

November 23, 2010 Galloway, NJ

The Regular Meeting of the Galloway Township Council and Utilities Division was held on the above date at 6:30 PM in Council Chambers, 300 E. Jimmie Leeds Road, Galloway, NJ with Mayor Keith Hartman presiding. Council Members present were:

BASSFORD	COPPOLA	GORMAN
KLEINER	PURDY	ULLMAN

Also present were: Township Manager Roger Tees, Engineer Kevin Dixon and Solicitor Michael Blee.

Township Clerk, Lisa A. Tilton read the following announcement: On January 6, 2010 notice of the meeting was mailed to The Mainland Journal, The Press, The Current, and duly posted in Council Chambers.

Rev. Philip McClelland from Peach Lutheran Church gave a Moment of Meditation.

Councilman Gorman led the flag salute.

On motion of Purdy, seconded by Ullman and carried the Regular Meeting Minutes of November 9, 2010 was approved as received: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

On motion of Purdy, seconded by Bassford and carried the Closed Meeting Minutes of October 26, 2010 were approved as to content only: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

On motion of Purdy, seconded by Bassford and carried the Closed Meeting Minutes of November 9, 2010 were approved as to content only: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

Councilman Coppola stepped off the dais.

PRESENTATION – RENAULT WINERY / LIQUOR LICENSE

Scott Silver, Attorney for Joseph Milza presented Council with their application for a Place-to-Place transfer of their liquor license from Tuscany House.

Council had no objections to extension of the licensed area.

RESOLUTION # 282 – NO OBJECTION FROM COUNCIL FOR EXPANSION OF TUSCANY HOUSE LIQUOR LICENSE

On motion of Kleiner seconded by Bassford and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

Councilman Coppola returned to the dais.

PRESENTATION – STOCKTON / SEAVIEW

Present: Sal Perillo, Attorney for Richard Stockton College and Matt Altier, VP of Administration and Finance

Sal Perillo: About a year ago, there were serious doubts in this community as to the future of Seaview. There were questions as to the financial viability of the Hotel and Golf Course. Stockton stepped forward with a plan to purchase the golf course and the Seaview complex, not only to operate it but substantially improve the property. It is Stockton's plan to develop that property in conjunction with the Stockton's campus and to a nationally recognized hospitality program. Once Stockton acquired that property under New Jersey Law, Stockton as a State entity is entitled to a full exemption from local taxation. Stockton recognized the importance of Seaview not only as an icon but a significant part of Galloway Township's tax base and the Mayor and Township Committee almost simultaneously recognized the same thing.

What we are prepared to do is pay Galloway essentially the same amount that Galloway would get if it was fully taxed. It became the job of the professionals to put together an agreement that deals with some of the technicalities and implications of that understanding. The agreement that has been prepared and subject to your approval and approval of the Stockton Trustees is a three-year agreement. The agreement makes it clear that even after three-years Stockton recognizes that there are services that Galloway provides to Stockton and based upon some consideration, Stockton would be prepared to continue to make a payment in the future.

Matt Altier: We are looking at many different projects for the growth of Stockton, both on and off-campus.

Matt Altier gave a presentation on the upcoming projects and renovations of the Seaview Hotel and Golf Course as well as Stockton's Campus Master Plan and described the Hospitality Management Program. Renovating about 25 rooms, with their own entrance and own parking.

Deputy Mayor Purdy: I understand the legal parts about not having to pay taxes, there are local businesses that you will be competing against and that's one of the reasons you are paying your share of taxes as a gift and even though you are going to be competing with local businesses you are paying your share to the community. People need to know that you are paying the value of the property to Galloway Township. There's not to many organizations that can put that building back to the way it was and you're able to do that.

Sal Perillo: The agreement we have before you is having Stockton paying Galloway \$300,000 a year, plus we also are going to do a similar agreement with Atlantic County.

Mayor Hartman: You indicated significant renovations that you are intending on doing at the property. Can you give us an idea of how much you will be putting into the property?

Matt Altier: We got the entire property for \$20 million, but \$18.4 million was for the property itself. \$1.6 million was for the inventory. We also got the former owner to agree to put \$5 million back into renovating the property. So final cost to us was more on the line of \$15 million. We will put in our own \$5-7 million over the winter.

