

TOWNSHIP OF QUINTON  
COUNTY OF SALEM  
**REGULAR MEETING**  
QUINTON TOWNSHIP MUNICIPAL BUILDING  
October 07, 2025

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**CALL TO ORDER** The Committee chose to proceed with the meeting in the absence of Solicitor Vigilante. Mayor Marjorie L. Sperry called the meeting to order at 6:29 p.m.

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT**

THIS MEETING IS BEING HELD IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT. ADVANCE NOTICE OF THIS MEETING WAS FILED WITH THE QUINTON TOWNSHIP CLERK, FORWARDED TO THE SOUTH JERSEY TIMES, ELMER TIMES, POSTED ON THE TOWNSHIP WEBSITE, AND ON THE BULLETIN BOARD LOCATED IN THE LOBBY OF THE QUINTON TOWNSHIP MUNICIPAL BUILDING.

**ROLL CALL**

SPERRY, MARJORIE .....present  
OWENS, RAYMOND.....present  
HANNAGAN, JOSEPH JR.....present

Diane Elwell, Municipal Finance Officer  
Emily Thalwitzer, Deputy Municipal Clerk

**MOTION TO APPROVE SEPTEMBER 2,2025 MINUTES**

MOTION Owens                      SECOND Hannagan                      RCV 3

**MOTION TO APPROVE SEPTEMBER 2025 VOUCHERS**

MOTION Owens                      SECOND Hannagan                      RCV 3

**ORDINANCES TO BE INTRODUCED**

**ORDINANCE NO. 2025-08** AN ORDINANCE AMENDING THE QUINTON TOWNSHIP CODE LI/O-LIGHT INDUSTRIAL/OFFICE DISTRICT USE REGULATIONS AND BULK AND AREA REGULATIONS FOR WAREHOUSE AND WHOLESALE STORAGE FACILITIES

**WHEREAS**, on recommendation from the Quinton Township Planning Board, the Quinton Township Committee has deemed it appropriate to revise the requirements for warehouse and wholesale storage facilities as conditional uses in Quinton Township’s LI/O-Light Industrial/Office zoning district(s) to provide additional setback, screening, and buffering protections for adjoining and nearby residential districts, residential uses, and residential neighborhoods;

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

1. The introductory paragraph comprising Section A. of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”), is hereby deleted and replaced with the following new Section 170-34.A.:

- A. Permitted Uses; Conditional Uses. In the Light Industrial/Office District, no lot or building thereon shall be used, and no building shall be erected or altered which is arranged, intended or designed to be used, except for one of the following permitted or conditionally-permitted uses, subject to the performance standards set forth in Part 3, Site Plans, and also subject to the applicable conditions set forth below, also referred to as “special requirements,” which conditions and special requirements shall supersede the Part 3 performance standards where inconsistent therewith:
2. Subsection A.(6) of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”), is hereby deleted and replaced with the following new subsection 170-34.A.(6):

(6) Warehouse and wholesale storage facilities subject to the following conditions:

- (a) Such facilities shall be within completely enclosed buildings.
- (b) Such facilities shall not be freight-forwarding or transshipping terminals.
- (c) Provision for handling all freight shall be on those sides of any building which do not face on any existing or proposed streets.
- (d) No accessory use shall be construed to permit open storage of materials or goods on the lot.
- (e) Business operations shall be limited to between 7:00 a.m. to 7:00 p.m., Mondays through Fridays, and between 8:00 a.m. to 2:00 p.m. on Saturdays. There shall be no business operations on Sundays.
- (f) Rear and side yards shall be landscaped so as to provide an effective screen, at time of planting, to obscure buildings and business operations from view up to a height of 8 feet from ground level from adjoining and nearby residential districts, residential uses, and residential neighborhoods.
- (g) The exterior designs of all warehouse and wholesale storage facility buildings and structures on lots which abut residential districts, residential uses, or residential neighborhoods, or which abut any street whose opposite edge abuts a residential district, residential use, or residential neighborhood, shall be in harmony with the general character of the residential district, residential use, or residential neighborhood.
- (h) The maximum permitted height shall be 35 feet.
- (i) Where a lot on which a warehouse or wholesale storage facility is located abuts a residential district, residential use, or residential neighborhood:
  - i. the minimum rear and side yard setbacks from the abutting residential district, residential use, or residential neighborhood shall be 125 feet, and a minimum buffer

of 75 feet shall be required for any site improvements as to which minimum yard setbacks are or may be inapplicable.

3. Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”) is hereby amended to include the following new subsection A.(11):

(11) Substations, electric and gas facilities and all other public utilities, subject to the requirements contained in §170-23.B.(6) of this Part 2.

4. Section B. (“Conditional uses”) of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”), is hereby deleted.

5. Subsection D.(2) of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-35 (“LIO Light Industrial/Office District bulk and area regulations”), is hereby deleted and replaced with the following new subsection 170-35.D.(2):

(2) Yards abutting residential districts. The above required yards, including the landscape transition buffer and screen requirements, shall be increased by 20 feet in those instances where they abut, in whole or in part, a residential district or lot line. This shall not apply to warehouse and wholesale storage facilities, which shall instead be subject to the yard, buffer width, and screening conditions of §170-34.A.(6), above.

6. The Quinton Township Clerk is directed to give notice of this Ordinance pursuant to *N.J.S.A. 40:55D-15* to the Clerks of all municipalities adjoining Quinton Township and to the Salem County Planning Board at least ten (10) days prior to the date scheduled for hearing on the adoption of this Ordinance.
7. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the section, paragraph subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.
8. Any article, section, paragraph, subsection, clause, or other provision of the Quinton Township Code that is inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.
9. This Ordinance shall, following adoption and publication in accordance with the laws of the State of New Jersey, take effect immediately upon its filing with the Salem County Planning Board pursuant to *N.J.S.A. 40:55D-16*.

MOTION Owens

SECOND Hannagan

RCV 3

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**ORDINANCE NO. 2025-09** AN ORDINANCE APPROPRIATING THE SUM OF \$95,842.00 TO BE USED FOR THE RECONSTRUCTION OF WATERWORKS ROAD, SECTION I, WITHIN THE TOWNSHIP OF QUINTON, COUNTY OF SALEM, STATE OF NEW JERSEY

**WHEREAS**, the Governing Body desires to authorize the Reconstruction of Waterworks Road Section I within the Township of Quinton: and

**WHEREAS**, sufficient funds are available for said purpose from the New Jersey Department of Transportation Trust Fund and from the Township's Capital Improvement Fund;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Quinton, County of Salem, State of New Jersey, that:

SECTION 1: There is hereby appropriated from the following sources the sum of \$95,842.00 to be used for the following capital project within the Township of Quinton:

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Capital Improvement Fund</u>	<u>Grants</u>
A	Reconstruction of Waterworks Road			
.	Section I	\$95,842.00	\$12,500.00	\$83,342.00

SECTION 2: In connection with the amounts authorized in Section 1, the Township makes the following determinations:

- a) The purpose described in Section 1 is not a Current Expense and is an improvement, which the Township may lawfully make as a general improvement.
- b) **The period of usefulness of the purpose described in Section 1 hereof is within the limitations of the Local Bond Law and according to the reasonable life thereof is five (5) years or more.**
- c) No debt is authorized by this ordinance.
- d) The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services, is on file with the Municipal Clerk and available for inspection.

SECTION 3: All ordinances or parts of ordinances that are inconsistent with the terms of this ordinance be and the same are hereby repealed to the extent of their inconsistency.

SECTION 4: This ordinance shall take effect immediately upon proper passage, publication in accordance with law, and after final adoption as provided by law.

