

MANSFIELD TOWNSHIP
BURLINGTON COUNTY
REGULAR MEETING MINUTES
June 15, 2022
Hybrid 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 which was adopted by the Mansfield Township Committee on January 3, 2022 said Resolution was transmitted to the Burlington County Times, 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 charges 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.

A motion to come out of executive session was offered by **Committeeman Sisz** and seconded by **Deputy Mayor Ocello**. All ayes. Motion carried.

Solicitor Prime announced that matters discussed were personnel and contract negotiations. No action was taken.

DEPARTMENT/BOARD REPORTS:

- A. Police Report – **Chief Mulhall** updated all on the cemetery investigation. Said investigation has concluded. There is no dispute that some headstones were toppled over and moved however, the time frame in which that occurred was prior to the archeological work. There has been no suspect identified and the statute of limitations is one year. He is aware of the frustration this may cause for those with direct ties to the cemetery, however the investigation can go no further. The Detective met with Mr. Robins (Quaker), and he was satisfied with the investigation. It is noted that civil remedies may be available to their organization.

There was a car meet up at one of the Margolis warehouses. There was a large number of vehicles gathered in the parking lot; roughly 300-500. Cars will do burnouts, donuts and drifting. There is a lot of safety concerns for all because of the reckless nature of vehicle operation. The Department will work with the developer to try and address the matter.

Lastly, some of the police officers participated in the Law Enforcement Torch Run on Friday, June 10th in support of the Special Olympics. This event helps to raise funds and awareness for the Special Olympics of NJ.

- B. EMS Report – **Mr. Senf** reported that in the month of May the squad did 218 calls for service. He mentioned that the new ambulance has finally left the ford manufacturing plant and he is hopeful to have the new ambulance sometime in August. During Field Day there was great communication and some training will be held with the Girl Scouts. Again, he added that there are classes available for Stop the Bleed and/or CPR.
- C. DPW Report – **Administrator Fitzpatrick** explained that the civic center heater is in the process of getting installed. Dead trees and bushes were cut, removed and/or trimmed in the Township Parks as well as low hanging limbs on Township roadways. Parks are mowed and maintained weekly. Flailing of the Township Roads and power washing of the Columbus Park gazebo and Country Walk fence. Fill dirt was added to Country Walk Park and mulch was added to the Georgetown Playground. Maintenance on all Township owned basins. Sinkholes were repaired on the following roads: Summerhill Ct, Ellington and Ambrose Drive. Straightening and changing out street signs. Assisted Field Day prep and clean-up. Monthly generator checks. Loss control report for JIF was completed.

- D. Engineer's Report – **Engineer Johnson** discussed a pre-construction meeting for the work that will take place on Route 68. Work will be performed at night and will begin in July and end in August.

A DOT application for Aaronson Road is being prepared. A support resolution is on the agenda this evening.

The Mill Lane culvert replacement project will tentatively have final restoration for the pavement sometime within the next week.

Lastly he gave a brief update on some of the JLUB projects including: Margolis Phase II, Route 206 Warehouse, Vanco Warehouse, PSE&G substation, Pheasant Run Subdivision and APWC Worship House.

Deputy Mayor Ocello questioned the paving on Route 68.

Engineer Johnson explained that it is a seal coat life extension product to extend the life of the roadway before it needs to be repaved.

Committeeman Tallon mentioned the area at the end of Wayne Drive where there is an issue with drainage. In walking the area there are some things that could be done to help, but there is no easement. There are issues with the stormwater structures that lead to the ditch on private property. He thinks the Township should look into getting an easement for that area and keeping the ditch open to prevent the water from laying the pipes.

Engineer Johnson will reach out to Committeeman Tallon to set up a field visit.

- E. Fire Prevention/OEM Report – **Chief Dubell** explained that there were 40 calls since the last meeting. Year to date there have been 172 calls. Every Monday and Wednesday night the members are at the Fire House completing training and maintaining equipment. The next hoagie sale will be on Saturday, June 25th. He thanked Special Events for Field Day and the Touch-a-Truck events. He also thanked Committeeman Golenda who won the 50/50 at Field Day as he donated his winnings back to the Fire Company.

Chief Borgstrom reported regarding OEM. He mentioned training courses that Mr. Belonzi has taken during the OEM Conference. Fiscal Year 2022 EMAA Grant application has been submitted. Other grants are being considered as well.

11 Uniform Fire Code Inspections for commercial establishments and 21 resale inspections were completed for the month of May.

He asked the Township Committee about signing over Engine 3311, to the Fire Department as it's been approved to put out for sale. It has very little value and will be used as a trade in at the dealership. He also questioned if he would be able to donate a Tahoe to the Ambulance squad once his new one is received.

Attorney Prime is looking at the statute pertaining to the request for the Fire Engine sale and it can be considered at the next meeting. The Tahoe donation matter does not require Governing Bod action.

Chief Borgstrom then questioned the status of discussions regarding the Fire Department lease. There are several grants available, but a lease would be required to apply.

Attorney Prime stated that the Township Committee was provided a copy of the lease to review and comment. He is hopeful to have action on same during the next meeting.

He then mentioned the Tower Gate application that includes 288 apartment units. If this would come to fruition the Fire Department would need a ladder truck. He would like to begin the process now as it takes 2 years to build and year to figure out financing. It could be possible to ask the developer to help fund this purchase. He added that he would like to get EMS involved in the JLUB process.

Mayor Mojena stated that Tower Gate is a very large project that would bring a substantial number of residents to the Township impacting all municipal services. With 560 homes expected it will need to be planned at looked at accordingly.

Attorney Prime added the Fire Official typically writes a report on JLUB projects. Possibly, the EMS could be included in that process, which would not include any Ordinance modifications.

Committeeman Golenda questioned if the Committee could do a straw poll regarding the lease with the Fire Department since the grant applications are starting so soon.

Attorney Prime confirmed that it can be finalized and signed subject to the Committee ratifying at the next meeting.

Deputy Mayor Ocello questioned when the emergency lights outside the municipal building will go into effect.

Mayor Mojena stated that the lights are fully installed and all they need is the final connection, which will be expedited as soon as possible.

Chief Borgstrom mentioned the possibility of having a recruitment program at the high school for the Fire Department and EMS. He would like to add a training program where half the day they are in school and the other half they're learning a trade in Fire or EMS. It may help with the dwindling number of volunteers.

Mayor Mojena will help to facilitate this.

ORDINANCE: (FIRST READING/INTRODUCTION)

ORDINANCE NO. 2022-7 AN ORDINANCE TO AMEND CHAPTER 30 ENTITLED MOTOR VEHICLE TOWING AND STORAGE

WHEREAS, Chapter 30 Entitled Motor Vehicle Towing and Storage has specific requirements regarding payment schedules for Towing and Storage fees in connection with the same; and

WHEREAS, the current ordinance provides for towing fees for different classes of Motor Vehicles, Light Duty, Medium Duty and Heavy Duty classifications for the purpose of determining the appropriate fees to be charged, at Chapter 30. C. 6. (1) (a), (b), and (c); and

WHEREAS, Mansfield Township has decided to Amend Chapter 30 to provide for the increase of the fees charged for towing, depending on the classification of the Motor Vehicle to be towed; and

WHEREAS, Mansfield Township has further decided to Amend Chapter 30

NOW, THEREFORE, BE IT RESOLVED Chapter 30 is hereby amended as follows:

30.6. C. (1) (a) fee for light duty tow (6,000 or less to 10,000 GVW) is increased from \$125.00 to \$190.00
30.6. C. (1) (a) fee for medium duty tow (10,001 to 16,000 GVW) is increased from \$200.00 to \$375.00; medium duty tow (16,001 to 19,500 (GVW) is increased from \$200.00 to \$425.00

30. 6. C. (1) (a) fee for heavy duty tow (26,001 to 33,000 (GVW) is increased from \$450.00 to \$475.00; heavy duty tow (33,001 and over is increased from \$450.00 to \$575.00

30.6.C. (4) Winching fees shall be amended as follows:

Light Duty 6,000 or less to 10,000 (GVW) \$82.00; Medium Duty 10,001 to 16,000 (GVW) \$140.00; Medium Duty 16,001 to 19,500 (GVW) \$152.00; Medium Duty 19,501 to 26,000, \$165.00; Heavy Duty 26,001 to 33,001 (GVW) and over \$185.00

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.

