

MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
REGULAR MEETING MINUTES  
March 16, 2022  
Zoom Meeting

The regular meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance: **Mayor Marcial Mojena, Deputy Mayor Rudy Ocello, Committeeman Robert Tallon, Committeeman Daniel Golenda, Committeeman Brian Sisz, Township Solicitor Tim Prime, Engineer Doug Johnson, CFO Bonnie Grouser, Administrator Michael Fitzpatrick, Deputy Clerk Ashley Jolly and Clerk Linda Semus.**

**Clerk Semus** read the following opening statement.

“Public notice of this meeting pursuant to the Open Public Meetings Act NJSA 10:4-6 to 10:4-21 has been satisfied. Notice of this meeting was properly given via Resolution 2022-1-11. Resolution was transmitted to the Burlington County Times and the Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, posted on the official website, filed with the members of this body and mailed to each person who has prepaid any charge fixed for such service. All of the mailing, posting and filing having been accomplished as of January 7, 2022.

The Flag Salute was held with a brief moment of silence.

Mayor Mojena said our thoughts and prayers are with the people of Ukraine as they are under siege fighting to save their country, their homes, and their lives. He felt this is an unnecessary, unjust, and unprovoked war. Hoping this comes to an end without delay.

A brief executive session had been held. Attorney Prime said personnel matters as well as an update in the status of litigation were discussed. No action will be taken this evening on any matters set forth on the Executive Session agenda.

#### **DEPARTMENT REPORTS**

**Police Report:** Chief Mulhall said, since the last meeting, there had been two additional vehicle burglaries, one in the Hedding area and one on Temple Avenue. Their investigation indicated the same suspect that they have seen before is responsible or involved. The detective is working on leads he has developed. Two vehicle thefts were reported from the Manheim Auto Auction. No other vehicle thefts were reported in the Township. The State Attorney General Office did release information about the spike in state wide motor vehicle thefts. He reminded everyone to take all the precautions they can to prevent from being victimized. Highlighted models most desirable were Honda Accord, Jeep Grand Cherokee, Honda CRV, and Hyundai Sonata. Others were BMW, Audi, Mercedes, and Land Rovers. He said to take precautions.

On March 5<sup>th</sup>, there was a dispute in Bordentown Township leading our officers to enter a residence in our township to locate suspects. A vehicle was located in our township. One occupant fled the vehicle followed by our officers giving chase on foot and with assistance from another agency with a canine who tracked the suspect who was taken into custody. The driver of the vehicle was arrested with DWI.

Chief Mulhall said they are upgrading their modem on their speed sign and will have it in service soon. Any requests for the sign in specific problem areas are being accepted.

#### **Fire Prevention/OEM Report**

Chief DuBell said they have had one dwelling fire with a civilian injury, one brush fire, two truck fires, one cooking fire, 8 residential alarm systems, and 4 motor vehicle accidents –two with injuries for a total of 17 calls. As of the year 2022, they have had 78 calls. The department has completed required testing with necessary replacements of certain equipment. The new rescue truck has been put in service. Active members have completed training and refresher grills are being held. Volunteers are needed. Upcoming events include a hoagie sale and movie night in the park.

#### **EMS Report**

George Senf reported that there is progress on a bill in the assembly which will allow increase in moneys for the local squad. There has been no movement on the new ambulance on order from July of last year. Covid calls have dropped dramatically.

**Engineer’s Report**

Doug Johnson reported that the corner of Island Road and Mansfield Road East is being reviewed for the cause of the ruts with standing water. The culvert replacement on Mill Lane is progressing. Traffic control will be addressed during the construction. Mr. Johnson referred to Land Use approvals and progress being made on the Route 206 Mansfield Realty North site, Margolis Phase II, the Margolis Bridge, Jones Farm warehouse on Route 130, PSE&G substation on Old York Road, and the APWC Worship House on White Pine Road.

Committeeman Tallon referred to Mill Lane pipe which goes under the railroad tracks which is owned by the County. However, Mr. Johnson noted they are limiting any service outside the roadway. Committeeman Tallon further referred to some undermining of water near the highway at the dam located at the municipal complex. He felt the DOT should be informed of possible erosion of the highway and asked Engineer Johnson to review this area. Our public works department is to be alerted of this situation. Mayor Mojena noted the beacon being installed at the municipal building and asked when it will be on line. Administrator Fitzpatrick said this has been ongoing for several years and progress is being made although a completion date has not been determined.