MOTION Owens                      SECOND Hannagan                      RCV 3

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**ORDINANCE NO. 2025-10 AN ORDINANCE APPROPRIATING THE SUM OF \$15,246.66 FROM THE GENERAL CAPITAL IMPROVEMENT FUND FOR THE PURCHASE OF A JOHN DEERE Z950R ZTRAK LAWNMOWER FOR THE STREETS AND ROADS DEPARTMENT OF QUINTON TOWNSHIP**

**WHEREAS**, the Quinton Township Committee, County of Salem, State of New Jersey, has determined a need to purchase a new lawnmower for the Streets and Roads Department; and

**WHEREAS**, the Governing Body desires to authorize the purchase of a new lawnmower for the Streets and Roads Department; and

**WHEREAS**, sufficient funds are available for said purpose from the Township's Capital Improvement Fund; and

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Quinton, County of Salem, State of New Jersey, that:

**SECTION 1:** There is hereby appropriated from the following sources the sum of \$15,246.66 to be used for the following capital project within the Township of Quinton:

<u>Purpose/Improvement</u>	<u>Capital Improvement Fund</u>
A John Deere Z950R ZTrak .	\$15,246.66

**SECTION 2:** In connection with the amounts authorized in Section 1, the Township makes the following determinations:

- a) The purpose described in Section 1 is not a Current Expense and is an improvement, which the Township may lawfully make as a general improvement.
- b) The funds appropriated pursuant to Section 1 of this Ordinance shall be utilized for the purchase of a new lawnmower for the Streets and Roads Department for Quinton Township. Any monies appropriated for this project which are not needed for payment of the cost related thereto shall be returned to the source of funds, the Capital Improvement Fund.
- c) **The period of usefulness of the purpose described in Section 1 hereof is within the limitations of the Local Bond Law and according to the reasonable life thereof is five (5) years or more.**
- d) No debt is authorized by this ordinance
- e) A portion of the sum appropriated by the Ordinance may be expended for expenses incidental to the purposes set forth herein, which expenses are authorized but not required to be paid out of such appropriations pursuant to N.J.S.A 40A: 2-20. The aggregate amount for these items shall not exceed the sum of \$3,049.33.
- f) The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services, is on file with the Municipal Clerk and available for inspection.

**SECTION 3:** All ordinances or parts of ordinances that are inconsistent with the terms of this ordinance be and the same are hereby repealed to the extent of their inconsistency.

**SECTION 4:** This ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

MOTION Owens                      SECOND Hannagan                      RCV 3

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**RESOLUTIONS TO BE APPROVED**

**RESOLUTION NO. 2025-98 A RESOLUTION ADOPTING REVISED PERSONNEL POLICIES AND PROCEDURES AND EMPLOYEE HANDBOOK**

**WHEREAS**, the Township Committee has determined that there is a need to amend the Personnel Policies and Procedures Manual and the 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 the Employee Handbook are attached to this Resolution and therefore are hereby adopted.

**BE IT FURTHER RESOLVED** that the revised Personnel Policies and Procedures Manual and the Employee Handbook 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 the Personnel Policies and Procedures Manual and the Employee Handbook are intended to provide guidelines covering public service by Quinton Township employees and are not a contract. The provisions of the Personnel Policies and Procedures Manual and the Employee Handbook 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 of Quinton 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 Quinton Township Solicitor shall assist the Township Clerk in the implementation of the Personnel Policies and Procedures Manual and the Employee Handbook.

**AND BE IT FURTHER RESOLVED** that the Quinton Township Clerk will certify this Resolution and file a copy on the public record.

MOTION Owens

SECOND Hannagan

RCV 3

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**RESOLUTION NO. 2025-99 A RESOLUTION AWARDED GROUNDWATER SAMPLING AT THE QUINTON TOWNSHIP CLOSED SANITARY LANDFILL**

**WHEREAS**, the Township of Quinton has a duty to continue groundwater well monitoring in accordance with NJDEP regulations regarding the Quinton Township Closed Sanitary Landfill located at Block 34, Lot 30, Burden Hill Road, Quinton, New Jersey 08072, post-closure plan; and

**WHEREAS**, the Township of Quinton has obtained a quote for one-time water sampling and clinical laboratory testing in the amount of \$5,738.00 for the year 2025; and

**WHEREAS**, ALS GROUP USA is an accredited and registered corporation specializing in such services; and

**WHEREAS**, the Quinton Township CMFO has certified that sufficient and legally appropriated funds are available; and

**THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Quinton has directed the Township Clerk to proceed as necessary.

**AND BE IT FURTHER RESOLVED** that the Quinton Township Clerk will certify this Resolution and file a copy on the public record.