A motion to introduce the above Ordinance was offered by **Deputy Mayor Ocello** and seconded by **Committeeman Golenda**. Motion carried unanimously on a roll call vote recorded as follows:

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

ORDINANCE NO. 2022-8

AN ORDINANCE TO AMEND CHAPTER 27, ENTITLED “LAND USE PROCEDURES”, SECTION 27 ATTACHMENT 1, CHECKLIST A

WHEREAS, Chapter 27 entitled Land Use Procedures has specific requirements in the form of checklists for completion in connection with development; and

WHEREAS, The Mansfield Township Fire Official has requested to amend Chapter 27, Checklist A, Attachment 1 to clarify fire vehicle access on land use development applications; and

WHEREAS, The Mansfield Township Committee has decided to amend Chapter 27, Checklist A, Attachment 1, to require fire vehicle specifications for land use applications to ensure access around the building as well as, showing all water mains/hydrants as required by Fire Code, Chapter 33, Fire Safety During Construction and Demolition, Section 3310 Access for Firefighting, and Section 3312 Water Supply for Fire Protection.

NOW, THEREFORE, BE IT RESOLVED Chapter 27, Checklist A, Attachment 1, be amended to add additional language to number 17. Submission to the Mansfield Township Fire Official to read as follows:

Said submission shall include a site plan showing an access surface capable of supporting a minimum weight of 75,000 pounds as well as, all water mains/hydrants. Access shall be around the building as required.

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.

Attorney Prime explained that this Ordinance adds a checklist item to the submission requirements for the JLUB.

A motion to introduce the above Ordinance was offered by **Deputy Mayor Ocello** and seconded by **Committeeman Golenda**. Motion carried unanimously on a roll call vote recorded as follows:

AYE: OCELLO, GOLEND, TALLON, SISZ, MOJENA

NAY: NONE ABSENT: NONE

ORDINANCE 2022-9

AN ORDINANCE AMENDING CHAPTER 60 OF THE CODE OF THE TOWNSHIP OF MANSFIELD ENTITLED “TRAFFIC CONTROL” TO ADOPT A NEW SECTION 60-21 ENTITLED “FIRE LANES AND ZONES, TITLE 39 ENFORCEMENT”

BE IT ORDAINED AND ESTABLISHED by the Township Committee of the Township of Mansfield, in the County of Burlington and State of New Jersey, as follows:

SECTION ONE: Purpose and Intent. N.J. S.A. 39:4-197 permits a municipality to adopt certain traffic ordinances without the approval of the Commissioner of the Department of Transportation. N.J.S.A. 40:48-2.46 provides that, in addition to the powers conferred by N.J.S.A. 39:4-197, the governing body of every municipality may make, amend, repeal and enforce ordinances to regulate vehicular and pedestrian traffic and the parking of vehicles in parking yards and parking places, which are open to the public or to which the public is invited, whether maintained or operated separately or in conjunction with any business or enterprise. The Township Committee finds that parking in designated fire zones or fire lanes creates a dangerous condition to the public health, safety and welfare of the citizens of Mansfield Township and the public at large.

SECTION TWO: Amendment. Chapter 60 of the Mansfield Township Code is hereby amended to create and adopt a new Section 60-21, as follows.

60-21. Fire Lanes and Zones, Title 39 Enforcement:

- A. There shall be no parking, standing or stopping by any vehicle in designated fire lanes or designated fire zones on any property in the Township, except by authorized fire, emergency or police vehicles engaged in official business.
- B. This Ordinance may be enforced in accordance with N.J.S.A. 39:4-139.2 the state “Parking Offenses and Adjudication Act.”
- C. The owner of any private property in Mansfield Township on which a shopping center, retail, office, commercial, industrial or other non-residential use is used or operated shall be deemed to have consented to the enforcement of the state motor vehicle laws established in Title 39 of the Revised Statutes of State of New Jersey. Consent to Title 39 enforcement shall be deemed a condition of any approval by the Township

Joint Land Use Board and shall be included as a condition in any resolution of approval for any private shopping center, retail, office, commercial or other non-residential use.

SECTION THREE: REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- D. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- E. 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.
- F. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Attorney Prime explained that this Ordinance gives the FD and PD the right to enforce the provisions on any property in the Township, particularly referenced to illegal parking in fire lanes and zones.

A motion to introduce the above Ordinance was offered by **Committeeman Tallon** and seconded by **Deputy Mayor Ocello**. Motion carried unanimously on a roll call vote recorded as follows:

AYE: TALLON OCELLO GOLENDIA, SISZ, MOJENA

NAY: NONE ABSENT: NONE

RESOLUTIONS: (Non Consent)

**RESOLUTION 2022-6-2
RESOLUTION TO AUTHORIZE READING BUDGET
BY TITLE ONLY**

WHEREAS, N.J.S.A. 40A:4-8, as amended by Chapter 259, P.L. 1995 provides that the Budget may be read by title only at the time of the Public Hearing if a Resolution is passed by not less than a majority of the full Governing Body, providing that at least one week prior to the date of hearing a complete copy of the Budget had been made available for public inspection.

WHEREAS, these conditions have been met.

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

- 1. That the Township Committee, for the aforementioned reasons, here by determines that the Budget shall be read by title only.

A motion to adopt the above Resolution was offered by **Deputy Mayor Ocello** and seconded by **Committeeman Sisiz**.

AYE: OCELLO, SISZ, GOLENDIA, TALLON, MOJENA

NAY: NONE ABSENT: NONE

**RESOLUTION 2022-6-3
SELF-EXAMINATION OF BUDGET RESOLUTION [as required by DCA]**

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Township of Mansfield has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2022 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the Township of Mansfield that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

- 1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
- 2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
 4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate and correctly stated,
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
 5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
 6. That all other applicable statutory requirements have been fulfilled.
- BE IT FURTHER RESOLVED** that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

A motion to adopt the above Resolution was offered by **Deputy Mayor Ocello** and seconded by **Committeeman Tallon**. Motion carried unanimously on a roll call vote recorded as follows:
 AYE: OCELLO, TALLON, GOLEND, SISZ, MOJENA
 NAY: NONE ABSENT: NONE

Municipal Budget of the Township of Mansfield County of Burlington for the Fiscal Year 2022

MANSFIELD TOWNSHIP
 BURLINGTON COUNTY
 RESOLUTION 2022-5-2A

SECTION 2 - UPON ADOPTION FOR YEAR 2022

Be It Resolved by the COMMITTEEPERSONS of the RESOLUTION of the TOWNSHIP
 of MANSFIELD County of BURLINGTON that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