**DWP Report**

Due to the absence of Brandon, Administrator Fitzpatrick reported the baseball fields are almost completed. Veteran’s Park has been cleaned up and mulched. The gazebo is to be power washed. Sink hole repairs have been a major focus now. The ditch on Mill Lane will be repaired with stone. The roller rink has been removed for safety reasons. Problematic bag worms on the trails are being removed. Spring clean-up is on-going. A flyer has been distributed. The storm water MS4 permitting process is ongoing. The Department is also cleaning the upstairs of the municipal building so it can be utilized in the future.

**ORDINANCE: FIRST READING/INTRODUCTION**

**ORDINANCE 2022-5**

**AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING THE CODE OF THE TOWNSHIP CHAPTER 42 – “SALARIES”**

**BE IT ORDAINED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that:

**SECTION 1:**

Chapter 42 of the Code of the Township of Mansfield is hereby amended to set Titles and Salary Ranges for various positions within the Township of Mansfield for the year January 1, 2022 through December 31, 2023:

**TOWNSHIP COMMITTEE:**

Mayor	\$ 3,000.00 - \$ 7,350.00
Township Committee Members	\$ 3,000.00 - \$ 6,825.00

**MUNICIPAL CLERK/ADMINISTRATOR OFFICE:**

Municipal Clerk (Certified)	\$ 40,000.00 - \$ 84,000.00
Deputy Clerk	\$ 37,500.00 - \$ 57,750.00
Deputy Clerk (hourly)	\$ 15.00 - \$ 31.50
Township Office Assistant (salaried)	\$ 35,000.00 - \$ 50,000.00
Township Administrator (full-time)	\$ 80,000.00- 133,000.00
Administrative Liaison To Township Committee	\$ 5,000.00 - \$ 10,500.00

**FINANCE:**

Chief Financial Officer (part-time)	\$30,000.00 - \$ 55,000.00
Chief Financial Officer (full-time)	\$30,000.00- \$ 93,000.00
Deputy Treasurer/Payroll Benefits Coordinator	\$ 37,500.00 - \$ 65,100.00
Purchasing Assistant	\$ 7,000.00 - \$ 15,000.00
Tax Collector	\$ 30,000.00 - \$ 62,500.00
Assistant Tax Collector (hourly)	\$ 15.00 - \$ 31.50
Tax Assessor (full-time)	\$ 30,000.00 - \$ 57,000.00
Tax Assessor (part-time)	\$ 15,000.00 - \$ 42,000.00