MOTION Owens

SECOND Hannagan

RCV 3

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**RESOLUTION NO. 2025-100 A RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF GARAGE DOOR CONTROL BOX (AMBULANCE BAY)**

**WHEREAS**, the Township of Quinton has approved the purchase and installation of a garage door control box in the amount of \$2,100.00; and

**WHEREAS**, Elmer Door and Exteriors can provide and install the garage door control box; and

**WHEREAS**, the Township CMFO has certified that sufficient and legally appropriated funds are available under CY2025 Public Buildings and Grounds OE Budget for the purchase and installation of the garage door control box for the Quinton Township Ambulance garage door; and

**NOW, THEREBY, BE IT RESOLVED**, the Township Committee of the Township of Quinton has directed the Township clerk to proceed as necessary.

**AND, BE IT FURTHER RESOLVED** that the Quinton Township Clerk will certify this Resolution and file a copy on the public record.

MOTION Owens

SECOND Hannagan

RCV 3

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**RESOLUTION NO. 2025-101 A RESOLUTION AWARDED NEW JERSEY DEPARTMENT OF TRANSPORTATION DIVISION OF LOCAL AID AND ECONOMIC DEVELOPMENT RECOMMENDATION OF AWARD STATE AID PROJECT FOR NORTH BURDEN HILL ROAD RESURFACING (\$104,796.81)**

**WHEREAS**, the Township of Quinton ("Township") desires to award a contract for North Burden Hill Road Resurfacing as set forth in Specification prepared by the Township Engineer; and

**WHEREAS**, the Township has sought competitive bids for such work; and

**WHEREAS**, the Township solicited bids pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

**WHEREAS**, a Notice and Bid Specifications were prepared and properly advertised in the South Jersey Times; and

**WHEREAS**, all bids were opened and read aloud, in public, at 10:00 a.m. on September 18, 2025; and

**WHEREAS**, the bids which were received were as Attached:

**WHEREAS**, South State, Inc. was the lowest responsible bidder that submitted a timely bid; and



WHEREAS, a contract shall be awarded to South State, Inc for the above mentioned services for the Base Contract; and

WHEREAS, funding shall be encumbered by the Township Finance Officer in accordance with N.J.A.C. 5:30-5.4.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Township Committee of the Township of Quinton that a contract shall be awarded to, South State, Inc, in connection with the bid submitted for the Base Contract.

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

AND, BE IT FURTHER RESOLVED, that this contract is contingent upon a Certification of Funds by the Township Treasurer.

AND, BE IT FURTHER RESOLVED, that the award of this contract is contingent upon review and approval by the Township solicitor.

AND, BE IT FURTHER RESOLVED, that the award of this contract is contingent upon review and approval by the NJDOT.

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

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**RESOLUTION NO. 2025-102 A RESOLUTION RENEWING THE JUNK YARD LICENSE FOR SALEM COUNTY RECYCLERS, LLC (VERBAL CONFIRMATION BY MAYOR SPERRY: TAXES ARE IN ORDER)**

**WHEREAS**, the Township of Quinton authorized the issuance of one Junk Yard license for 2025; and

**WHEREAS**, Salem County Recyclers, LLC., holds the only license authorized by Quinton Township and said license is renewable yearly; and

**WHEREAS**, Salem County Recyclers, LLC., has applied for renewal of said license; and

**WHEREAS**, the Quinton Township Committee is not aware of any violations relating to said license; and

**THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Quinton that they hereby renew the Junk Yard license of Salem County Recyclers, LLC., for a period of one year.

**AND, BE IT FURTHER RESOLVED** that the Quinton Township Clerk will certify this Resolution and file a copy on the public record.

