Eagleswood Township Regular Meeting Minutes September 23, 2019

Call to Order:

The Regular Meeting of the Township Committee of the Township of Eagleswood was called to order by Mayor Pasternak at 7:00 p.m. Mayor Pasternak led in the Salute to the Flag.

Roll Call:

Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all present.

Albert Stanley, CFO and Thomas Monahan, Esq. were also present.

Statement of Notice:

"Provisions of the Open Public Meetings Act have been met. Notice of this meeting, Resolution 2019-011, has been published in the Tuckerton Beacon, Asbury Park Press and the Atlantic City Press, given to those having requested and paying for same, and posted on the Bulletin Board in the Municipal Building on January 08, 2019."

Press Identification: None

Approval of the Minutes:

August 26, 2019 Regular Meeting August 26, 2019 Executive Session

On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa, these were approved.

Roll Call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

Proclamations: None

Public Comment:

Mayor Pasternak opened the meeting to the public.

- 1. Sandy Morris, 346 Dock Rd., asked about the meeting between the Governing Body and NJDOT Maritime Resources and what the residents could do to move this project along. Mayor Pasternak stated that we were in communication with them and a meeting should be taking place soon.
- 2. Phil Biazzo, 264 Dock Rd.,
 - a.talked about the history of dredging of the creek, it has been 36 years since the last dredging
 - b.that the historical photos of the creek were taken by airplanes in the past and now they use satellites
 - c. the dredge spoil site has been used three times in the past
 - d. in the public notices that he has read, there is no mention of a regional site
- 3. Chris Cirlincioni, 262 Dock Rd., has concerns with not being able to sell her house due to the unknown of the dredging project and concerns with the New Jersey Natural gas line.
- 4. Jeff Clayton, 350 Dock Rd., asked about the progress of the NJNG project. The Mayor responded that NJNG reached out to Ocean County about raising and resurfacing Dock Rd. He also asked about the progress of the dredge project. The Mayor said we were in the process of scheduling a meeting.

- 5. Frank Erdin, 248 Dock Rd., asked about the extension of the permits that were applied for at the beginning of this project, that are about to expire. The Mayor said he was going to ask that question.
- 6. Steve Jeffries, 410 Dock Rd., asked if Connors, Rumpf and Gove have been any help. The answer was not yet.

Seeing no one else from the public wishing to speak, on a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa and all in favor vote, all aye, Mayor Pasternak closed the meeting to the public.

Presentation/Report:

Great Bay Regional EMS, Squad 85; Diane Vanderhorn, President, came to the meeting to recruit members for the organization. They need members to help with numerous jobs, including driving, fundraising, etc. Not everyone needs to be an EMT.

Ordinances: Ordinance 2019-04

Mayor Pasternak called for Ordinance 2019-04: Second reading, public hearing and adoption, Comcast Renewal. On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa and all in favor vote, all aye, Mayor Pasternak opening the hearing to the public.

1. Frank Erdin, 248 Dock Rd., said that he would like to see Verizon Fios available to the residents.

Seeing no one else from the public, on a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa and all in favor vote, all aye, Mayor Pasternak closed the hearing to the public. On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa, the following ordinance was approved.

ORDINANCE 2019-04
AN ORDINANCE OF EAGLESWOOD TOWNSHIP,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
GRANTING RENEWAL OF MUNICIPAL CONSENT TO
COMCAST OF NEW JERSEY, LLC. TO CONSTRUCT, CONNECT,
OPERATE AND MAINTAIN A CABLE TELEVISION AND
COMMUNICATIONS SYSTEM IN THE TOWNSHIP OF EAGLESWOOD,
OCEAN COUNTY, NEW JERSEY

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF EAGLESWOOD, OCEAN COUNTY, NEW JERSEY, AS FOLLOWS: SECTION 1. PURPOSE OF THE ORDINANCE.

The Township hereby grants to Comcast renewal of its non-exclusive Municipal Consent to place in, upon, across, above, over and under highways, streets alleys, sidewalks, easements, public ways and public places in the Township, poles, wires, cables, underground conduits, manholes and other television conductors, fixtures, apparatus, and equipment as may be necessary for the construction, operation and maintenance in the Township of a cable television and communications system.

SECTION 2. DEFINITIONS.