(a) \$ 5,217,740.95 (Item 2 below) for municipal purposes, and
 (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
 (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations,
 (d) \$ - (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
 (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
 (f) \$ - (Item 5 Below) Minimum Library Tax

RECORDED VOTE
 (Insert last name)

	Aye: OCELLO SISZ GOLENDA TALLON MOJENA	Nays: NONE		Abstained: NONE
				Absent: NONE

SUMMARY OF REVENUES

1. General Revenues:			
Surplus Anticipated			
Miscellaneous Revenues Anticipated	06-100	\$	915,000.00
Receipts from Delinquent Taxes	13-895	\$	3,235,142.42
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 5(a), Sheet 11)	18-440	\$	185,835.00
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:	01-190	\$	5,217,740.95
Item 5, Sheet 42			
Item 5(d), Sheet 11 (N.J.S.A. 40A:4-14)	07-155	\$	-
	03-191	\$	-
4. TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY		\$	-
To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 5(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	\$	-
Total Revenues	13-890	\$	9,853,718.37

Sheet 41

A motion to adopt the above resolution was offered by **Committeeman Sisz** and seconded by **Deputy Mayor Ocello**.

Mayor Mojena opened the meeting to public hearing for the 2022 Budget:

PUBLIC HEARING:

Bob Higgins, 450 Mansfield Road East – He was happy to see that the Township hired a Police Officer. He was concerned with EMS funding going up \$125,000. He questioned the possibility of putting the EMS and Fire Company together. He would like to see some costs savings in this area. In addition, he was concerned with the capital projects. He mentioned the amount of debt incurred in the previous year as well as what is planned for this year and he noted the amount of debt paid off. He believes within the last two years incurring additional debt of about \$3,146,000.00, which is too much. He discussed the upcoming rollback taxes expected as well as, the anticipated Pilot programs.

Mayor Mojena mentioned that maintaining a zero tax increase is so important, but needs to be re-evaluated each year. The debt ratio was looked at very carefully.

Kristianne Goodenough, 28126 Gaunts Bridge Road – She mentioned the bay replacement floors for the Fire Department with the building maintenance as she did not see that in the budget. Additionally, she questioned if the study of the Fire Department was included. She then questioned the Master Plan re-evaluation and which line item it fell into.

CFO Grouser explained that both the bay floors and study for the Fire Department are included in the budget. The Master Plan however, was not included. It can be a special addition when it comes to fruition.

Committeeman Tallon mentioned that the Office of Planning Advocacy can help the Township with the Master Plan, which could begin this year.

The above motion for Resolution 2022-5-2A 2022 Municipal Budget, carried unanimously on a roll call vote recorded as follows:

AYE: SISZ, OCELLO, GOLEND, TALLON, MOJENA

NAY: NONE ABSENT: NONE

CONSENT AGENDA: Note to the Public: Robert's Rules for Parliamentary Procedure provide for a consent agenda listing several items for approval by the Committee via a single motion. Any item requiring expenditure is supported by a Certification of Availability of Funds. Any item requiring discussion will be removed from the Consent Agenda.

RESOLUTION 2022-6-4

**C REED'S INC.: T/A C REED'S PLACE
2022-2023 LIQUOR LICENSE RENEWAL**

WHEREAS, C. Reed's Inc. T/A C. Reed's Place, Plenary Retail Consumption License #0318-33-003-002 located at 5234 Route 130, PO Box 92, Columbus, NJ 08022 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic beverages at their establishment; and,

WHEREAS, said application for the 2022-2023 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

WHEREAS, a Tax Clearance Certificate has been received from the Division of Taxation indicating that C. Reed's Inc. T/A "C. Reed's Inc." is in compliance with Chapter 161, Laws of NJ 1955; and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-003-002 in the name of C. Reed's Inc. be renewed for the 2022-2023 Licensing Year.

RESOLUTION 2022-6-5

**CABOBE, INC: T/A "CORNER HOUSE"
2022-2023 LIQUOR LICENSE RENEWAL**

WHEREAS, Cabobe, Inc., T/A "Corner House" Plenary Retail Consumption License #0318-33-001-003 located at 24549 East Main Street, Columbus, NJ 08022 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic beverages at their establishment; and,

WHEREAS, said application for the 2022-2023 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

WHEREAS, a Tax Clearance Certificate has been received from the Division of Taxation indicating that Cabobe, Inc., T/A "Corner House" is in compliance with Chapter 161, Laws of NJ 1955; and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-001-003 in the name of Cabobe, Inc., T/A "Corner House" be renewed for the 2022-2023 Licensing Year.

RESOLUTION 2022-6-6

**OLDE COLUMBUS INNE BAR, LLC: T/A "OLDE COLUMBUS INNE"
2022-2023 LIQUOR LICENSE RENEWAL**

WHEREAS, Olde Columbus Inne Bar, LLC: T/A "Olde Columbus Inne" Plenary Retail Consumption License #0318-33-002-008 located at 24491 West Main Street, Columbus, NJ 08022 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic beverages at their establishment; and,

WHEREAS, said application for the 2022-2023 licensing year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

WHEREAS, a Tax Clearance Certificate has been received from the Division of Taxation indicating that Olde Columbus Inne Bar, LLC: T/A "Olde Columbus Inne" is in compliance with Chapter 161, Laws of NJ 1955; and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-002-008 in the name of Olde Columbus Inne Bar, LLC: T/A “Olde Columbus Inne” be renewed for the 2022-2023 Licensing Year.

RESOLUTION 2022-6-7

LIQUOR MART, INC.:

2022-2023 PLENARY RETAIL DISTRIBUTION LICENSE RENEWAL

WHEREAS, Liquor Mart, Inc. Plenary Retail Distribution License #0318-44-004-001, located at 3224 Route 206, Bordentown, NJ 08505 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic at their establishment; and

WHEREAS, said application for the 2022-2023 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$2,500.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and

WHEREAS, a Tax Clearance Certificate has been received from the Division of Taxation indicating that the Liquor Mart Inc. is in compliance with Chapter 161, Laws of NJ 1955; and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Distribution License #0318-44-004-001 in the name of Liquor Mart Inc. be renewed for the 2022-2023 Licensing Year.

RESOLUTION 2022-6-8

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY AUTHORIZING THE TOWNSHIP TO LEASE REAL PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANSFIELD AS BLOCK 41, LOT 2.01 FOR THE PERIOD OF JANUARY 1, 2023 THROUGH DECEMBER 31, 2025

WHEREAS, the Township of Mansfield (“Township”) is the owner of a parcel of land located at 160 Petticoat Bridge Road officially identified on the Township tax map as Block 41, Lot 2.01 (the “Property”);

WHEREAS, the Township has no immediate use for the Property;

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12-14, the Township, advertised the bid in accordance with the regulations promulgated there under, to lease the property for farming purposes; and

WHEREAS, the Township received a response to said bid solicitation, from Paul and Barbara Shinn, Proprietors of Toyland Farms, for \$65.00 per tillable acre times 146 acres a year in the amount of \$9,490 for a three year term totaling \$28,470; and

WHEREAS, the Township, concurrent with this Resolution, has prepared lease specifications offering to lease the property to Paul Shinn and Barbara Shinn, Proprietors of Toyland Farms, for farming purposes for the leased term of January 1, 2023 through December 31, 2025 for the sum of \$9,490.00 per leased year due on the 4th (fourth) day of January of that year of occupancy.