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MOTION Owens                      SECOND Hannagan                      RCV 2ROLL CALL

SPERRY, MARJORIE .....abstain  
OWNES, RAYMOND.....ay



**RESOLUTION NO. 2025-103 A RESOLUTION APPROVING EMERGENCY TREE REMOVAL  
(STRETCH RD, TREE LIMBS INVOLVED WITH WIRES)**

**WHEREAS**, The Township of Quinton had an emergency need due to a tree falling on electric wires located at 12 Stretch Road, Quinton, NJ and,

**WHEREAS**, Patrick Austin Tree Service was able to immediately perform the emergency service of removing the fallen tree from the electric wires; and

**WHEREAS**, the Township CMFO has certified that sufficient and legally appropriated funds in the amount of \$500.00 are available under CY2025 Streets & Roads OE Budget Line (5-01-26-290-298) to remove the fallen tree; and

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Quinton, County of Salem and State of New Jersey that Patrick Austin Tree Service was hired to remove the fallen tree from the electric wires as an emergency; 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

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**DISCUSSION ITEMS**

Diane Elwell, CMFO

**Bond Anticipation Note (BAN) 2025 Paydown for Fire House Roof**

The one-year renewal rate with Pennsville National Bank is 4.05%. The bond will continue to renew annually until its final payoff in October 2028 (10-year term, originated in October 2018).

**Municipal Best Practices Inventory**

The Municipal Best Practices Inventory is an annual checklist that all New Jersey municipalities are required to complete and submit to the Division of Local Government Services (DLGS). The checklist evaluates how effectively a municipality follows state-recommended standards to ensure sound administrative and financial practices. Each question is assigned a score, and municipalities meeting the established benchmark (a minimum score of 32) receive their full State aid payment (CMPTRA). The Township earned a score of 35.5 and will therefore receive its full State aid for next year's budget. While most questions are completed by the CMFO, several items are completed jointly by the Clerk and CMFO.

Chairperson of Administration – **n/a**

Chairperson of Public Buildings and Grounds, Trash and Recycling

**Quotes are being obtained for the Firehouse parking lot and the Municipal Building Roof.**

Chairperson of Streets and Roads, Fire, Ambulance, and Recreation

**Patience is requested from residents; SJ Gas will be in our area until the end of the year.**

**Mayor Sperry** noted we could open public session; however, all questions would be recorded and addressed at next month's meeting, as Solicitor Vigilante was still not present.

MOTION TO OPEN PUBLIC SESSION

**PUBLIC SESSION****P. Green-Lemay****No. 1 – Hancock’s Bridge Road Traffic Concerns**

As a resident of Hancock’s Bridge Road for fifty years, discussed changes in traffic patterns over the years. She noted that while the opening of the island previously increased commuter traffic, there has been a recent rise in both the number and speed of tractor-trailers and dump trucks, creating significant safety concerns. She emphasized that many families with young children and pets reside along the road and requested that the Township consider updated signage, flashing lights, or other measures to alert drivers that this is a residential area and to encourage lower speeds.

**Mayor Sperry:** Requested the company names or lettering on the trucks so that the Township can notify the Company, State Police, Vulcan Materials, and Quinton Sand & Gravel.

**Audience Comment:** C&H Disposal was also mentioned.

\*Solicitor Vigilante arrived\*

**No. 2 – Acton Station Road Resurfacing**

Ms. P. Green-Lemay inquired about the status of the Acton Station Road resurfacing project, expressing concern over numerous potholes that have created safety hazards, as drivers often travel in the center of the roadway to avoid them. She asked what could be done to expedite the resurfacing process and whether the County would consider reimbursing residents for vehicle repairs, such as front-end alignments, resulting from the poor road conditions.

**Mayor Sperry:** Recommended that residents contact the County Commissioners. She noted that if enough residents retain receipts and documentation of vehicle damage caused by the road conditions, the Township could forward those claims to the County and request reimbursement.

**Deputy Mayor Owens:** Reported that, according to the latest update from the County, the resurfacing project has been postponed until Spring/Summer 2026 due to funding delays.

**T. Boker****No. 1 – Referenced Ordinance 2025-10 regarding the lawnmower purchase.**

Mr. Boker questioned why the Quinton Township Municipal Building utilizes a third-party lawn care company for grounds maintenance when the Township has a Road Department and is purchasing a new lawnmower.

**Deputy Mayor’s Response:** The Road Department operates on a part-time basis, and over the years, we have found that contracting a third-party service for municipal grounds is the most effective approach to ensure the property is consistently maintained and presentable. The Road Department is responsible for a large area of the Township, and outsourcing lawn care allows them to focus on other essential duties.