For the purpose of this Ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein. Such meaning or definition of terms in supplemental to those definitions of the Federal Communications Commission ("FCC") rules and regulations, 47 <u>C.F.R.</u> Subsection 76.1 <u>et seq.</u>, and the Cable Communications Policy Act, 47 <u>U.S.C.</u> Section 521 <u>et seq.</u>, as amended, and the Cable Television Act, <u>N.J.S.A.</u> § 48:5A-1 <u>et seq.</u>, and shall in no way be construed to broaden, alter or conflict with the federal and state definitions:

- a. "Township" is the Township of Eagleswood, County of Ocean, State of New Jersey.
- b. "Company" or "Comcast" is the grantee of rights under this Ordinance and is known as Comcast of New Jersey LLC.
- c. "Act" or "Cable Television Act" is Chapter 186 of the General Laws of New Jersey, and subsequent amendments thereto, <u>N.J.S.A.</u> § 48:5A-1, <u>et</u>
- d. "FCC" is the Federal Communications Commission.
- e. "Board" or 'BPU" is the Board of Public Utilities, State of New Jersey.
- f. "Office" or "OCTV" is the Office of Cable Television of the Board.

- g. "Basic Cable Service" means any service tier, which includes the retransmission of local television broadcast signals as defined by the FCC.
- h. "Application" is the Company's Application for Renewal of Municipal Consent.
- i. "Primary Service Area" or 'PSA" consists of the area of the Township currently served with existing plant as set forth in the map annexed to the Company's Application for Municipal Consent.

SECTION 3. STATEMENT OF FINDINGS.

Public hearings conducted by the Township, concerning the renewal of Municipal Consent herein granted to the Company were held after proper public notice pursuant to the terms and conditions of the Act and the regulations of the Board adopted pursuant thereto. Said hearings, having been fully open to the public, and the Township, having received at said public hearings all comments regarding the qualifications of the Company to receive this renewal of Municipal Consent, the Township hereby finds that the Company possesses the necessary legal, technical, character, financial and other qualifications and that the Company's operating and construction arrangements are adequate and feasible.

SECTION 4. DURATION OF FRANCHISE.

The non-exclusive Municipal Consent granted herein shall expire 10 years from the date of expiration of the previous Certificate of Approval issued by the Board.

In the event that the Township shall find that the Company has not substantially complied with the material terms and conditions of this Ordinance, the Township shall have the right to petition the OCTV, pursuant to N.J.S.A. § 48:5A-47, for appropriate action, including modification AND/OR termination of the Certificate of Approval; provided, however, that the Township shall first have given the Company written notice of all alleged instances of noncompliance and an opportunity to cure same within ninety (90) days of that notification.

SECTION 5. FRANCHISE FEE.

Pursuant to the terms and conditions of the Act, the Company shall, during each year of operation under the consent granted herein, pay to the Township two percent (2%) of the gross revenues from all recurring charges in the nature of subscription fees paid by subscribers for cable television reception service in the Township or any higher amount permitted by the Act or otherwise allowable by law, whichever is greater.

SECTION 6. FRANCHISE TERRITORY.

The consent granted under this Ordinance for the renewal of the franchise shall apply to the entirety of the Township and any property subsequently annexed hereto.

SECTION 7. EXTENSION OF SERVICE.

The Company shall be required to proffer service to any residence along any public right-of-way in the Primary Service Area, as set forth in the Company's Application. Any extension of plant beyond the Primary Service Area shall be governed by the Company's Line Extension Policy, as set forth in the Company's Application, with a HPM ("homes-per-mile") of 35 dwellings per linear mile from the nearest active trunk or feeder line.

SECTION 8. CONSTRUCTION REQUIREMENTS.

- a. Restoration: In the event that the Company or its agents shall disturb any pavement, street surfaces, sidewalks, driveways, or other surface in the natural topography, the Company shall, at its sole expense, restore and replace such places or things so disturbed in as good a condition as existed prior to the commencement of said work.
- b. Relocation: If at any time during the period of this consent, the Township shall alter or change the grade of any street, alley or other way or place the Company, upon reasonable notice by the Township, shall remove, re-lay or relocate its equipment, at the expense of the Company prior to approval of the board.
- c. Removal or Trimming of Trees: During the exercise of its rights and privileges under this franchise, the Company shall have the authority to trim trees upon and overhanging streets, alleys, sidewalks or other public places of the Township so as to prevent the branches of such trees from coming in contact with the wires and cable of the Company. Such trimming shall be only to the extent necessary to maintain proper clearance of the Company's wire and cables.
- d. Temporary removal of cables: The Company shall, upon request of the Township, at the company's expense, temporarily raise, lower or remove its lines in order to facilitate the moving of buildings or machinery or in other like circumstances, subject to the prior approval of the board.
- e. Installation of equipment: The Company shall install equipment in the same location and manner as existing public utilities whenever possible, in order to minimize the impact of same on surrounding property.