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

- 1.** The Township of Mansfield hereby affirms authorization to enter into a leasehold agreement with a lessee for the express purpose of farming the Property.
- 2.** The lease agreement between the Township and the perspective lessee shall be prepared in accordance with the lease specifications as proposed.
- 3.** The Township Mayor and Clerk are hereby authorized to execute on behalf of the Township any and all documents necessary to effectuate the lease of said property for the period of January 1, 2023 through December 31, 2025.
- 4.** Any other resolutions inconsistent herewith are repealed and rescinded to the extent of such inconsistency.

RESOLUTION 2022-6-9

RESOLUTION AUTHORIZING THE AWARD OF A “REQUIRED DISCLOSURE” CONTRACT FOR THE REPAIR OF SINK HOLES AND CATCH BASIN PIPE ON TOWNSHIP ROADS AS IDENTIFIED IN PROPOSAL SUBMITTED BY R. MOSLOWSKI EXCAVATING, INC.

WHEREAS, the Township of Mansfield has the need to repair sink holes on Harrington Drive and the intersection of Ellington & Ambrose Drive and to repair pipe at the catch basin on Crammer Court; and

WHEREAS, as permitted by the New Jersey Local Public Contracts Law, N.J.S.A. 40A: 11-3. since the anticipated amount of the contract did not exceed the statutory maximum of \$44,000, the Township Qualified Purchasing Agent authorized the award of a contract for the repair of sink holes and catch basin pipe on Township Roads to R. Moslowski Excavating, Inc. (“Vendor”) as a “Required Disclosure” contract based on proposals pursuant to the aforesaid statutory provisions; and

WHEREAS, Contractor has performed services, to date, in the amount of \$11,000 and has submitted a proposal dated May 4, 2022, that additional services required will be approximately \$13,500 and the total amount of the Contract will exceed the \$17,500 statutory maximum in the aggregate set forth in N.J.S.A. 19:44A-20.5, concerning eligibility for municipal contracts; and

WHEREAS, the anticipated term of this contract is one (1) year from June 15, 2022 but in no event shall the total amount of the contract amount exceed the bid threshold of \$44,000 pursuant to N.J.A.C. 5:34-8.1(b); and

WHEREAS, R. Moslowski Excavating, Inc. has submitted a proposal dated May 4, 2022, indicating they will provide the repair of sink holes on Harrington Drive and the intersection of Ellington & Ambrose Drive and to repair pipe at the catch basin on Crammer Court; and

WHEREAS, to satisfy the provisions of N.J.S.A. 19:44A-20.5, concerning eligibility for municipal contracts, Vendor has completed and submitted a Business Entity Disclosure Certification which certifies that R. Moslowski Excavating, Inc. has not made any reportable contributions to a political or candidate committee in the Township of Mansfield and has not made any reportable contributions to the following elected officials; Mayor Marcial Mojena, Deputy Mayor Rudy Ocello, Committeeman Robert Tallon, Committeeman Daniel Golenda or Committeeman Brian Sisz in the previous one year, and that the contract will prohibit R. Moslowski Excavating, Inc. from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial Officer, Bonnie J. Grouser, has certified that sufficient funds are available to award said contract and have been authorized against Capital Ordinance 2021-29, as adopted by the Township Committee at the Regular Meeting that was held on November 23, 2021; and

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Township of Mansfield authorizes the Qualified Purchasing Agent to enter into a contract with R. Moslowski Excavating, Inc. as described herein; and,

BE IT FURTHER RESOLVED that the Business Entity Disclosure Certification and the Determination of Value be placed on file with this Resolution, and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk, as necessary, are hereby authorized to execute said contract with R. Moslowski Excavating, Inc.; and

BE IT FURTHER RESOLVED Notice of said action shall be published in the Burlington County Times and the Trenton Times as required by law.

**Accepting Performance Guarantee
NFI, Turnpike Crossings IV, LLC
Block 45.01, Lots 2.01, 3.01 and 3.02 – 1170 Florence Road**

WHEREAS, NFI aka Turnpike Crossing IV, LLC has received Final Site Plan approval for the construction of a warehouse located at Block 45.01, Lots 2.01, 3.01 and 3.02 – 1170 Florence Road by the Mansfield Township Joint Land Use Board; and

WHEREAS, a cost estimate dated February 7, 2022 was received from Douglas M. Johnson, P.E., C.M.E., C.P.W.M., of Remington & Vernick Engineers for the proposed improvements for this project; and

WHEREAS, Turnpike Crossings Iv, LLC. has submitted the following Performance Surety Bond and 25% Cash Performance Bond; and

Safety & Stabilization	Bond No. LPM9402056	\$ 15,582.43	
Landscape Buffer	Bond No. LPM9402055	\$ 144,660.00	
25% Cash Performance Bond (Deposit in escrow)			<u>\$ 97,264.91</u>
			Total: \$ 257,507.34

WHEREAS, the Township Solicitor, Timothy Prime, Esq. has received, reviewed and approved the subdivision bonds, as to form.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey that Bond No. LPM9402056 and Bond No. LPM9402055 and the 25% Cash Performance as listed above are hereby accepted as the **Performance Guarantees** for Turnpike Crossing IV, LLC., located at 1170 Florence Road.

BE IT FURTHER RESOLVED, by the Township Committee, as aforesaid, that this acceptance is conditioned upon the payment of all fees incurred by the municipality to the engineer or other professionals in connection with any inspection and report concerning the improvements covered by said performance guarantee; and if there be a sufficient sum held in escrow by the township for the purpose of paying for said inspections and reports, said escrow may be utilized for the purpose and in the absence of a sufficient escrow said fees shall be paid by the obligor directly, pursuant to N.J.S.A. 40:55D-53(2)h.

RESOLUTION 2022-6-11

A RESOLUTION APPROVING A RAISE TO CERTAIN MANSFIELD TOWNSHIP STATUTORY AND AT-WILL EMPLOYEES

WHEREAS, Mansfield Township is desirous of retaining dependable and experienced employees; and

WHEREAS, the Mansfield Township Committee is appreciative of the hard work of all of its Statutory and At-Will Township Employees; and

WHEREAS, the Township Committee realizes that certain At-Will and Statutory Township Employees have not received a Cost Of Living Increase for the year 2022; and

WHEREAS, the Township Committee has sufficient funds to approve a 5% increase in wages to be paid to certain At-Will and Statutory Township Employees, which will be retroactive to January 1, 2022; and

WHEREAS, The Township Committee has determined that this 5% increase will only pertain to those employees who have not received an increase or promotion with the 2022 calendar year and were employed as of January 1, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey does hereby approve a 5% increase in wages paid to certain Statutory and At-Will Township Employees, retroactive to January 1, 2022.

RESOLUTION 2022-6-12
A RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY

WHEREAS, the Township Committee has found that certain motor vehicles are no longer needed for public use by the township, and

WHEREAS, the Township Committee believes that it would be advantageous to dispose of its surplus property, and

WHEREAS, N.J.S.A. 40A:12-13 and 40A:12-13.1 permit the Township to dispose of surplus property no longer needed for public use by auction and to authorize such action by Resolution of the municipality;

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

1. The following motor vehicles are hereby declared to be surplus property and no longer needed for public use:

2005 Dodge Neon	1B3ES56C15D277580
2011 Acura MDX	2HNYD2H60BH505086
2001 Mercedes E320	WDBJF82J91X055495

2. The Chief Of Police and Township Clerk are directed to arrange for the public auction of the vehicle through GovDeals, a service used by various government agencies, allowing them to sell surplus and confiscated items via the internet.