**No. 2 – Fire Truck Purchase Progress**

Mr. Boker inquired about the status of the fire truck purchase.

**Solicitor:** Explained that the specifications for the fire truck, as advertised, differed among the bids received. The fire department reviewed each specification to determine whether the variations were acceptable. Once written confirmation was obtained, the Township proceeded with the loan process.

**Mayor:** Reported that the loan application has been submitted to the USDA. We have to ensure all of the funds are allocated before we can generate the purchase order.

**Committeeman Hannagan:** The delivery of the truck is four years.

**CMFO:** Stated that the Township has received an approval letter for the grant, but must wait for the official award. Once the grant is awarded, a Chapter 159 resolution will be adopted to insert the funds into the budget, allowing a purchase order to be generated and forwarded to the vendor to initiate the order. All funds must be confirmed as available before the purchase order can be issued.

### **No. 3 – Question Regarding Tabled Ordinance**

Mr. Boker asked whether questions could be raised about the tabled ordinance at this time and, if not, whether there would be another opportunity or session to do so.

**Mayor:** Yes, you will have (another) time to ask.

### **MOTION TO CLOSE PUBLIC SESSION**

MOTION Owens                      SECOND Hannagan                      RCV 3

### **ORDINANCE TABLED**

**ORDINANCE NO. 2025-06** AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF QUINTON TO ENACT GUIDELINES FOR THE ORDERLY RECORDING OF OPEN PUBLIC TOWNSHIP MEETINGS

**Solicitor Vigilante:** This ordinance has been tabled to allow for revisions. It will be reintroduced at our next meeting, and public comment will be accepted once the ordinance appears on the agenda for adoption, scheduled for December 2025.

### **DISCUSSION ITEM**

#### **655 Salem–Quinton Road**

**Committeeman Joseph Hannagan, Jr.** reported that an investor has offered \$40,000 to the Township for the purchase of the municipal tax lien with the intent to refurbish the residence.

- **Municipal Lien:** \$76,580.97
- **Outside Lien:** \$6,771.30

**Mayor:** Mentioned previous conversation with Michelle Allen, Quinton Township Tax Collector, who confirmed that there is no record indicating Township ownership of the property.

**Solicitor Vigilante:** Requested tabling this discussion item until she can review it further. It appears the Township does not own the property, as it has not been foreclosed upon; therefore, we would be selling the lien rather than the property itself. We need to ensure the prospective buyer fully understands that distinction.

Motion tabled by Committeeman Joseph Hannagan, Jr. pending review by Solicitor Vigilante and her recommendation to the Committee on how to proceed.

### **MOTION TO RE-OPEN TO THE PUBLIC SESSION**

MOTION Owens                      SECOND Hannagan                      RCV 3

**T. Boker**

**No. 1- Referenced Ordinance No. 2025-06**, “*An Ordinance Amending the Code of the Township of Quinton to Enact Guidelines for the Orderly Recording of Open Public Township Meetings,*” and inquired about its origin.

**Solicitor Vigilante Response:** Many municipalities have adopted similar ordinances regulating conduct during public meetings. This version is not a template but is based on research and language drawn from comparable ordinances adopted by other townships, consistent with guidance established by the Supreme Court.

**P. Rivel**

**No. 1 – Inquired about the ownership of the property located at 655 Salem–Quinton Road.**

**Committeeman Hannagan** responded that he believes the property belongs to the sister of the deceased former resident, although it appears to have been abandoned.

**Solicitor Vigilante** stated that the Township has not foreclosed on the property and therefore does not hold ownership.

**P. Rivel** asked whether the individual remains responsible for maintaining the property.

**Solicitor Vigilante** noted that the high lien amount may be the result of accumulated taxes, code violations, and fines, and indicated that she would further review the matter.

MOTION TO CLOSE PUBLIC SESSION

MOTION Owens                      SECOND Hannagan                      RCV 3

There being no further business, motion to adjourn at 6:52 p.m.

MOTION Owens                      SECOND Hannagan                      RCV 3

Emily Thalwitzer  
Deputy Municipal Clerk