Mayor Hartman: You mentioned using a local architect; will you be using local contractors as well?

Matt Altier: Everyone they utilize now we will bring back. They are union contractors.

Mayor Hartman: I think that is important and it shows your commitment to the community. Do you have the type and number of students that will housed there?

Matt Altier: The best student to house there will be our Hospitality Management student. We are still working on that. It will be our older students, either graduate level or junior/seniors in the program itself. We might open it up to some of our honor students as a privilege and they would have to meet a certain criteria.

Deputy Mayor Purdy: One of the other questions that have come up with the development that you will being is fire apparatus. Seaview is going to be like any other commercial ratable we have but when you start to do a lot of these big square footage buildings, some different fire apparatus that we need and have and might need help from Stockton for. But as you grow, if that is something you can touch base with Galloway Township with. Council wants to be involved with Stockton about our fire apparatus.

Matt Altier: That is something we can discuss as we move further.

Councilman Kleiner: We have a hotel room tax that goes to the State and comes back to us. The \$300,000 doesn't address that. You still have to collect that from customers? The science facility, is that to prepare for the NexGen?

Matt Altier: The hotel tax stays in place and that entire cycle of taxation continues the way it's been. No changes. The science facility on campus is fairly outdated and small so it's developing the kind of facility we need to expand our science program.

Mayor Hartman: Can you speak about the long range plans and intentions of the Seaview property as in your vision continue to operate as a hotel, golf course and hospitality or any intentions for it to become campus housing and classrooms.

Matt Altier: Right now all of our intentions are to run it as the Seaview and keep it as world class facility.

Mayor Hartman: My personal opinion with the direction Seaview could have potentially gone had Stockton not have stepped in and made this acquisition, I would have imagined the amount of money that would of needed to sink in to continue to operate it under the existing business it may have meet the fate of bulldozers. Stockton brings a unique business model to the Seaview that I think is worth highlighting, that they can do these conventions, they can do weddings and have the built in need to utilize these facilities which makes Seaview viable for them. Because of that and their willingness to keep a landmark in Galloway Township operation and in its pristine condition, I am very much thankful that they have intervned here and recognized the implications to removing our largest ratable and stepped up to the plate and made a commitment to make sure the Township is whole. You're demonstrating a partnership here that we stated previously that based on trust. This is a step in the right direction; I'm very enthused and optimistic about the direction that Seaview is going. I applaud you and Stockton for all the hard work you have done in this.

Councilman Bassford: Everyone in the community had a lot of concerns including me, not only losing the ratable, but knowing the history and how Seaview deteriorated over the years. That was property was not going to be there if things continued the way it was going. The hotel industry is devastating right now. I think it's a good thing for the community. The students of the college really support the community and businesses.

Mayor Hartman: Its worth noting that whenever there is an issue with the Stockton students, Stockton Police and the administration step in and can address the issue more affectively than we can. Also, this property fell into disrepair, we had a concern that the taxes would go away, but there is a scenario in a tax appeal, you're representing a value of \$18.6 million, and the existence of an appeal out there could have easily brought that number down to the low teens. Public needs to know that this deal actually in some instances is better than where would could have been.

Councilman Gorman: As you do some of these projects and restaurants we hope you reconsider your gift to Galloway Township.

Deputy Mayor Purdy: We appreciate Seaview being under Stockton's ownership now. They use our Building Department and we appreciate that.

Matt Altier: We appreciate the quick response from the Township. Working with the Township has been a blessing.

Councilman Coppola: Stockton and Galloway are good neighbors. You discuss the great relationship Stockton has had with us and u stepped up and did the right thing for the Township. I implore you to keep the integrity of Seaview and operate with the highest of standards.

Public Comment included residents Mrs J. and Tom Mitchell.

DISCUSSION – REORGANIZATION MEETING / JAN 4, 2011 @ 6PM.

In a unanimous vote, Council agreed to hold their Annual re-Organization Meeting on January 4, 2011 at 6pm. The Municipal Clerk will advertise.

ORDINANCE # 1829– AMEND GT ADMIN CODE CHAP 5 ARTICLE X SECT 5-27 TWP ENGINEER

Mayor Keith Hartman asked if there was any public comment on the above Ordinance?

There was none.