SECTION 9. CUSTOMER SERVICE.

In providing services to its customers, the Company shall comply with $\underline{N.J.A.C.}$ § 14:18-1, $\underline{et\ seq.}$ and all applicable state and federal statutes and regulations. The Company shall strive to meet or exceed all voluntary company and industry standards in the delivery of customer service and shall be prepared to report on it to the Township upon written request of the Township Administrator or Clerk.

- a. The Company shall continue to comply fully with all applicable state and federal statutes and regulations regarding credit for outages, the reporting of same to regulatory agencies and notification of same to customers.
 - b. The Company shall continue to fully comply with all applicable state and federal

statutes and regulations regarding the availability of devices for the hearing impaired and the notification of same to customers.

- c. The Company shall use every reasonable effort to meet or exceed voluntary standards for telephone accessibility developed by the National Cable Television Association ("NCTA").
- d. Nothing herein shall impair the right of any subscriber or the Township to express any comment with respect to telephone accessibility to the Complaint Officer, or impair the right of the Complaint Officer to take any action that is permitted under law.

SECTION 10. MUNICIPAL COMPLAINT OFFICER.

The Office of Cable Television is hereby designated as the Complaint Officer for the Township pursuant to N.J.S.A. § 48:5A-26(b). All complaints shall be received and processed in accordance with N.J.A.C. § 14:17-6.5. The Township shall have the right to request copies of records and reports pertaining to complaints by Township customers from the OCTV.

SECTION 11. LOCAL OFFICE.

During the term of this franchise, and any renewal thereof, the Company shall maintain a business office or agent in accordance with $\underline{N.J.A.C.}$ § 14:18-5.1 for the purpose of receiving, investigating and resolving all local complaints regarding the quality of service, equipment malfunctions, and similar matters. Such a business office shall have a publicly listed toll-free telephone number and be open during standard business hours.

SECTION 12. PERFORMANCE BOND.

During the life of the franchise the Company shall give to the Township a bond in the amount of Twenty-Five Thousand Dollars (\$25,000). Such bond shall be to insure the faithful performance of all undertakings of the Company as represented in its application for municipal consent incorporated herein.

SECTION 13. SUBSCRIBER RATES.

The rates of the Company shall be subject to regulation as permitted by federal and state law.

SECTION 14. COMMITMENTS BY THE COMPANY.

- a. The Company shall provide Expanded Basic or a similar tier of cable television service to one (1) outlet at no cost to each qualified existing and future school in the Township, public and private, elementary, intermediate and secondary, provided the school building is within two hundred (200) feet of active cable distribution plant or through customer owned conduit. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the school requesting service.
- b. The Company shall provide Expanded Basic or a similar tier of cable television service at no cost to one (1) outlet to each qualified existing and future municipal building, police, fire, emergency management facility and public library in the Township, provided the facility is located within two hundred (200) feet of active cable distribution plant or through customer owned conduit. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the Township.
- c. Within six months of the issuance of a Renewal Certificate of Approval by the BPU, the Company shall provide to the Township a one-time Technology Grant in the amount of \$5,500 to meet the technology and/or cable related needs of the community.
- d. The Communications Act of 1934, as amended [47 U.S.C. § 543 (b)], allows the Company to itemize and/or identify: (1.) the amount on the subscriber bill assessed as a franchise fee and the identity of the governmental authority to which the fee is paid; (2.) the amount on the bill assessed to satisfy any requirements imposed on the Company by the cable franchise to support public, education, and/or governmental access channels or the use of such channels; and (3.) any grants or other fees on the bill or any tax, assessment, or charge of any kind imposed by any governmental authority on the transaction between the operator and the subscriber. The Company reserves its external cost, pass-through rights to the full extent permitted by law.

SECTION 15. EMERGENCY USES.

- a. The Company will comply with the Emergency Alert System ("EAS") rules in accordance with applicable state and federal statutes and regulations.
- b. The Company shall in no way be held liable for any injury suffered by the Township or any other person, during an emergency, if for any reason the Township is unable to make full use of the cable television system as contemplated herein.