The Township Clerk shall assure that proper public notice of the auction is made, as required by law.

RESOLUTION 2022-6-13
RESOLUTION SUPPORTING AN APPROPRIATIONS AND LEVY CAP EXEMPTION FOR THREE YEAR PERIOD FOR INCREASES IN LIABILITY, WORKER'S COMPENSATION, CYBER LIABILITY AND PROPERTY INSURANCE

WHEREAS, pursuant to N.J.S.A. 40A:4-45, et al, a municipality is required to limit any increase in its levy to 2.0% and any increase in appropriations to 2 1/2% or the cost-of-living adjustment, whatever is less, over the prior year's final appropriations subject to certain exceptions; and

WHEREAS, all local public entities have incurred an estimated \$50 million in COVID related worker's compensation claims and it is anticipated that these costs will continue to increase as a result of long-term COVID cases; and

WHEREAS, a 2021 New Jersey Department of Labor decision regarding workers compensation funding has generated increased costs to municipalities by over 10% in order to cover claims that were previously funded by the State pension system; and

WHEREAS, a recent amendment to the sexual molestation statute of limitations will increase total liability costs by an estimated amount of 6%; and

WHEREAS, the frequency of weather-related catastrophic claims and corresponding impacts are anticipated to increase property insurance costs by over 10% per year; and

WHEREAS, cyber liability events throughout the country have resulted in doubling premium costs in 2022 and such costs are expected to accelerate at a pace far greater than the rate of inflation; and

WHEREAS, these increasing costs, regulations, policy decisions and environmental impacts are occurring when many other items and costs in municipal budgets are also increasing at an inflationary rate.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the (NAME OF MUNICIPALITY) that N.J.S.A. 40A:4-45 be amended to provide that appropriations in the first three years after the effective date of (this amendment) for liability insurance, worker's compensation insurance, cyber insurance, and property insurance be exempt from the Appropriation CAP and the Levy CAP.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to the New Jersey Legislative representatives for the Township of Mansfield.

RESOLUTION 2022-6-14
RESOLUTION APPROVING THE 2021 LOSAP CERTIFICATION LIST FOR
QUALIFICATION OF FRANKLIN FIRE COMPANY VOLUNTEER HOURS

WHEREAS, pursuant to N.J.S.A. 40A:14-191, emergency service organizations participating in a Length of Service Awards Program (LOSAP) shall annually certify to the sponsoring agency a list of all volunteer members who have qualified for credit for the previous year, and;

WHEREAS, the certification shall be based on records maintained by the emergency service organization in accordance with the sponsoring agency's adopted point system, and;

WHEREAS, the required certification has been presented by the Franklin Fire Company to the Local Plan Administrator within, and;

WHEREAS, the Local Plan Administrator has reviewed the annual list, requested supporting documentation from Franklin Fire Company to substantiate the information provided, and is satisfied that the list is complete and accurate;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the certified list of volunteer members of the Franklin Fire Company who have qualified for credit under LOSAP for the year 2021 is hereby approved, and

BE IT FURTHER RESOLVED that the approved certification list was posted at the office of the Municipal Clerk, then returned to the Franklin Fire Company for posting at its location for an additional 30 day period which allowed sufficient time for the members review.

RESOLUTION 2022-6-15
RESOLUTION AUTHORIZING THE REFUND OF DRIVEWAY PERMIT
FOR BLOCK 60, LOT 15 (2949 KINKORA ROAD)

WHEREAS, driveway permit #DW22-1 was issued for Block 60, Lot 15, also known as 2949 Kinkora Road; and

WHEREAS, fees in the amount of \$25.00 and \$250.00 were received and deposited for the driveway permit fee and engineering inspection escrow; and

WHEREAS, due to a recent policy change, Mansfield Township Engineer, Remington and Vernick has advised that a driveway inspection is not necessary.

WHEREAS, a refund to the homeowner is recommended in the amount of \$275.00.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, that a refund in the amount of \$275.00 to Robin Bucchi of 2949 Kinkora Road, for driveway permit #DW22-1 is hereby approved and authorized.

RESOLUTION 2022-6-16
A RESOLUTION OF THE TOWNSHIP COMMITTEE APPOINTING FRANK PARKERSON AS THE
PUBLIC WORKS FOREMAN FOR THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON,
STATE OF NEW JERSEY

WHEREAS, the Public Works Foreman, Charles Brandon Metz, has resigned from his position effective May 13, 2022 rendering a vacancy; and

WHEREAS, there is a need for a full time Public Works Foreman for the Township of Mansfield; and

WHEREAS, Frank Parkerson, current Assistant Public Works Foreman has expressed interest in the Public Works Foreman position and was found to possess excellent qualifications for scope of the position.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield at their Regular Meeting held on June 15, 2022 hereby appointments Frank Parkerson as the Mansfield Township Public Works Foreman, at a salary of \$79,950 per annum, effective May 16, 2022 with all benefits associated with said full time position.

RESOLUTION 2022-6-17
MEMORIALIZING RESOLUTION APPROVING THE SUBMITTAL OF GRANT APPLICATION AND
EXECUTION OF GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION FOR MA-2023-FY-2023-RESURFACING OF AARONSON ROAD – 00466

WHEREAS, the Township of Mansfield, County of Burlington, is desirous of submitting a grant application with the New Jersey Department of Transportation for FY 2023; and

WHEREAS, the Mansfield Township Engineer and Administrator have recommended the submittal of application and execution of grant contract for MA-2023-FY'2023 Resurfacing of Aaronson Road -00466; and

WHEREAS, that the Township Committee of the Township of Mansfield, County of Burlington formally approves the grant application for the resurfacing of Aaronson Road

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Municipal Clerk are hereby authorized to submit an electronic grant application identified as MA-2023-FY 2023-Resurfacing of Aaronson Road – 00466 from NJDOT SAGE to the New Jersey Department of Transportation on behalf of Mansfield Township.

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Mansfield and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

RESOLUTION 2022-6-18

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH REMINGTON AND VERNICK
ENGINEERS, FOR THE ENGINEERING/DESIGN, BID DOCUMENTS/SPECIFICATIONS,
BIDDING/ADVERTISEMENT SUPPORT, CONTACT ADMINISTRATION AND CONSTRUCTION
OBSERVATION SERVICES FOR IMPROVEMENTS TO ISLAND ROAD

WHEREAS, Remington and Vernick Engineers have assisted the Township in obtaining a \$195,000 grant from the fiscal year 2022 NJDOT Trust Fund for the resurfacing of Island Road; and

WHEREAS, Remington and Vernick has submitted a proposal on February 14, 2022 (attached hereto and made a part hereof as Exhibit A) in an amount not to exceed \$42,690.00 to provide the engineering services required for the engineering/design, bid documents/specifications, bidding/advertisement support, contact administration and construction observation services for improvements to Island Road. A portion of the amount for engineering services is subject to payment from the grant amount if authorized by NJDOT.

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 June 15, 2022, at the Municipal Complex at 7:00 PM that:

1. The Township Committee hereby authorizes the execution of a contract to Remington Vernick Engineers for the Engineering/Design/Bid Documents/Specifications/Bidding/Advertisement Support, Contact Administration and Construction Observation Services For Improvements to Island Road for a sum not to exceed \$42,690.00, as set forth in detail in Exhibit A.
2. This award is made available through the following account:

01 201 20 165 127
3. The Mayor and Township Clerk are hereby authorized to execute a contract and any related documents in a form substantially the same as that included in the specifications.

