

TOWNSHIP OF MANSFIELD
LAND USE BOARD
January 10, 2022
6PM

The regular meeting of the Mansfield Township Joint Land Use Board was held on the above shown date with the following in attendance: Scott Preidel, Douglas Borgstrom, Brian Sisz, Rudy Ocello, Jeff Grouser, Colleen Herbert, William Tahirak, Ralph Wainwright, Frank Pinto, Carl Schwartz, Steve Coltre, Scott Senese, Dominick Marchetti, Secretary Linda Semus and Land Use Coordinator Ashley Jolly.

The meeting was called to order by Secretary Semus followed by the flag salute and the following Opening Statement:

“The notice requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was published on January 7, 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.

NOMINATION FOR CHAIRPERSON FOR THE YEAR 2022

A motion was offered by Brian Sisz and second by Colleen Herbert to nominate Scott Preidel as Chairperson for 2022. There were no other nominations. A Roll Call Vote was taken as follows:

**AYE: PREIDEL, HERBERT, SISZ, BORGSTROM, OCELLO, GROUSER,
TAHIRAK, WAINWRIGHT, PINTO**
NAY: NONE NOT VOTING: SCHWARTZ, COLTRE, SENSE, MARCHETTI

The meeting was turned over to Scott Preidel, Chairman.

Mr. Preidel called for nominations for vice-chairman. A motion was offered by Rudy Ocello and second by Committeeman Sisz to nominate William Tahirak as Vice-Chairman. As there were no other nominations, a Roll Call Vote was taken as follows:

**AYE: OCELLO, SISZ, BORGSTROM, GROUSER, HERBERT, WAINWRIGHT,
PINTO, PREIDEL**
NAY: NONE NOT VOTING: SCHWARTZ, COLTRE, SENSE, MARCHETTI

MEETING DATES

A motion was offered by Frank Pinto and second by William Tahirak to approve the following Resolution 2022-1-1:

**RESOLUTION NUMBER 2022-1-1
RESOLUTION SETTING ANNUAL MEETING NOTICE FOR THE MANFIELD TOWNSHIP JOINT
LAND USE BOARD FOR THE YEAR 2022**

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, and 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 any and all issues involving the Mansfield Township Joint Land Use Board.

February 28, 2022

March 28, 2022

April 25, 2022

May 23, 2022

June 27, 2022

July 25, 2022

August 22, 2022

September 26, 2022

October 24, 2022

November 28, 2022

Tuesday, December 27, 2022

January 09, 2023 (Reorganization Meeting 6:00PM)

January 23, 2023- First Regular Meeting

The above resolution was carried on a Roll Call Vote, recorded as follows:

**AYE: PINTO, TAHIRAK, BORGSTROM, SISZ, OCELLO, GROUSER,
HERBERT, WAINWRIGHT**

NOT VOTING: SCHWARTZ, COLTRE, SENSE, MARCHETTI

APPOINTMENT OF JOINT LAND USE BOARD PROFESSIONALS FOR 2022

JLUB SOLICITOR

A motion was offered by Committeeman Sisz to nominate: **Dasti, Murphy, McGuckin, Ulaky, Koustosouris & Connors**, This motion was second by Frank Pinto. There were no other nominations. A motion was carried on a Roll Call Vote, Recorded as follows:

**AYE: SISZ, PINTO, BORGSTROM, OCELLO, GROUSER, HERBERT,
TAHIRAK, WAINWRIGHT, PREIDEL**

NAY: NONE NOT VOTING: SCHWARTZ, COLTRE, SENSE, MARCHETTI

JLUB PLANNING CONSULTANTA motion was offered by Frank Pinto to appoint Mark Remsa as Planning Consultant. There was no second to the motion.

A motion was offered by Deputy Mayor Ocello to nominate Environmental Resolutions. Motion second by William Tahirak and carried on a Roll Call Vote, recorded as follows:

**AYE: OCELLO, TAHIRAK, BORGSTROM, SISZ, GROUSER, HERBERT,
WAINWRIGHT, PREIDEL**

NAY: PINTO

NOT VOTING: SCHWARTZ, COLTRE, SENSE, MARCHETTI

JLUB ENGINEER

A motion was offered by William Tahirak to nominate Stout and Caldwell as Engineers for 2022. A motion was offered by Committeeman Sisz to nominate ERI as Engineers for 2002. This motion was second by Committeeman Ocello.