SECTION 16. LIABILITY INSURANCE.

The Company shall at all times maintain a comprehensive general liability insurance policy with a single limit amount of One Million Dollars (\$1,000,000) covering liability for any death, personal injury, property damages or other liability arising out of its construction and operation of the cable television system, and an excess liability (or "umbrella") policy in the amount of Five Million Dollars (\$5,000,000).

SECTION 17. INCORPORATION OF THE APPLICATION.

All of the statements and commitments contained in the Application or annexed thereto and incorporated therein, and any amendment thereto, except as modified herein, are binding upon the Company as terms and conditions of this consent. The Application and other relevant writings submitted by the Company shall be annexed hereto and made a part hereof by reference provided same do not conflict with application State or Federal law.

SECTION 18. COMPETITIVE EQUITY.

Should the Township grant municipal consent for a franchise to construct, operate and

maintain a cable television system to any other person, corporation or entity on terms materially less burdensome or more favorable than the terms contained herein, the Company may substitute such language that is more favorable or less burdensome for the comparable provision of this Ordinance subject to the provisions of

N.J.A.C. § 14:17-6.7.

SECTION 19. SEPARABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or federal or state agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and its validity or unconstitutionality shall not affect the validity of the remaining portions of the Ordinance.

SECTION 20. THIRD PARTY BENEFICIARIES.

Nothing in this Franchise or in any prior agreement is or was intended to confer third-party beneficiary status on any member of the public to enforce the terms of such agreements or Franchise.

SECTION 21. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon issuance of a Renewal Certificate of Approval from the BPU.

Roll Call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

Resolutions:

Mayor Pasternak called for Resolution 2019-089: Salaries for specific employees. On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa, the following was approved:

RESOLUTION 2019-089 RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, SETTING SPECIFIC SALARIES FOR SPECIFIC EMPLOYEES

WHEREAS, the Eagleswood Township Committee has adopted a 2016-006 salary ordinance; and

WHEREAS, the Chief Financial Officer in consultation with the Eagleswood Township Committee has recommended increases within the guidelines of the existing 2016-006 salary ordinance retroactive to January 1, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Eagleswood that annual salaries be increased to the following positions:

PositionAnnual SalaryAccounts Payable Clerk\$30,606.00Deputy Tax Collector\$37,694.19

Roll call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

Mayor Pasternak called for Resolution 2019-090: Resignation, Suzanne Ricciardi, Environmental Commission. On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa, the following was approved:

RESOLUTION 2019-090 RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE RESIGNATION OF SUZANNE RICCIARDI, ENVIRONMENTAL COMMISSION MEMBER

WHEREAS, Suzanne Ricciardi is currently serving as an Environmental Commission Member for the Township of Eagleswood; and

WHEREAS, Suzanne Ricciardi has submitted a letter to the Township Committee indicating that she wishes to resign from her position as a member of the Environmental Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Eagleswood, County of Ocean, State of New Jersey as follows:

1. The Township of Eagleswood does hereby accept the resignation of Suzanne Ricciardi as an Environmental Commission Member for the Township of Eagleswood effective September 5, 2019.

Roll call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

Mayor Pasternak called for Resolution 2019-091: Authorizing raffles, Friends of Southern Ocean County Animal Shelter. On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa, the following was approved:

1RESOLUTION 2019-091 RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE APPROVAL OF RAFFLE LICENSES FOR FRIENDS OF SOUTHERN OCEAN COUNTY ANIMAL SHELTER

WHEREAS, application has been made to the Township Committee of Eagleswood Township, by Friends of Southern Ocean County Animal Shelter for an On-Premise Merchandise Raffle and an On-Premise 50/50 Raffle License; and

WHEREAS, Eagleswood Township has waived the application fee for the municipality and the applicant has completed all requirements of the Legalized Games of Chance Control Commission; and

NOW, THEREFORE, BE IT RESOLVED, that the Township

Committee of Eagleswood Township, having made an investigation and satisfied themselves that all requirements, rules and regulations have been complied with,

hereby grant approval to Friends of Southern Ocean County Animal Shelter (ID# 20-4-40092) to conduct the following raffles on the following date and times:

#2019-07 On premise merchandise November 3, 2019 5:00 - 9:00 p.m. #2019-08 On premise 50/50 November 3, 2019 5:00 - 9:00 p.m.