RESOLUTION 2022-6-19

RESOLUTION TO AMEND RESOLUTION 2022-1-3 ENTITLED "APPOINTMENT OF PROFESSIONAL STAFF 2022"

WHEREAS, during the 2022 Reorganization Meeting for Mansfield Township, under Resolution 2020-1-3, James D. Fattorini, Esq. was appointed as the Public Defender for the Mansfield/Springfield/Southampton Municipal Court; and

WHEREAS, since said appointment, Mr. Fattorini has resigned his position with Mansfield and accepted an appointment as a State of New Jersey Judge.

NOW, THEREFORE, BE IT RESOLVED by the Mansfield Township Committee, County of Burlington, State of New Jersey hereby authorizes and appoints Mario D. Zapicchi, MBA, Esq., 231 Crosswicks Rd., Suite 14, Bordentown, NJ 08505 as Public Defender for the Mansfield/Springfield/Southampton Municipal Court for the remainder of the 2022 calendar year, effective June 15, 2022.

BE IT FURTHER RESOLVED by the Mansfield Township Committee, County of Burlington, State of New Jersey hereby authorizes and directs that the **Mayor** and the Municipal Clerk execute an agreement with Mario D. Zapicchi, Esq. as Public Defender for Mansfield/Springfield/Southampton Municipal Court.

RESOLUTION 2022-06-20

RESOLUTION FOR THE REFUND OF TAX OVERPAYMENTS

WHEREAS, Property Taxes were overpaid on the properties listed below; and

WHEREAS, this overpayments were due to a payment by Corelogic Tax Service., and they are requesting a refund;

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 June 15, 2022 hereby authorizes the refunding of the following to Corelogic Tax Service by the Tax Collector.

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>	8.03
1	Leechong, Jaquan		\$5,205.81	
10.03	127	Hamilton, Kenneth	\$2,412.92	
33.04	9.04	Carroll, Michael	\$3,441.61	
42.02	15	Megariotis, Joanna-Estate Of	<u>\$1,039.49</u>	
		Tot	\$12,099.83	

RESOLUTION 2022-06-21

RESOLUTION FOR THE REDEMPTION OF TAX LIEN

WHEREAS, at the Mansfield Township Tax Sale held on July 15, 2021, a lien was sold to FIG Cust FIGNJ19LLC & Sec Pty on Block 28, Lot 24, also known as 24740 East Main Street for 2020 delinquent taxes; and,

WHEREAS, Cynthia Haviland has affected redemption of Certificate #21-00002 on June 6, 2022.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, authorizes that a check be issued to FIG Cust FIGNJ19LLC & Sec Pty, for the redemption of this lien.

<u>Lien Holder</u>	<u>Lien #</u>	<u>Amount</u>
FIG Cust FIGNJ19LLC & Sec Pty	21-00002	\$18,161.97

**RESOLUTION 2022-6-22
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>
10.08	43	Kenneth Corbin	\$1,124.07

(Effective 05/12/22)

**RESOLUTION 2022-6-23
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 2nd 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 June 15, 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>
43		Kenneth Corbin	\$1,124.07

(Effective 05/09/22)

**RESOLUTION 2022-6-24
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>
3	6.06	Jason Stavar	\$507.12

(Effective 05/27/22)

**RESOLUTION 2022-6-25
RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON, AUTHORIZING THE TAX COLLECTOR TO PREPARE AND MAIL THIRD QUARTER ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994, C.72**

WHEREAS, the State of New Jersey has not certified Municipal County Budgets as of this date; and

WHEREAS, as a result thereof, the Burlington County Board of Taxation is unable to verify Mansfield Township's tax rate and the Mansfield Township's Tax Collector will be unable to mail the Township's 2022 tax bill on a timely basis; and

WHEREAS, the Township of Mansfield Tax Collector, in consultation with the Township of Mansfield Chief Financial Officer, has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and the Township of Mansfield Tax Collector has signed a certification showing the tax levies for the previous years, the tax rates and the range of permitted estimated tax levies;

WHEREAS, the general tax rate is anticipated to be \$3.331 per \$100 assessed valuation resulting in a \$33,856,760.15 total levy in 2022, which is equal to 99.44% of the 2021 Tax Levy.

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 June 15, 2022 hereby authorized and directed to process estimated tax bills for the third quarterly installment of 2022 taxes; and

RESOLUTION 2022-6-26

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD APPROVING THE ASSIGNMENT AND ASSUMPTION OF, AND CONSENT TO TRANSFER, THE REDEVELOPMENT AGREEMENT FOR THE ELION REDEVELOPMENT PROJECT BLOCK 30, LOTS 9.02, 10, 11, 12 AND 13.02 IN THE TOWNSHIP OF MANSFIELD BETWEEN ELION ACQ LLC, EP MANSFIELD LLC AND THE TOWNSHIP OF MANSFIELD APPROVING THE TRANSFER OF SAID PROPERTY AND THE AMENDMENT OF THE REDEVELOPMENT AGREEMENT TO REFLECT THE CHANGE OF OWNERSHIP THEREOF.

WHEREAS, on November 18, 2020, the Mansfield Township Committee adopted Resolution 202-11-5 designating Elion Acq, LLC (“Assignor”) as the Redeveloper of property in Mansfield Township known as Block 30, Lots 9.02, 10, 11, 12 & 13.02 (the “Property”) and further authorized the Township and Township Committee collectively to enter into the Redevelopment Agreement (the “Redevelopment Agreement”) whereby Assignor agreed to construct a warehouse, trucking and/or distribution facility, including an area along the highway frontage for commercial development, and related site improvements, in accordance with the Redevelopment Plan, as that term is defined in the Redevelopment Agreement (the “Project”); and

WHEREAS, Assignor had advised the Township that it has agreed to transfer ownership of the Property and the Project to EP Mansfield LLC (“Assignee”), and to assign all of its rights and obligations in the Redevelopment Agreement to Assignee; and

WHEREAS, the Assignment and Assumption of the Redevelopment Agreement is permitted by and subject to the terms of Part II, Section 8.c of the Redevelopment Agreement, which requires the consent of the Township; and

WHEREAS, the Assignee has agreed to perform all prospective liabilities, obligations and duties of the Redeveloper under the Redevelopment Agreement, as amended by the Amendment to the Redevelopment Agreement, the execution of which is authorized herein. Assignee has specifically covenanted, agreed and warranted to and with the Township that (a) Assignee, with the assistance of counsel, has reviewed the Redevelopment Agreement and each and every sentence, paragraph and section thereof; (b) that the Redevelopment Agreement in its entirety, is understood by, and acceptable to, Assignee in all respects, and (c) Assignee has ratified and confirmed its unconditional acceptance of same and agrees to be bound by same, without condition or exception; and

WHEREAS, in connection with Assignor’s transfer to Assignee, the Assignee must be designated as Redeveloper of the Property; and

WHEREAS, Assignee has advised the Township that, in connection with the transfer, it requires: (a) an amendment to the Redevelopment Agreement to revise Exhibit D “Ownership Disclosure” and Part II Section 13.a “Notices; and

WHEREAS, the Township Committee finds and determines that it can approve and execute the requested amendment to the Redevelopment Agreement, approve the requested transfer of ownership of the Property and the Project to Assignee, approve the assignment of the Redevelopment Agreement, as amended, to Assignee, and designate Assignee as Redeveloper of the Property.