On motion of Kleiner, seconded by Purdy and carried the above Ordinance passed final reading after public hearing on same: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Hartman, Aye; Kleiner, Aye; Purdy, Aye; Ullman, Aye)

ORDINANCE # 1830– AMEND GT ADMIN CODE CHAP 73 SECT 73-11 PERSONNEL POLICIES

On motion of Purdy, seconded by Kleiner and carried the above Ordinance was introduced: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

ORDINANCE # 1831– AMEND GT ADMIN CODE CHAP 189 SECT 1 USER FEES

On motion of Purdy, seconded by Gorman and carried the above Ordinance was introduced: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

ORDINANCE # 1832– AMEND GT ADMIN CODE CHAP 281 SEWERS

On motion of Purdy, seconded by Kleiner and carried the above Ordinance was introduced: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 283– CANCEL SANITARY SEWER FEES / GT BOARD OF ED COLOGNE AVE SCHOOL

On motion of Purdy seconded by Ullman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 284 – CANCEL SANITARY SEWER FEES BAYVIEW LOAN SERVICING LLC

On motion of Purdy seconded by Gorman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 285– REFUND ESCROW FIFTH AVENUE WAWA

On motion of Purdy, seconded by Ullman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 286– REFUND ESCROW KISHOR L GHELANI

On motion of Purdy, seconded by Gorman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Abstain; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 287– ACCEPT SUBGRANT A WARD EMS PERFORMANCE GRANT PROGRAM 2010

On motion of Purdy, seconded by Bassford and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 288– AMEND ADOPTED BUDGET CHAPTER 159 FOR EMS AGENCY ASSISTANCE

On motion of Purdy, seconded by Bassford and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 289 – REIMBURSE TAX BILLING

On motion of Purdy, seconded by Kleiner and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Abstain; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 290 – CANCEL TAXES DUE TO ASSESSMENT ERRORS

On motion of Bassford, seconded by Ullman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 291 – AUTH CHANGE ORDER #1 INCREASE CONTRACT / REFORESTATION GRANT PROJECT

On motion of Purdy, seconded by Ullman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 292– EXECUTE AGREEMENT OF SALE BETWEEN GALLOWAY TWP & THE ELKS LODGE #2845

On motion of Purdy, seconded by Gorman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 293 – AUTH CHANGE ORDER #2 INCREASE CONTRACT NEW LEAF COURT DRAINAGE

On motion of Purdy, seconded by Bassford and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 294– AUTH BILLING OF PROPERTIES FOR CUT/CLEAN MAINTENANCE

On motion of Purdy, seconded by Coppola and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 295– AMEND RES #268 RELEASING PERF GUARANTEE UPON POSTING OF MAINT GUARANTEE

On motion of Purdy, seconded by Bassford and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 296 – CONFIRM DETAILS OF SALE OF GENERAL OBLIGATION BONDS TO NJEIT & NJDEP

On motion of Kleiner, seconded by Ullman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

RESOLUTION # 297– PAYMENT OF BILLS

On motion of Purdy seconded by Gorman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

Councilman Bassford stepped off the dais.

RESOLUTION # 298– CLOSED SESSION

On motion of Purdy, seconded by Bassford and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

Councilman Bassford returned to the dais.

Manager's Report begins on Tape #1 at #2690.

Council's Reports begins on Tape #1 at #3100.

Public Participation begins on Tape #1 at #3651.

There being no further business on motion of Bassford seconded by Purdy and carried the meeting was adjourned into closed session.

Council returned to open session

RESOLUTION # 299 – EXECUTE MEMORANDUM OF AGREEMENT BETWEEN GALLOWAY TOWNSHIP AND MAINLAND PBA LOCAL #77

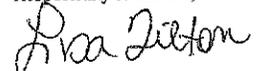
On motion of Purdy, seconded by Gorman and carried the above Resolution was adopted: (Roll Call Vote: Bassford, Aye; Coppola, Aye; Gorman, Aye; Kleiner, Aye; Hartman, Aye; Purdy, Aye; Ullman, Aye)

There being no further business on motion of Purdy seconded by Kleiner and carried the meeting was adjourned.

APPROVED:


Mayor Keith P. Hartman

Respectfully submitted,


Lisa A. Tilton, Township Clerk