Administrative Assist. To Tax Assessor	\$ 5,000.00 - \$ 8,500.00
Qualified Purchasing Agent	\$ 15,000.00 - \$23,000.00
<b><u>CONSTRUCTION:</u></b>	
Construction Official	\$ 20,000.00 - \$ 53,000.00
Sub-Code Official: (Bldg., Elec., Fire, Plum.)	\$ 12,000.00 - \$ 90,000.00
Inspectors: (Bldg., Elec., Fire, Plum.) (hourly)	\$ 25.00 - \$ 50.00
Construction Manager	\$ 25,000.00 - \$ 50,000.00
Technical Asst. to Construction Official (salaried)	\$ 16,000.00 - \$57,000.00
Construction Office Assistant (part-time/hourly)	\$ 15.00 - \$ 31.50
<b><u>UNIFORM FIRE CODE:</u></b>	
Fire Official (Unif. Fire Code) P/T	\$ 10,000.00 - \$ 20,000.00
Fire Prevention Inspectors P/T (hourly)	\$ 10.50 - \$ 27.00
<b><u>PROPERTY MAINTENANCE/ZONING OFFICIAL</u></b>	
Part-Time Zoning Admin Officer/Official	\$ 3,000.00 - \$13,750.00
Property Maintenance Officer P/T	\$1,000.00 - \$11,000.00
<b><u>LAND USE OFFICE:</u></b>	
Land Use Coordinator	\$ 8,900.00 - \$ 42,000.00
Land Use Secretary	\$15,000.00 - \$ 26,250.00
<b><u>PUBLIC WORKS:</u></b>	
Township Superintendent (salaried)	\$ 3,000.00 - \$10,000.00
Public Works Foreman (salaried)	\$55,000.00 - \$88,000.00
Public Works Assistant Foreman (salaried)	\$50,000.00 - \$68,000.00
Public Works' Laborer (non-union)	\$22.00 - \$35.00
Public Works' Seasonal (hourly non-union)	\$15.00 - \$ 17.00
Administrative Assistant to Public Works Supervisor And Township Superintendent	\$1,000.00 - \$7,500.00
Public Works' Laborer (hourly) ( <u>salary based on current bargaining unit contract</u> )	\$ 22.00 - \$ 35.00
<b><u>RECREATION:</u></b>	
Recreation Coordinator And Secretary	\$ 5,000.00 - \$15,000.00
<b><u>HEALTH/ENVIRONMENTAL RELATED OFFICES:</u></b>	
Board of Health Secretary	\$ 1,200.00 - \$ 2,625.00
Recycling Coordinator	\$ 1,200.00 - \$ 2,100.00
Rabies Clinic Personnel (a day)	\$ 60.00 - \$ 80.00
Environmental Commission Secretary	\$ 1,200.00 - \$ 2,100.00
Clean Communities Coordinator	(5% of grant award)
<b><u>SAFETY:</u></b>	
Coordinator – Emergency Management Serv.	\$ 3,675.00 - \$11,500.00
Assist Coordinator – Emergency Management Serv	\$1,000 - \$3,675.00
<b><u>EMS:</u></b>	
Emergency Medical Services Administrator	\$ 70,000.00 - \$ 110,000.00
<b><u>POLICE DEPARTMENT:</u></b>	
Chief of Police	\$ 87,000.00 - \$ 140,400.00
Lieutenant	\$ 80,000.00 - \$ 129,600.00
Police Officer (P/T) (hourly)	\$ 15.00 - \$ 30.00
Senior Police Records Clerk (hourly)	\$ 15.00 - \$ 30.45
Police Records Clerk (hourly)	\$ 15.00 - \$ 23.00
Court Security Guard (hourly)	\$ 15.00 - \$ 26.25
Police Officer ( <u>salary based on current bargaining unit contract</u> )	
<b><u>MUNICIPAL COURT:</u></b>	
Municipal Judge	\$ 15,000.00 - \$ 47,250.00
Municipal Judge Stipend for Springfield Twp.	\$ 13,500.00
Municipal Judge Stipend for Southampton Twp.	\$ 10,000.00
Court Administrator	\$ 25,000.00 - \$ 63,000.00

Court Administrator Stipend for Springfield Twp.	\$ 6,000.00
Court Administrator Stipend for Southampton Twp	\$ 6,000.00
Court Administrator On-Call Stipend	\$ 2,179.00
Deputy Court Administrator (salaried)	\$ 45,000.00 - \$ 63,000.00
Dep Court Administrator Stipend Springfield Twp	\$ 4,000.00
Dep Court Administrator Stipend Southampton	\$ 4,000.00
Deputy Court Administrator On-Call Stipend	\$ 2,179.00
Violations Clerk (hourly)	\$ 15.00 - \$ 26.25
Violations Clerk Stipend Springfield Twp	\$ 2,000.00
Violations Clerk Stipend Southampton Twp	\$ 2,000.00
Data Entry Clerk	\$ 15.00 - \$ 20.00

**SECTION 2:**

The aforementioned Salaries and Position Titles are effective January 1, 2022 through December 31, 2023. The Township Committee reserves the right to pay a Salary to any new employee at any figure within the Salary Range, not necessarily the highest figure of said Salary Range.

The adoption of this Ordinance shall operate to provide increments only to those employees who have performed satisfactorily the duties of their positions.

This Ordinance shall take effect immediately after final passage according to law.

**SECTION 3:**

The Mansfield Township Committee hereby repeals all prior Salary Ordinances and declares that all Ordinances and parts of Ordinance inconsistent with this Ordinance are hereby repealed to the extent of said inconsistency.

**REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

- A. **Repealer.** Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. **Severability.** In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. **Effective Date.** This Ordinance shall take effect upon proper passage in accordance with the law.

**Mayor Mojena** referred to Ordinance 2022-5 being introduced at this meeting. It will be subject to a public hearing and final adoption on April 6, 2022.