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

1. Pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), the Township hereby designates Assignee as Redeveloper of the Property, subject to all of the terms and conditions of the Redevelopment Agreement, as amended;

2. Pursuant to the provisions of the LRHL the Township hereby consents to the transfer of ownership of the Property to Assignee.

3. Pursuant to the terms of the Redevelopment Agreement, the Township approves and consents to the execution by the Township of (a) the Assignment and Assumption of, and Consent to Transfer of, the Redevelopment Agreement to Assignee attached hereto and made a part hereof as Exhibit A, and (b) the Amendment of the Redevelopment Agreement attached hereto and made a part hereof as Exhibit B,.

4. The Mayor and Clerk are authorized to execute and deliver the documents attached hereto as exhibits upon the adoption of this Resolution, together with any additional documents as are necessary to implement and carry out the intent of this Resolution and the terms and conditions of the Redevelopment Agreement.

5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

6. This Resolution shall take effect immediately and in accordance with law.

RESOLUTION 2022-6-27

AUTHORIZING THE IMPLEMENTATION OF MANSFIELD TOWNSHIP’S MARKET TO AFFORDABLE, HOUSING REHABILITATION AND AFFORDABILITY ASSISTANCE PROGRAMS FUNDED FROM THE TOWNSHIP AFFORDABLE HOUSING TRUST FUND

WHEREAS, on September 15, 2021, the Hon. Jeanne T. Covert, A.J.S.C., Superior Court of New Jersey, Law Division, entered an order approving Mansfield Township's affordable Housing Element and Fair Share Plan, granting Mansfield Township a Final Order of Compliance, Approval of Spending Plan, and Judgment of Repose; and

WHEREAS, as part of the Township’s affordable housing plan, on July 21, 2021 the Township Committee of Mansfield Township adopted the Township’s Affordable Housing Ordinance 2021-12 and on October 20, 2021 subsequently adopted Ordinance 2021-21 amending the Affordable Housing Ordinance to include provisions of the Township’s Market to Affordable and Supportive and Special Needs Housing Programs; and

WHEREAS, as part of the Affordable Housing Ordinance, as amended, Mansfield Township adopted a mandatory development fee ordinance that established standards for the collection, maintenance, and expenditure of development fees to be used for supporting and providing low- and moderate-income housing in the Township; and

WHEREAS, as approved by the Court Order approving the Township's Spending Plan, the Mansfield Township Committee has established an Affordable Housing Trust Fund; and

WHEREAS, the Court Order approved Spending Plan anticipates that Mansfield will utilize monies from the Affordable Housing Trust Fund for the implementation of the Market to Affordable, Housing Rehabilitation and Affordability Assistance Programs to create and/or rehabilitate 23 additional affordable units; and

WHEREAS, the Township's Affordable Housing Administrative Agent has prepared Market to Affordable, Housing Rehabilitation and Affordability Assistance Program Guidelines for the implementation of the Programs and said Guidelines have been submitted to and approved by the Fair Share Housing Center; and

WHEREAS, the Township's Affordable Housing Administrative Agent will implement the Programs in accordance with the approved Guidelines and will investigate, identify and recommend existing housing units that may be deed restricted as to affordability, and rented or sold to qualified low-moderate-income households for the entirety of the restriction time period.

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

1. The Township Committee hereby authorizes the Township Administrator to execute, on behalf of the Township, and after investigation and recommendation by the Township's Affordable Housing Administrative Agent, agreements to approve applicants to the Market to Affordable, Housing Rehabilitation and Affordability Assistance Programs in accordance with the approved Program Manual; and

2. The Township Committee hereby authorizes the Township Administrator to execute, on behalf of the Township, the necessary deed restrictions and to allow for the disbursement of funds as set forth in this Resolution and in accordance with the approved Market to Affordable, Housing Rehabilitation and Affordability Assistance Programs; and

3. The Township Committee hereby directs the Township Chief Financial Officer to provide regular reports to the Township Committee on program disbursements.

A motion to adopt the above resolutions was offered by **Committeeman Sisz** and seconded by **Deputy Mayor Ocello**. Motion carried unanimously on a roll call vote recorded as follows:

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

BILL LIST: Regular & Escrow

A motion to approve the bill lists was offered by **Deputy Mayor Ocello** and seconded by **Committeeman Sisz**. Motion carried unanimously on a roll call vote recorded as follows:

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

MINUTES: Regular Meeting, April 20, 2022

Executive Session, January 9, February 2, March 2, March 16 & May 5, 2022

A motion to approve all of the above mentioned minutes was offered by **Committeeman Sisz** and seconded by **Deputy Mayor Ocello**. Motion carried unanimously on a roll call vote recorded as follows:

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

DISCUSSION ITEMS/PUBLIC HEARINGS/PRESENTATIONS TO COMMITTEE:

A. Justin Avallone of Donnelly Energy - Administrator Fitzpatrick explained that PSE&G was offering an energy audit. Donnelly Energy has provided a proposal for said audit. He went over all of the items that would be replaced including high efficiency bulbs, A/C unit and Boiler.

Mr. Avallone he explained that Donnelly Energy is a participating contractor in PSE&G direct install program for over 12 years. A full energy assessment of the municipal building was completed. PSE&G will pick up a large majority of the costs upfront and the project may be financed over 5 years at 0%. He gave a brief explanation of the process.

Administrator Fitzpatrick gave a brief overview of the project summary included in the Donnelly proposal. The total proposed cost of the project is \$776,764.49 of which the estimated total incentive coming from PSE&G would be \$621,411.60; thereby the cost to the Township

would be \$155,352.89. The estimated savings per month on the energy bill would be a \$3,324.61. After the monthly payment for the 5 year term of \$2,589.21 there should be a positive cash flow of \$735.39.

Mr. Avallone explained that the lighting would probably be installed first and where there will be a majority of the savings.

Mayor Mojena explained what was previously discussed to replace just the one unit and the amount that will be done through this program with a major cost savings and eventual payback.

Committeeman Tallon questioned if there would be any cross connections of the 7 units.

Administrator Fitzpatrick explained that there are 7 units, plus 1 large unit. The large unit only does heating. The 7 units will cool the upstairs and the large unit will continue to heat.

Attorney Prime will do a resolution for the next meeting to memorialize the decision by the Committee to proceed with the contract.

A voice vote to allow the Township Attorney to review the energy audit and compose a resolution approving the contract for installation was recorded as follows: All Ayes. Vote was unanimous.

NEW BUSINESS:

Committeeman Golenda – He explained that the Committee was emailed about an Ordinance he is proposing to enhance Pay-to-Play. It establishes that a business entity which makes political contributions to municipal candidates and municipal county political parties in excess of a certain threshold shall be limited in its ability to receive public contracts in Mansfield Township. He quoted language from N.J.S.A. 40:48-2. He is proposing a \$500 maximum for joint candidates and \$300 maximum for individual candidates.

Committeeman Golenda made a motion to direct the Township Attorney to draft a new Ordinance enhancing Pay-to-Play. Said motion was seconded by **Committeeman Tallon**.

Committeeman Tallon went on to discuss the importance of such an Ordinance. He added that with review of the Master Plan in the near future it is important to have as much transparency as possible.

Mayor Mojena explained that New Jersey has some of the most stringent Pay-to-Play laws that everyone follows. He feels this to be unnecessary and redundant.

