy Mayor Owens, as chairperson of the streets and roads department, that multiple bags of beer cans, water bottles, and other trash were found during Clean Communities Day on Waterworks Road and Quinton Alloway Road. Deputy Mayor Owens will ask the road department to utilize their camera to keep watch on the area.

Chairperson of Public Buildings and Grounds, Trash and Recycling

Chairperson of Streets and Roads, Fire, Ambulance and Recreation

PUBLIC SESSION

P. Brown: Encouraged the township not to spend excessive funds on an animal shelter for holding hazardous animals when considering Rabies. Ms. Brown stated that the only way to diagnose an animal with Rabies is to euthanize the animal and biopsy the brain tissue. The committee thanked Ms. Brown for voicing her opinion.

J. Elwell: Requested the Township of Quinton to send Resolution 2025-60 REQUESTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION TO DO A TRAFFIC STUDY FOR A SECTION OF NJ STATE HIGHWAY ROUTE 49 AND ROBINSON STREET to the NJ Department of Transportation with the request of a traffic light with two buttons, two handicap ramps, and two solar speed limit signs. Mr. Elwell has also included a two-page letter with potential safety solutions and a petition with over 225 signatures from residents, officials, etc. Committeeman Hannagan thanked Mr. Elwell.

J. Jones: Inquired if there is a user-friendly version of the budget. D. Elwell, CMFO, stated that after the budget is adopted, in approximately three weeks, the 85-page document will be condensed into about 10 pages and will be available on the Township website for the public to view.

J. Jones: Asked the committee and the Solicitor for guidance regarding a neighbor shooting different caliber weapons. He expressed his concern about noise and the safety of the local residents. The state police have been to this residence twice and spoke to the owner. Solicitor suggested Mr. Jones file a civil complaint with the municipal court in Woodstown, there is no cost to file.

B. Fox: Inquired if the road department will be around to pick up the branches. Deputy Mayor Owens replied that they will be around; however, there have been a few health issues, and chipper is weather permitting.

T. Boker: Inquired if it would be possible to adopt an Ordinance on the criteria of applicants for the planning board. Solicitor replied; the committee does not have the opportunity to change state law, there is a section within the statute that is clear on the criteria for each type of member with required qualifications.

Close Public Hearing

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-66

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12b permits a public body to go into a closed session during a public meeting to discuss certain matters as follows:

(1) Matters Required by law to be confidential: Any matter which by express provision of the Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

(2) Any matter in which the release of information would impair the right to receive federal funding.

(3) Matters involving individual privacy: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations or other personal material of any education, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned .

(4) Matters pertaining to a collective bargaining agreement: Any matter involving a collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

(5) Matters relating to the purchase, lease acquisition of real property or investment of public funds: Any matter involving the lease, purchase or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

(6) Matters of public protection: Any tactic and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.

(7) Matters relating to litigation, negotiations and attorney-client privilege: Any matter of pending or anticipated litigation or contract negotiation other than in (4) above in which the Township is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise ethical duties as a lawyer.

(8) Matters relating to the employment relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of , promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all of the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed in public.

(9) Deliberations after public hearing. Deliberations by the Township occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party; and

WHEREAS, the Township Committee has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of Quinton that the Committee will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

Contract Negotiations

BE IT FURTHER RESOLVED, that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

Solicitor: For contract negotiations.

MOTION OWENS SECOND HANNAGAN RCV 3 Yes

Motion to close Executive Session and return to Open Session

MOTION OWENS SECOND HANNAGAN RCV 3 Yes

RESOLUTION NO. 2025-67

RESOLUTION AUTHORIZING THE PLANNING BOARD OF QUINTON TOWNSHIP TO CONDUCT A PRELIMINARY INVESTIGATION ON BLOCK 34, LOTS 23.01 AND 30 (FORMER LANDFILL BURDEN HILL ROAD) TO ESTABLISH A REDEVELOPMENT AREA WITHOUT CONDEMNATION

WHEREAS, pursuant to the “Local Redevelopment and Housing Law,” N.J.S.A. 40A:12A-1 et seq., a municipality is authorized to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and,

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the Township committee (“Township Committee”) of the Township of Quinton (the “Township”) must authorize the planning board of the Township (the “Planning Board”) to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee believes it is in the best interest of the Township that an investigation occur with respect to certain parcels within the Township and therefore authorizes and directs the Planning Board to conduct an investigation of the property commonly known on the Township tax maps as Block 34, Lots 23.01. and 30 (hereinafter the “Study Area”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as An area in Need of Redevelopment Area; and

WHEREAS, the Township approved Resolution 25-44 authorizing a study to be conducted to determined whether the Study Area was an area in need of rehabilitation as set forth in N.J.S.A. 40A:12A-14; and