(to be held at Eagleswood Calloway's Restaurant, 597 Route 9)

BE IT FURTHER RESOLVED, that this approval is contingent upon approval by the Legalized Games of Chance Control Commission.

BE IT FURTHER RESOLVED, that the Municipal Clerk is authorized to sign all necessary papers on behalf of the Township of Eagleswood and certification be made to the Legalized Games of Chance Gaming Commission.

Roll call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

Mayor Pasternak called for Resolution 2019-092: Approving 2019 Best Practices Inventory. On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa, the following was approved with changes to the presented document.

RESOLUTION 2019-092 RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY APPROVING THE 2019 BEST PRACTICES INVENTORY

 $\mathbf{WHEREAS},$ the Department of Community Affairs requires municipalities to complete a 2019 Best Practice Inventory; and

WHEREAS, the members of the governing body have personally reviewed the 2019 Best Practice Inventory as submitted by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Eagleswood hereby accepts the 2019 Best Practice Inventory as completed.

Roll call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

Bill List:

Mayor Pasternak called for Resolution 2019-093: Payment of the Municipal Bills. On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa, the following was approved:

RESOLUTION 2019-093 RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING PAYING OF THE BILLS

WHEREAS, The Chief Financial Officer has certified and submitted a consolidated bill list for the payment of claims; and

WHEREAS, all vouchers listed herewith have been encumbered and sufficient funds are available for payment; and

WHEREAS, the required signatures of the Department Head and/or the Finance Chairperson, the Vendor, and the Chief Financial Officer, have all been obtained on each voucher on the attached list.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Township of Eagleswood, County of Ocean, State of New Jersey that the voucher list submitted is hereby approved for payment in the total amount of:

September 23, 2019

Current Fund	\$5	537,971.08
Sewer	\$	400.00
Grants	\$	2,291.67
Escrow	\$	973.50
General Capital	\$	61,195.48
Sewer Capital	\$	-0-
Dog	\$	45.60
Payroll	\$	34,596.95
Grand Total	\$6	537,474.28

Roll call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

Best Practices Inventory: There was discussion between Al Stanley, CFO and the Committee, regarding the Best Practices Inventory.

Mayor Pasternak called for Reports of Committees:

Deputy Mayor Sommaripa:

The Master Plan will be discussed at the Land Use Board meeting October 8th.

Committeewoman Rivas:

Ms. Rivas talked about the need for volunteers for the Recreation Committee and the Environmental Commission.

We need volunteers to work the $23^{\rm rd}$ Annual Country Fair to be held on October $5^{\rm th}$

The Fire Company will be open the day of the fair.

Mayor Pasternak:

Attended the EMS trustee meeting and the trustee membership meeting. Al, CFO and Rich, DPW are working on a new vehicle and roof. Zoning/Code Enforcement: there were 39 contacts, 4 permits issued, 10 violations and 4 summons' issued.

Correspondence- None

Discussion

1. There was discussion regarding the 2020 Road Project and getting more information from the Solar Company that contacted us about using the landfill for a solar farm.

Mayor Pasternak called for Resolution 2019-094: Authorizing an Executive Closed Session Meeting. Committeewoman Rivas made the motion and seconded by Deputy Mayor Sommaripa, and all in favor vote, all aye, this was approved as follows:

RESOLUTION 2019-094 RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12

WHEREAS, the Township Committee of the Township of Eagleswood, County of Ocean, State of New Jersey, pursuant to the Open Public Meeting Act, N.J.S.A. 10:4-6 st seq., it is necessary to convene an executive session to discuss items authorized by N.J.S.A. 10:4-12(b) specifically:

(A) Discussion regarding KJ&J

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Eagleswood, County of Ocean, State of New Jersey as follows:

- 1. The Public shall be excluded from discussion concerning the hereinafterspecified subject matter
- 2. It is anticipated that the deliberation conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality and if not then legally privileged.

Roll call: Committeewoman Rivas, Deputy Mayor Sommaripa and Mayor Pasternak, all aye.

September 23, 2019

There was a break from 8:11 until 8:24 pm.

The Executive Session was from 8:24 until 8:39 pm. Mayor Pasternak opened the meeting to the public at 8:39 pm.

New Business: None_

Adjournment:

On a motion by Committeewoman Rivas, seconded by Deputy Mayor Sommaripa and all in favor vote, all aye, Mayor Pasternak adjourned the meeting at 8:40 pm.

Kathleen Wells, RMC