

MANSFIELD TOWNSHIP
JOINT LAND USE
REORGANIZATION MEETING

January 9, 2023

The re-organization meeting of the Mansfield Township Joint Land Use Board was held on the above shown date with the following in attendance: Scott Preidel, William Tahirak, Brian Sisz, Douglas Borgstrom, Colleen Herbert, Jeffrey Grouser, Frank Pinto, Carl Schwartz, Joseph Broski, Rudolph Ocello, Maureen Villegas, Secretary Linda Semus, and Land Use Coordinator, Ashley Jolly. Ralph Wainwright was not in attendance.

The following Opening Statement was read by Secretary Semus.

“The notice requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was published on January 13, 2022. Said Notice was published in the Burlington County Times and Trenton Times, filed with the Clerk of the Township of Mansfield and posted on the official website of the Township of Mansfield. Notice of which contained the date, time, and purpose of this meeting stating that formal action will be taken.

Everyone in attendance took part in the salute to the flag led by Secretary Semus.

NOMINATION FOR CHAIRPERSON FOR THE YEAR 2023

Secretary Semus called for a nomination for a Chair Person for the year 2023. A motion was offered by Joseph Broski and second by William Tahirak to nominate Scott Preidel as Chairperson for the year 2023. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: SISZ, HERBERT, TAHIRAK, BORGSTROM, GROUSER, PINTO,
SCHWARTZ, BROSKI, OCELLO, VILLEGAS, PREIDEL**
NAY: NONE ABSENT: WAINWRIGHT

Chairman Preidel called for nominations for Vice-Chairman

NOMINATION FOR VICE-CHAIRPERSON FOR THE YEAR 2023

A motion was offered by Colleen Herbert and second by Committeeman Sisz to nominate William Tahirak as Vice-Chairman. Motion carried on a Roll Cal Vote, recorded as follows:

**AYE: HERBERT, SISZ, PREIDEL, TAHIRAK, BORGSTROM, GROUSER,
PINTO, SCHWARTZ, BROSKI, OCELLO, VILLEGAS**
NAY: NONE ABSENT: WAINWRIGHT

NOMINATION FOR SECRETARY FOR THE YEAR 2023

A motion was offered by Frank Pinto and second by Scott Preidel to nominate Linda Semus as Secretary to the Board. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: PINTO, PREIDEL, TAHIRAK, BORGSTROM, GROUSER, HERBERT,
SISZ, SCHWARTZ, BROSKI, OCELLO, VILLEGAS**

MEETING DATES

RESOLUTION NUMBER 2023-1-1

**RESOLUTION SETTING ANNUAL MEETING NOTICE FOR THE MANFIELD TOWNSHIP
JOINT LAND USE BOARD FOR THE YEAR 2023**

WHEREAS, the “Open Public Meetings Act” requires that advance written notice of all meetings of the Mansfield Township Joint Land Use Board be posted in one public place designated by the Township Committee and faxed, mailed, telephoned, telegraphed or hand delivered to two newspapers designated by resolution and mailed to all persons requesting a copy of same upon payment of an established fee, let the following be known that:

1. Written notice of all **Regular Meetings** and **Special Meetings** of the Mansfield Township Joint Land Use Board shall be posted *in advance* by the Land Use Secretary on the official Bulletin Board located in the main hallway of the Municipal Complex at 3135 Rt. 206 South, Suite 1, Columbus, New Jersey. Written notice of all **Emergency Meetings** will be so posted *as soon as possible* following the calling of such meeting in accordance with said Act.
2. All advance written notice of said meetings of the Mansfield Township Joint Land Use Board shall be given to the following two newspapers: Burlington County Times and Trenton Times.
3. All advance written notices of said meetings of the Mansfield Township Joint Land Use Board throughout the year shall be mailed to all persons requesting a copy of same after payment by such persons of a fee of \$10.00. News media shall be exempt from such fees.
4. The times and places of said official Mansfield Township Joint Land Use Board meetings for the period from this meeting until the Reorganization Meeting on January 09, 2023 shall be in accordance with the dates, times and places for such meetings annexed hereto under the title “Notice of Annual Scheduled Meetings”, which is hereby adopted as the form of notice to be given of said meetings and so used by the Joint Land Use Secretary for that purpose.

NOTICE OF ANNUAL SCHEDULED MEETINGS

NOTICE is hereby given by the Mansfield Township Joint Land Use Board Members of The Township of Mansfield, County of Burlington, and State of New Jersey that **all Regular Meetings will be held at 7:00PM** on the schedule of meetings listed below except as otherwise specifically provided.