A motion was offered by **Committeeman Tallon** and second by **Committeeman Siz** to introduce Ordinance 2022-5. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: TALLON, SISZ, GOLEND, OCELLO, MOJENA**  
**NAY: NONE ABSENT: NONE ABSENT: NONE**

**CONSENT AGENDA**

A motion was offered by **Deputy Mayor Ocello** and second by **Committeeman Siz** to approve the consent agenda. A Roll Call Vote was taken as follows:

**AYE: OCELLO, SISZ, TALLON, GOLEND, MOJENA**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

**RESOLUTION 2022-3-13**

**RESOLUTION FOR THE TRANSFER OF FUNDS IN THE CURRENT FUND IN THE TOWNSHIP OF MANSFIELD FOR THE BUDGET YEAR 2021**

**BE IT RESOLVED** on this 16th day of March, 2022 by the Township Committee for the Township of Mansfield, County of Burlington, that from the surplus balance in the 2021 budget appropriations transfers be made as follows:

<b><u>CURRENT FUND: Inside the CAP to Inside the CAP</u></b>		
<b><u>OPERATING EXPENSES AND SALARIES &amp; WAGES</u></b>		
<b><u>Title</u></b>	<b><u>Transfer From</u></b>	<b><u>Transfer To</u></b>
<b><u>CURRENT FUND</u></b>		
OCE: Fire	OE	\$1,600.00
ENG: General	OE	\$4,500.00
OCE: Fire	SW	\$1,600.00
STREETS & ROADS	SW	\$4,500.00

**TOTALS:**                                 **\$6,100.00**                                 **\$6,100.00**

**RESOLUTION 2022-3-14**

**RESOLUTION DIRECTING THE MANSFIELD TOWNSHIP PLANNING BOARD TO CONDUCT A REEXAMINATION OF THE 2016 MANSFIELD TOWNSHIP LAND USE ELEMENT AND THE 2017 LAND USE PLAN ELEMENT: US ROUTE 130 CORRIDOR**

**WHEREAS**, N.J.S.A. 40:55D-89 provides that the governing body of a municipality may provide for a reexamination of its master plan and development regulations by the municipal planning board; and

**WHEREAS**, N.J.S.A. 40:55D-89 further provides that the planning board shall prepare and adopt by resolution a report on the findings of such reexamination; and

**WHEREAS**, N.J.S.A. 40:55D-89 further provides that the reexamination report shall state:

(a) The major problems and objectives relating to land development in the municipality at the time of adoption of the last re-examination report.

(b) The extent to which such problems and objectives have been reduced or have increased since that date.

(c) The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses.

(d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared.

(e) The recommendation of the planning board concerning the incorporation of redevelopment plans into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

(f) The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure.

**WHEREAS**, at the January 19, 2022 regular meeting of the Mansfield Township Committee a motion was unanimously adopted "directing the Township Solicitor as well as the Joint Land Use Board, to immediately begin the process of reexamining the Master Plan"; and

**WHEREAS**, in reviewing Ordinance 2022-3 as introduced by the Township Committee, the Planning Board concluded that certain provisions of said Ordinance were inconsistent with the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor; and

**WHEREAS**, as the first phase of the overall reexamination of the Master Plan, in accordance with its January 19, 2022 motion unanimously adopted by the Township Committee, the Township Committee has determined that it is in the best interests of the residents and citizens of Mansfield Township to reexamine the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor specifically with reference to warehouses and other non-residential uses developed in Mansfield since the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor and the incorporation of existing and approved warehouses pursuant to prior redevelopment plans into the land use plan element of the municipal master plan, including recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality; and

**WHEREAS**, the Township Committee of the Township of Mansfield has determined that it is in the best interest of the Township and its residents and citizens to direct the Township's Planning Board to conduct such reexamination.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, that the Mansfield Township Planning Board, sitting as a Joint Land use Board, pursuant to N.J.S. 40:55D-25.c(1), is directed to reexamine the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor in accordance with the statutory requirements in N.J.S.A. 40:55D-89, specifically with reference to warehouses and other non-residential uses developed in Mansfield since the adoption of the aforesaid elements and the incorporation of existing and approved warehouses pursuant to prior redevelopment plans into the land use plan element of the municipal master plan, including recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.; and

**BE IT FURTHER RESOLVED** that the proposal for the reexamination authorized herein from the Township Planner Environmental Resolutions Inc, dated March 8, 2022 and attached hereto as Exhibit A, is hereby accepted and the Township Planner is directed to prepare a reexamination report for consideration by the Planning Board at its next scheduled meeting on March 28, 2022; and

**BE IT FURTHER RESOLVED** that the Township Committee reaffirms its January 19, 2022 motion to conduct a full reexamination of the Mansfield Master Plan, including the entire Land Use Element and any proposed new or revised Elements, and that the reexamination authorized herein is only the initial phase of the full Master plan reexamination to address the prior determination of inconsistency with the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor.