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

**AYE: TAHIRAK, PINTO, BORGSTROM, GROUSER, HERBERT, WAINWRIGHT,
PREIDEL**

NAY: SISZ, OCELLO

NOT VOTING: SCHWARTZ, COLTRE, SENSE, MARCHETTI

Since this was a majority of members voting, Stout and Caldwell were appointed as JLUB Engineer for 2022.

TRAFFIC ENGINEER

A motion was offered by Deputy Mayor Ocello to nominate ERI as traffic engineer for 2022. This motion was second by Committeeman Sisz. A motion was offered by Frank Pinto to nominate CME Associates as traffic engineer for 2022. This motion was second by Scott Senese. However, Secretary Semus noted that Mr. Senese is an alternate but there is a full board present. Therefore, he cannot make this motion. The motion was then second by William Tahirak to nominate CME Associates. A Roll Call Vote was taken for ERI as follows:

**AYE: OCELLO, SISZ, BORGSTROM, GROUSER, HERBERT, TAHIRAK,
WAINWRIGHT, PREIDEL**

NAY: PINTO NOT VOTING: SCHWARTZ, COLTRE, SENESE, MARCHETTI

ERI (Environmental Resolutions) was approved as Traffic Engineer.

A motion was offered by **Deputy Mayor Ocello** and second by **William Tahirak** to adopt the following Resolution. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: OCELLO, TAHIRAK, BORGSTROM, SISZ, GROUSER, HERBERT,
WAINWRIGHT, PINTO, PREIDEL**

NAY: NONE NOT VOTING: SCHWARTZ, COLTRE, SENESE, MARCHETTI

Resolution Number 2022-1-2

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, and State of New Jersey as follows:

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

JLUB SOLICITOR: Dasti, Murphy, McGuckin, Ulaky, Koustosouris & Connors,
620 W. Lacey Rd, Forked River,
NJ 08731.....expiration 12/31/22

JLUB ENGINEERS: Stout & Caldwell, 7805 US Route 130 South, Cinnaminson, NJ
08077.....expiration 12/31/22

JLUB PLANNER: Environmental Resolutions Inc., 815 East Gate Dr., Suite 103,
Mount Laurel, NJ 08054expiration 12/31/22

JLUB TRAFFIC ENGINEER: Environmental Resolutions, Inc., 815 East Gate Dr.,
Suite 103, Mount Laurel, NJ 08054.....expiration 12/31/22

1. 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 Ocello to approve the following Resolution. Motion carried on a Roll Call Vote, recorded as follows:

AYE: BORGSTROM OCELLO, SISZ, GROUSER, HERBERT, TAHIRAK,
WAINWRIGHT, PINTO

NAY: NONE NOT VOTING: SCHWARTZ, COLTRE, SENSE, MARCHETTI

Resolution Number 2022-1-3

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, 2022:

PRIMARY: Burlington County Times

SECONDARY: Trenton Times

PUBLIC COMMENT

Edward Fox said that, on behalf of the ERI Family, he thanked the Board for the two appointments made tonight. They will try to do their best for the municipality. He welcomed the new board members and welcomed back Scott Preidel for his leadership on the board.

Dalpat Patel congratulated Mr. Preidel as Chairman. He thank for the opportunity he had to serve the JLUB for the past 2 years. He offered any need the township might have for the

community. He also thanked to the present and past committee as well as professionals who have given a good service to the township.

Rakesh Darji with Environmental Resolutions thanked the board for the appointment. He appreciates the Board's confidence and looks forward to serving the township this coming year.

Mark Malinowski, on behalf of Stout and Caldwell, thanked the Board for reappointing the firm. He welcomed the new board members along with Chairman Preidel. He is looking forward to next year.

BOARD MEMBERS UPDATES/COMMENTS

Chairman Preidel welcomed the new committee member on the board now, Brian Sisz. He asked the Committee Members, Brian Sisz and Rudy Ocello, to make the JLUB aware of any committee business that may involve the board.

Doug Borgstrom asked the professionals to insure that they provide the comment letters and reports to the Clerk's Office at least 10 days before the meeting so there is ample time for the Board members to read and digest them. He also welcomed back **Chairman Preidel** who agreed with Mr. Borgstrom's comment.

With no further comments, this portion of the meeting was closed.

MOTION FOR ADJOURNMENT

A motion as offered by **Frank Pinto** and second by **Brian Sisz** to adjourn. Motion carried.

PREPARED BY:

RESPECTFULLY SUBMITTED,

Barbara A. Crammer
Deputy Clerk

Linda Semus
Secretary