All Regular Meetings of the Mansfield Township Joint Land Use Board are open to the public, in compliance with the Open Public Meetings Act., N.J.S.A. 10:4-6 to 10:4-21. Formal, official action may be taken at any said open public meeting on all issues involving the Mansfield Township Joint Land Use Board.

Note: Executive/Closed Sessions of the Mansfield Township Joint Land Use Board will be held at 6:00 PM as needed in accordance with said Act and prior to the Regular Joint Land Use Board meetings scheduled. In the event that an Executive/Closed Session is not necessary, the 6:00 PM meeting will simply be cancelled.

**2023 Mansfield Township Land Use Board
Notice of Annual Schedule Meetings**

January 23, 2023

February 27, 2023

March 27, 2023

April 24, 2023

May 22, 2023

June 26, 2023

July 24, 2023

August 28, 2023

September 25, 2023

October 23, 2023

November 27, 2023

Wednesday, December 27, 2023

January 8, 2024 (Reorganization Meeting 6:00PM)

January 22, 2024- First Regular Meeting

A motion was offered by Frank Pinto and second by Scott Preidel to adopt Resolution 2023-1-1 establishing meeting dates for the year 2023, Motion carried on a Roll Call Vote, recorded as follows:

**AYE: Pinto, Preidel, Tahirak, Borgstrom, Grouser, Herbert, Siz, Schwartz, Broski,
Ocello, Villegas**

NAY; None ABSENT: Wainwright

**APPOINTMENT OF JLUB PROFESSIONALS FOR 2023:
JLUB PLANNER**

A motion was offered by Jeffrey Grouser and second by Frank Pinto to appoint Ed Fox as JLUB Planning Consultant for 2023. Since there were no other nominations, a Roll Call Vote was taken and recorded as follows:

**AYE: GROUSER, PINTO, PREIDEL, TAHIRAK, BORGSTROM, HERBERT, SISZ,
SCHWARTZ, BROSKI, OCELLO. VILLEGAS**

NAY: NONE ABSENT: WAINWRIGHT

JLUB ENGINEER FOR 2023:

A motion was offered by Frank Pinto and second by William Tahirak to nominate Stout and Caldwell as Engineer for 2023.

A motion was offered by Scott Preidel and second by Committeeman Siz to nominate Environmental Resolutions as Engineer for 2023. Attorney Varga noted that there are two nominations on the floor. He advised the Board to make a motion to accept one of the nominations.

A Roll Call Vote was taken on the motion for Stout and Caldwell as follows:

AYE: PINTO, TAHIRAK

NAY: PREIDEL, BORGSTROM, GROUSER, HERBERT, SCHWARTZ

ABSENT: WAINWRIGHT NOT VOTING: BROSKI, OCELLO, VILLEGAS

The motion failed.

A motion was offered by Scott Preidel to nominate Environmental Resolutions as Engineer for 2023. This motion was second by Committeeman Siz and carried on a Roll Call Vote, recorded as follows:

AYE: PREIDEL, SISZ, BORGSTROM, GROUSER, HERBERT, SCHWARTZ

NAY: TAHIRAK, PINTO NOT VOTING: BROSKI, OCELLO, VILLEGAS
ABSENT: WAINWRIGHT

Chairman Preidel thanked Mr. Malinowski for all of his work. It's been a pleasure.

Mr. Malinowski said, on behalf of Stout and Caldwell, it has been a privilege to serve the Board for the past 16 years. He noted that they have been dealing with a number of applications currently in the compliance stage where plans are being reviewed for compliance. He asked where the board stands as far as whether they should continue with the reviews. Attorney Varga felt that, in terms of applications being currently reviewed by Stout and Caldwell, the transitions should be held administratively. This will have to be handled administratively after the attorney is appointed.