**RESOLUTION 2022-3-15**  
**RESOLUTION APPOINTING DEPUTY COURT ADMINISTRATOR**  
**PATRICIA A. BRAND FOR THE MANSFIELD/SPRINGFIELD/SOUTHAMPTON SHARED**  
**MUNICIPAL COUR**

**WHEREAS**, there is a need to fill the vacancy for Mansfield Township Municipal Deputy Court Administrator; and

**WHEREAS**, after interviews conducted by the Mansfield Township Municipal Court Judge, the Mansfield Township Administrator, and a representative of the Administrative Office of the Court it was decided that Patricia A. Brand was best qualified to fill said position;

**WHEREAS**, the Township has received, from the Honorable Jeanne T. Covert , AJSC, of the Burlington County Superior Court, approving the recommendation to appoint Patricia A. Brand as the full-time Deputy Court Administrator for the Mansfield/Springfield/Southampton Shared Municipal Court within the Township of Mansfield; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their Regular Meeting held on March 16, 2022 that **Patricia A. Brand** be hired as the full time Deputy Court Administrator effective March 21, 2022 at a 35 hour work week, for a salary of \$42,000.00, with all benefits associated with said full time position.

**BE IT FURTHER RESOLVED**, by the Township Committee of the Township Of Mansfield, County of Burlington, State of New Jersey that in addition to the established Deputy Court Administrator's salary for Mansfield Township, that the shared court service stipends for both Springfield and Southampton Townships are as follows:

Springfield Township Stipend: \$4,000.00  
Southampton Township Stipend: \$4,000.00

**BE IT FURTHER RESOLVED**, by the Township Committee of the Township Of Mansfield, County of Burlington, State of New Jersey that in addition to the established Deputy Court Administrator's salary for Mansfield Township, the Springfield Township Stipend and the Southampton Township Stipend, that the Deputy Court Administrator also receives compensation for on call time as follows:

Compensation for on call time: \$2,179.00

**RESOLUTION 2022-3-16**  
**RESOLUTION APPOINTING TAYLOR ALLENSHEPSKI AS**  
**A FULL-TIME POLICE RECORDS CLERK FOR THE**  
**MANSFIELD TOWNSHIP POLICE DEPARTMENT**

**WHEREAS**, the Mansfield Township Police Department is in need of a full-time Police Records Clerk at this point in time; and

**WHEREAS**, an application for said position was received from Taylor Allenshepski, and

**WHEREAS**, Taylor Allenshepski was interviewed by Chief Ronald Mulhall and was found to meet the qualifications that best meets the needs of the department.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey that Taylor Allenshepski is hereby appointed as a full-time Police Records Clerk for the Township of Mansfield's Police Department effective March 21, 2022 at a rate of \$20.25 per hour with all benefits associated with said position.

**RESOLUTION 2022-3-17**  
**RESOLUTION APPROVING WAGE FOR CERTAIN MANSFIELD TOWNSHIP EMPLOYEES**

**WHEREAS**, certain department heads within the Township of Mansfield has requested that their employees be compensated for their hard work and dedication to the Township of Mansfield; and

**WHEREAS**, the Township Committee, after further review, agree that further compensation is deserving and are desirous of establishing the following Township employee's wages accordingly:

**Office of Emergency Management Assistant Coordinator, Alexander Belonzi- \$2,500.00,**  
**effective as of 1-1-2022**

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey at their regular meeting

held on March 16, 2022 at 7:00 PM that the annual salary of the aforementioned employee is hereby established as indicated.