WHEREAS, the Study Area does not fall within criteria for rehabilitation as that criteria is set forth in N.J.S.A. 40A:12A-14 but may be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS the Mayor and Committee consider it in the bests interest of the Township to authorize a further study and investigation to determine whether the Study Area should be designated as a Redevelopment Area without eminent domain; and

WHEREAS the present conditions in the aforementioned Study Area may be detrimental to the safety and welfare of the community thereby requiring redevelopment to better serve the Township.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of Quinton Township County of Salem, that;

Section 1. The Planning Board is hereby directed to conduct a preliminary investigation and a redevelopment plan, and in connection therewith, to determine whether the afore-mentioned Study Area should be designated a Redevelopment Area according to the criteria set forth in N.J.S.A. 40A:12A-5.

Section 2. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

Section 3. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundaries of the Study Area and the date of the as required by law. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the Township or Township Committee to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Redevelopment Area.

Section 4. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment with evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 5. The Planning Board is hereby directed to prepare a report of its findings and recommendations and once completed, the Planning Board is directed to transmit the report to the Mayor and Committee of the Township of Quinton o for their review and approval in accordance with the provisions of the local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Section 6. Quinton Township Resolution 25-44 is rescinded.

Section 7. This Resolution shall take effect immediately.

The undersigned Mayor of Quinton Township hereby certifies the above as a true copy of a resolution adopted by the Quinton Township Committee on May 6, 2025

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

RESOLUTION NO. 2025-68

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN EXCLUSIVITY AGREEMENT WITH TALEAUX SOLAR GROUP LLC

WHEREAS, Tattleaux Solar Group, LLC, and its affiliates and partners ("Tattleaux") has submitted to the Township information concerning the possibility of development, construction, management, and ownership of a community solar electricity generating system totaling approximately 5,000 kilowatts-dc ("KW") (equivalent to 5.0 megawatts-dc ("MW")) (the "Project"); and,

WHEREAS, The Project is proposed to consist of multiple community solar arrays ("CS") on real property owned by the Township that is believed to have been previously used as a landfill, which real property is located along Burden Hill Road in Quinton Township, and designated on the municipal tax map as Block 34, part of Lots 23.01 and 30 (hereafter referred to as the "Property"); and

WHEREAS, Tattleaux has informed the Township that the Project could provide large discounts on clean solar electricity to more than 1,000 Quinton area residents for 30 to 40 years.

WHEREAS, Tattleaux has informed, if Tattleaux ultimately develops the Project, Tattleaux could provide grants to the Township for the Township's use for any Township needs and conduct job training classes and education meetings for Quinton Township residents ("Programs") the Project and Programs could entail zero cost and zero liability to the Township.

WHEREAS, Tattleaux has informed the Township that, if Tattleaux ultimately develops the Project, Tattleaux will work with the Township and nearby municipalities on the Programs. In such event, job training programs would be conducted by Tattleaux's job training partners, the IBEW and Mid-Atlantic States and Career and Education Center ("MASCEC"), which is, according to Tattleaux, the pre-eminent renewable energy training organization in NJ. Tattleaux has informed the Township that graduates of Tattleaux's job training program who pass the NABCEP certification exam would be given preference in hiring/installation of the Project and Tattleaux Projects in Salem County if Tattleaux ultimately develops the project. Tattleaux has informed the Township that, if Tattleaux ultimately develops the Project, Tattleaux's sales of highly discounted solar electricity to community residents would mostly be through Tattleaux community education meetings. Tattleaux has informed the Township that Tattleaux also provides scholarships for some of its job training and school education students.

WHEREAS, the Township Committee believes it is in the best interest of the Township to support community solar and to explore an opportunity to utilize the Property for a community solar project such as that projected by Tattleaux; and

WHEREAS, Tattleaux has proposed an exclusivity agreement which would permit Tattleaux three hundred sixty-five (365) days to conduct further analysis and due diligence; obtain conditional approval of the Project by the BPU, receive required permits, a utility interconnection agreement, and perform final development tasks ("Exclusivity Period"). During this Exclusivity Period, and unless revoked or cancelled by the Township, the Township and the PPD agree that the Township will not entertain other or competitive uses of the Property.

WHEREAS, the proposed Exclusivity Agreement is subject to revocation or cancellation at any time by Quinton Township

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of Quinton Township County of Salem, that;
Section 1. The Mayor is authorized to execute the Agreement.

Section 2. This Resolution shall take effect immediately.

The undersigned Mayor of Quinton Township hereby certifies the above as a true copy of a resolution adopted by the Quinton Township Committee on May 6, 2025

MOTION OWENS

SECOND HANNAGAN

RCV 3 Yes

There being no further business motion to adjourn by

OWENS

SECOND HANNAGAN

RCV 3 Yes

Marty Uzdanovics
Clerk