JLUB ATTORNEY FOR 2023

A motion was offered by Deputy Mayor Siz to nominate Patrick Varga, Esq. as attorney for 2023. The motion was second by Jeffrey Grouser and carried on a Roll Call Vote, recorded as follows:

AYE: SISZ, GROUSER, PREIDEL, TAHIRAK, BORGSTROM, GROUSER,
HERBERT, PINTO, SCHWARTZ
NAY: NONE ABSENT: WAINWRIGHT
NOT VOTING: BROSKI, OCELLO, VILLEGAS

JLUB TRAFFIC ENGINEER

A motion was offered by Committeeman Siz and second by Scott Preidel to nominate Christopher Noll of Environmental Resolutions as Traffic Engineer for 2023. Motion carried on a Roll Call Vote, recorded as follows:

AYE: SISZ, PREIDEL, TAHIRAK, BORGSTROM, SCHWARTZ
NAY: GROUSER, HERBERT, PINTO
ABSENT: WAINWRIGHT NOT VOTING: BROSKI, OCELLO, VILLEGAS

A motion was offered by Committeeman Siz and second by William Tahirak to adopt the following Resolution 2023-1-2. Motion carried on a Roll Call Vote, recorded as follows:

AYE: SISZ, TAHIRAK, PREIDEL, BORGSTROM, GROUSER, HERBERT,
PINTO, SCHWARTZ ABSENT: WAINWRIGHT
NOT VOTING: BROSKI, OCELLO, VILLEGAS

Resolution Number 2023-1-2

RESOLUTION APPOINTING THE JOINT LAND USE BOARD PROFESSIONALS

WHEREAS, there exists a need for the following Professionals for The Township's Joint Land Use Board; and,

WHEREAS, consistent with the provisions of NJSA 19 et seq, the Township has adopted an ordinance requiring that contracts shall be awarded through a Request for Qualifications process.

WHEREAS, the Joint Board had received and reviewed said Request for Qualifications and have determined that the below listed professionals are qualified to provide such services and are hereby appointed as the professionals representing the Township's interests;

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

1. The Chairman and Secretary of the Joint Land Use Board are hereby authorized and directed to execute agreements with:

JLUB SOLICITOR: Patrick F. Varga, Esq. with Dasti, Murphy, McGukin, Ulaky, Koutsoris & Connors, 620 West Lacey Road, Forked River, NJ 08731, expiration 12/31/23

JLUB ENGINEERS: Environmental resolutions, Inc. 815 East Gate Drive, Suite 103 Mt. Laure, NJ 08054 expiration 12/31/23

JLU PLANNER: Edward E. Fox III, AICP, PP with Environmental Resolutions, Inc. 815 East Gate Drive, Suite 103, expiration 12/31/23

JLUB TRAFFIC ENGINEER: Christopher Noll with Environmental Resolutions, Inc. 815 East Gate Drive, Suite 103 Mount Laurel, NJ 08054 expiration 12/31/23

2. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

DESIGNATION OF OFFICIAL NEWSPAPERS:

A motion was offered by Doug Borgstrom and second by Deputy Mayor Siz to adopt the following Resolution 2023-1-3. Motion carried on a Roll Call Vote, recorded as follows:

AYE: BORGSTROM SISZ, PREIDEL, TAHIRAK, GROUSER, HERBERT, PINTO, SCHWARTZ

ABSENT: WAINWRIGHT NOT VOTING: BROSKE, OCELLO VILLEGAS

Resolution Number 2023-1-3

RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS

NOW, THEREFORE, BE IT RESOLVED, by the Mansfield Township Joint Land Use Board, of the County of Burlington, State of New Jersey that the following are designated as the official newspapers until December 31, 2023:

PRIMARY: Burlington County Times

SECONDARY: Trenton Times

PUBLIC COMMENT

There were no comments from the public.

BOARD MEMBE UPDATES/COMMENTS

Frank Pinto said he was disappointed with the fact that the Board did not retain our Engineer. Having worked with Mark, he always seemed to be very responsive. He said he didn't know the reason to switch other than going to a firm that is more politically connected. Mr. Pinto said this troubles him because this shouldn't interfere with appointments of professionals. He said he didn't see a reason to change. There seemed to be a quick move to engage ERI for engineering. He said he felt this speaks of politics, which he said he hates as it affects the township in a negative manner.

Chairman Preidel said his decision didn't have anything to do politically.

Attorney Varga felt there is a disagreement but he didn't want any "in fighting".

Doug Borgstrom asked for the professionals to provide their reports in a timely manner so there is time to review them and become educated.

William Tahirak said Stout and Caldwell served the Zoning Board for many years and asked for a letter of acknowledgment for their years of service, a job well done. Secretary Semus was asked to send a letter.

Jeff Grouser questioned the process for applications currently existing.

Attorney Varga explained the Municipal Land Use Law prohibits double charging. This has to be handled administratively so as not to double bill. This has to be worked out.

MOTION FOR ADJOURNMENT

A motion was offered by Frank Pinto and second by Colleen Herbert to adjourn. Motion carried.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Barbara A. Crammer, Deputy Clerk

Linda Semus, Secretary