**RESOLUTION 2022-3-18**  
**RESOLUTION APPOINTING ACTING CONSTRUCTION CODE OFFICIAL,  
SUB-CODE/INSPECTOR, THOMAS BOYD**

**WHEREAS**, the Construction Official, Jeffrey K. Jones and his staff from time to time are absent due to vacation, sick, personal time; and

**WHEREAS**, Thomas Boyd has the skills and training to temporarily fulfill the duties and responsibilities and exercise the powers of the Construction Official and Sub-Code/Inspector during Mr. Jones and his staff's absence; and

**WHEREAS**, the Township Committee wishes to assure that Mr. Boyd's authority to act in regards to all DCA regulatory duties in the absence of Mr. Jones and his staff is clearly established; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township Mansfield, County of Burlington, and State of New Jersey that Thomas Boyd is authorized to act in the place and stead of the Construction Code Official and members of his staff for the Township of Mansfield during any absence due to vacation, sick, or personal time at an hourly rate of \$45.00 with no benefits or holidays; and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect upon its adoption by the Township Committee.

**RESOLUTION 2022-3-18**  
**RESOLUTION APPOINTING ACTING CONSTRUCTION CODE OFFICIAL,  
SUB-CODE/INSPECTOR, THOMAS BOYD**

**WHEREAS**, the Construction Official, Jeffrey K. Jones and his staff from time to time are absent due to vacation, sick, personal time; and

**WHEREAS**, Thomas Boyd has the skills and training to temporarily fulfill the duties and responsibilities and exercise the powers of the Construction Official and Sub-Code/Inspector during Mr. Jones and his staff's absence; and

**WHEREAS**, the Township Committee wishes to assure that Mr. Boyd's authority to act in regards to all DCA regulatory duties in the absence of Mr. Jones and his staff is clearly established; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township Mansfield, County of Burlington, and State of New Jersey that Thomas Boyd is authorized to act in the place and stead of the Construction Code Official and members of his staff for the Township of Mansfield during any absence due to vacation, sick, or personal time at an hourly rate of \$45.00 with no benefits or holidays; and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect upon its adoption by the Township Committee.

**RESOLUTION 2022-3-20**  
**RESOLUTION FOR THE REFUND TO LERETA FOR TAX DUE TO VETERAN EXEMPTION**

**WHEREAS**, the homeowners listed were declared to be Disabled Veterans; and,

**WHEREAS**, the homeowners, therefore are totally exempt from paying property taxes according to N.J.S.A. 54:4-3.30; and,

**WHEREAS**, Lereta paid the Taxes for 1<sup>st</sup> Quarter 2022.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on March 16, 2022 hereby authorizes the Tax Collector to refund taxes paid to Corelogic on the behalf of the following

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>
10.11	3	Peter John Dancel	\$753.88

(Effective 03/03/22)

**RESOLUTION 2022-3-21**  
**RESOLUTION FOR THE CANCELLATION OF TAXES DUE TO VETERAN EXEMPTION**

**WHEREAS**, N.J.S.A.54:4-3.30A allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute; and

**WHEREAS**, the properties listed below are owned by a 100% Disabled Veterans.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby memorializes the cancellation of the following taxes for 2022:

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>
10.11	3	Peter John Dancel	\$3,093.50
(Effective 03/03/22)			

**BILL LIST** Regular and Escrow

A motion was offered by **Deputy Mayor Ocello** and second by **Committeeman Sisz** to approve the bill list as presented. Motion carried on a Roll Call Vote, recorded as follows:

**AYE:** OCELLO, SISZ, TALLON, GOLEND, MOJENA  
**NAY:** NONE **ABSENT:** NONE **ABSTAIN:** NONE

**MINUTES:** March 2, 2022

A motion was offered by **Deputy Mayor Ocello** and second by **Committeeman Tallon** to approve the minutes of March 2, 2022. A Roll Call Vote was taken as follows:

**AYE:** OCELLO, TALLON, GOLEND, SISZ, MOJENA  
**NAY:** NONE **ABSENT:** NONE **ABSTAIN:** NONE

**DISCUSSION ITEMS/PUBLIC HEARINGS/PRESENTATIONS TO COMMITTEE**

(a) Electric Vehicle Infrastructure for Major Site Plan

**Attorney Prime** noted a recently passed statute requiring all major subdivision for residential uses and major site plans to install a minimum amount of electrical vehicle charging stations. There have been applications before the JLUB Board for some uses incidental to agricultural uses such as a winery with wine tasting or a small farm market. Although major site plan according to the ordinance, they would be required to install a minimum number of charging stations which are very expensive. He recommended to include an ordinance to include changing a definition of a minor site plan to exempt agricultural uses, commercial facilities incidental to agricultural uses. This would prevent the minor site plans from having to include stations. Larger developments including affordable housing projects would be subject to it.