Motion to enhance the Pay-to-Play Ordinance failed on roll call vote recorded as follows:

AYE: GOLEND, TALLON

NAY: SISZ, OCELLO, MOJENA ABSENT: NONE

Committeeman Golenda proposed a resolution in which Mansfield Township recognizes the state law that prohibits political candidates from posting signs on telephone poles and state property.

Attorney Prime clarified the motion would be for a resolution to be prepared that the Township Committee recognizes the state law that prohibits political signs from being placed on public utility poles.

Committeeman Golenda made the motion to propose the above resolution. Said motion was seconded by **Committeeman Tallon**. Motion failed on a roll call vote recorded as follows:

AYE: GOLEND, TALLON

NAY: SISZ, OCELLO, MOJENA ABSENT: NONE

Mayor Mojena explained there is a new project that is associated with the new PSE&G substation. There is another feed of power in the Mansfield Township area, which is a great thing for Mansfield and surrounding municipalities. There will be as many as 50 or 60 telephone pole replaced.

Committeeman Golenda explained that he has reached out several times to the Mayor via email asking for communication, yet said requests have been ignored. He also believes he is excluded from various communications and not provided all information.

Mayor Mojena mentioned the sunshine laws when there is communication between members of the committee; there cannot be more than 2 members involved. He explained the emails he

received from Committeeman Golenda and the reasoning for no response as it would violate the sunshine laws. He explained the rules of the committee as per Ordinance 2022-2.

Committeeman Golenda further noted his dissatisfaction with communication between himself and the Mayor.

Committeeman Tallon asked for clarification on the procedures of the Township Committee. He questioned the sunshine law regarding more than 2 people responding to an email. He explained the process he uses to get information or questions to other Committee members by going through the Township Administrator.

Mayor Mojena explained said procedures were included in Ordinance 2022-2. Additionally, in responding to an email with 2 Committee members copied would constitute a violation. An email to the full Committee may be sent with a disclaimer to not reply all. In the case of the agenda a request may be sent to the Chair.

Attorney Prime confirmed what Committeeman Tallon had done in the past is fine.

Committeeman Golenda reiterated his concerns regarding communication between the members as well as, meetings.

PUBLIC COMMENT:

Joseph Van Mater, 26954 Mount Pleasant Road – He appreciates the Police investigation of the Quaker cemetery. He questioned the timeline of the publication on the township website which referenced no digging at the site and the submittal of the GPR study. He questioned what had directed the developer to dig on the site. He mentioned an Ordinance that was adopted by the Committee regarding this matter.

Administrator Fitzpatrick mentioned that the GPR study was required by the JLUB.

Attorney Prime clarified that the Township Committee did not pass an Ordinance regarding GPR.

Colleen Herbert, 2 Millennium Drive – She thanked the Special Events Committee as well as, EMS, Fire Department and Administration for their work on the Field Day Parade events. She explained how much work goes into the event and encouraged more community participation. She mentioned the grand opening of the Dog Park on June 21st at the Country Walk Park at 6:00pm. She asked for people to come out and support Avery, for her Girl Scout project success. She then thanked Mr. Jeffrey Grouser for his continual work beautifying the Clock Property. She added that now is a good time to start planning for the Tower Gate project; the earlier the better. Lastly, she mentioned the incident that occurred with the cars at the warehouse and questioned if there were any tickets written for the participants. She added a thank you to the administration for all of their hard work.

Mayor Mojena explained that he believed the people scattered when the Police Officers showed up. The Police Department is working with the owners of the property to ensure this does not happen again. A guard may be added during the evening hours.

John O’Callaghan, 53 Oak Lane, New Egypt – He gave his appreciation for Committeeman Golenda. He noted his belief that the Ordinance proposed is in line with what the public wants. He feels there is a disconnect between Committeeman Golenda and the rest of the Committee which is disheartening. He asked the Committee to reconsider the matters introduced by Committeeman Golenda and for more unity.

Leah Diflippo, 2225A Old York Road – On behalf of Special Events, they would like to thank the Public Works, Fire Department, EMS and Police Departments for their support during Field Day. The first Farmers Market will be held June 23rd and Encato will be shown in the park on June 25th.

Committeeman Tallon thanked the Special Events Committee stating that Field Day was a great success this year.

Andrew Arengo, 874 N. Bailey Street, PA – He questioned who wrote the statement that was posted on the Township website on April 29th regarding the cemetery as well as, the process by which the information is able to be distributed.

Mayor Mojena explained that was information received from the document submitted by the firm that did the study. He gave a brief explanation of the distribution of information.

Tom Barclay, Ewing Township – He mentioned the Resolution for a Redevelopment Agreement and asked for clarity on same. He questioned the owner of Block 30, Lot 13.02 and if a health official was on site when remains were discovered. He had spoken with Detective Allen regarding the investigation and because they disagreed a complaint will be filed with the court. He then spoke of Richard Grub’s report and additional areas where GPR should be done. He provided the year the building on Lot 13.02 was constructed (1748) and gave the historic background on same adding that some materials on/in the building could be reused by the Quakers.

Attorney Prime explained the Resolution was for one of the warehouse projects.

Administrator Fitzpatrick added that he believed the property in questioned at that time was owned by the developer (Elion). He was unsure if there was a health official on site.

Kate Tallon, 53 Oak Lane, New Egypt – She mentioned there are other towns who are taking Pay-to-Play one step further. She does not agree with the current campaigning in the Township. Examples from her personal experience with regards to campaigns were given. She believes there should be more transparency and discussed her Facebook group she had started years ago to help with public communication. She mentioned her disappointment in the lack of support for Committeeman Golenda’s suggested ordinance revision.

Tom Stevenson, Springfield Township – He thanked the Committee for bringing the water allocation DEP water quality meeting to his councils attention. The township is located in critical area 2 of NJ and is supplying all the water to residents and communities south. He gave information that he had learned from the above mentioned meeting. He continued discussing the critical recharge areas and the importance of preserving ground water recharge areas. He brought up the cemetery mentioning that he has ancestors there as well as, his disappointment in the condition of the site. He added the Mansfield has more heritage and cultural sites than anywhere else in the area. He went through the history of the Quakers in Mansfield and discussed the historical importance of the old Quaker meeting house.

Mayor Mojena thanked Mr. Stevenson for his comment and thanked Committeeman Tallon for coordinating the call with the State. He added that in regards to Mr. Barclay’s comment he would think the new owners would be open to options in preserving the historic building.

Joe Goodenough, 612 Island Road – He showed a large piece of farming equipment and stated his concerns with the tree cover over the roads. The trees are damaging to farming equipment on the roadways.

Mayor Mojena asked Mr. Goodenough to coordinate with Mr. Fitzpatrick and DPW on this issue.

Joseph VanMater, 26954 Mount Pleasant Road – He questioned why the May 18th meeting was canceled.

Mayor Mojena explained that the CFO and the Township Administrator were not able to attend.

John O’Callaghan, 53 Oak Lane, New Egypt – He wanted to note that both Administrator Fitzpatrick and Attorney Prime permitted to speak freely, however Committeeman Golenda was not given that opportunity. He would like to see more unity within the Township Committee.

ADJOURNMENT:

A motion to adjourn was offered by **Committeeman Siz** and seconded by **Deputy Mayor Ocello**. All ayes. Motion carried unanimously.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Ashley Jolly, RMC, CMR
Deputy Clerk

Linda Semus, RMC, CMR
Municipal Clerk