**Administrator Fitzpatrick** said he recently attended a seminar about the EV Stations and noted that pricing can be astronomical for smaller businesses. **Committeeman Tallon** agreed this is a large expense for a small business. **Mayor Mojena** agreed and added it would discourage small businesses. The Committee agreed to have this ordinance as proposed by Attorney Prime.

**NEW BUSINESS**

Committeeman Golenda said Ms. Zola, in charge of Girl Scout Troop 26288 said she has two 8<sup>th</sup> Graders who live in Country Walk who would like to, as part of their Silver Service Project, create a kid’s library in the Community Park. Although concerns had been expressed one of which was vandalism, the amount of materials assembled for the library was questioned. Ms. Zola said that, if there is any damage to the library, they would fix it immediately. In addition, they would monitor it on a bi-weekly basis to make sure it is appropriate for k-6. **Administrator Fitzpatrick** was concerned that other ideas had been turned down before and questioned the fairness. He was concerned about vandalism and possible pornographic material and expressed caution.

**Mayor Mojena** suggested having the Girl Scout’s make a presentation to the Committee. **Committeeman Tallon** said the Grange had a library at their location. **Administrator Fitzpatrick** noted a lot of vandalism in the park and was cautious to have something like this subject to possible vandalism although it is a good idea possibly in a different location. **Committeeman Golenda** will contact the Girl Scouts and have them attend the next meeting.

**Committeeman Tallon** commented on the passage of Ordinance 2022-4 noting that the Township, through this ordinance, will have more control over developers which had been part of state regulations in the past. He was glad this ordinance was passed for the good of the township.

**Mayor Mojena** said he received a nice e’mail from a Four Seasons resident complimenting the office employees. This resident also referred to the replacement of a LED street light near her home, saying this light illuminated the area more than the other light and hoped more LED lights would be used.

**NEW BUSINESS**

**Mayor Mojena** referred to the NJBPU Clean Energy Program working alongside PSE&G



that offers the ability to do an audit of our entire facility to look at the extent of what can be done to upgrade our lights and improve our energy and cost. This could be a substantial cost savings for the township in terms of payments and what they would offer in terms of supporting the township in this project. **Mayor Fitzpatrick** said the audit has been complete. We are now waiting for paper work to come back after which a meeting will be scheduled. The down side could be the cost, a possible stumbling block. The LED bulbs are quite expensive. However, this will be considered to see if it will benefit us after cost is determined and how they will work with us. Committeeman Golenda said that we should consider, when switching to LED lights is the environmental impact it has on our pollinators, specifically moths. He suggested reaching out to Don or Steve Knezick to get their feedback on the impact on local pollinators. **Mayor Mojena** referred to cost savings incurred at Northern when they went to LED lights.

**Mayor Mojena** referred to **Administrator Fitzpatrick** in regard to our future hybrid meetings. Hopefully, we can return to in person meetings as soon as the equipment is set up. **Clerk Semus** said equipment is being received but may not all be her by the next meeting. She suggested live streaming while holding the meeting in the court room.

**Mayor Mojena** said we are progressing on our web page. Proposals have been received from various vendors. After some more negotiations, two vendors are being considered at this point and a decision will be forthcoming.

**Mayor Mojena** said consider has been given to hold potential town hall meetings, an all public comment session where the committee can go to different locations. Here the public can speak. Hopefully this can be implemented soon.

#### **PUBLIC COMMENT**

Leah DiFlippo, 2225A Old York Road, spoke of the Library Box. As President of the Columbus Grange, she worked with Habitat for Humanity to build a Library Box for the Grange. There is no age limit for their books. She noted that a lot of communities have these boxes with a wooden door where a book exchange is available. The one in the park would be for children. She encouraged approval of the library and felt it would benefit our community.

Joseph VanMater, 26954 Mt. Pleasant Road, complimented the Committee and said they were doing a “good job”.

#### **MOTION FOR ADJOURNMENT**

A motion was offered by **Committeeman Golenda** and second by **Committeeman Siz** to adjourn. Motion carried.

**PREPARED BY:**

**RESPECTFULLY SUBMITTED BY:**

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**Barbara A. Crammer,**  
**Deputy Clerk**

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**Linda Semus, RMC, CMR**  
**Municipal Clerk**

