

MANSFIELD TOWNSHIP
BURLINGTON COUNTY
REGULAR MEETING MINUTES
July 20, 2022
Via Hybrid

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.

Executive Session:

Mayor Mojena stated that there was an executive session and a motion to come out of session was offered by **Committeeman Sisz** and seconded by **Deputy Mayor Ocello**. All ayes. Motion carried.

Solicitor Prime advised the public that matters discussed were personnel and contract negotiations and a litigation. No action was taken on those items tonight.

DEPARTMENT/BOARD REPORTS:

- A. Police Report – **Given by Mayor Mojena** on Chief Mulhall’s behalf. At this time, there have been no more reported incidences regarding the car meet ups since the last meeting. The Property Management Group has added on-site security personnel to patrol the property and install gates that remain closed and locked to limit access. These measures will remain in place until a tenant occupies the building.

Vehicle Burglaries- have continued in the early morning hours and it is our concern as to their boldness to use garage door remotes to attempt to access the garage. The police continue to strongly encourage residents to remove valuables, garage door remotes and lock their vehicles and homes. Every incident involved was an unlocked vehicle which allowed easy access for the suspects.

Suspicious activity- July 1st, 2022 a female approached a resident and asked to enter their home claiming that an online location feature indicated her earbuds were in the residence. Access was denied and the police were notified out of concern that this was a possible distraction burglary attempt. Other incidents have also been reported.

Attempted Vehicle theft on July 10th, 2022 at 12:50 am. An officer noticed that the fence at Manheim Auction had been cut. The suspects were located as they fled to a waiting vehicle that sped off and entered the NJ Turnpike. No vehicles were stolen during the incident.

Traffic Complaints- We continue to conduct enforcement in those areas throughout the township during regular patrolled shifts and additional enforcement detail is scheduled to address the problem areas.

Speed Display Trailer- Is now in service and has been deployed.

- B. EMS Report – **Mr. Senf** reported that in the month of June the squad did 209 calls for service with 107 transports. Ambulance 3393 which is being remounted has been brought to the dealer. Hopefully within 60 days we will have the new ambulance in. He mentioned that there are still classes available for Stop the Bleed and/or CPR. Please reach out to get scheduled with one of our instructors. With the major heatwave this week, heat illness is very serious so stay hydrated and stay inside. Visit our Facebook page where we have made available for you, information on signs and symptoms.

- C. Engineer’s Report – **Engineer Johnson** discussed the Grant application submitted to the DOT to make improvements to Aaronson Road. Grant allotment should be expected around November of 2022.

Design for 2022 NJDOT trust fund for the resurfacing Island Road. The Grant allotment most likely will not cover the entire project so we will phase it as we have in the past.

The Mill Lane culvert replacement project is complete and on the Resolution tonight, is the close out documents for this project.

A brief update was given on some of the JLUB projects including: Mansfield Realty North Site, Margolis Phase II, Single Family Homes at Mansfield East and Island Road, Vanco Warehouse, Route 206 Warehouse.

- D. DPW Report – **Administrator Fitzpatrick** on behalf of Frank Parkerson- informed of the grooming of the baseball fields, electrical service to the training facility was restored and brought back up to code, finishing of the asphalt patch on Maple Ave., pipe repairs were completed in Four Seasons, cleaning of storm drains and the grates within, maintenance on our trucks, parks are mowed and maintained, sinkhole repairs are continuing, heater unit at training facility is up and running, removed a tree on Wayne Drive, potholes on the township roadways continue to be filled, trimming trees along the roadways, finished the removal of the asphalt from the hockey rink on Georgetown Park, the playground mulch is being spread throughout and changing of the faded signs and damaged street signs.
- E. Fire Prevention/OEM Report – **Chief Dubell** explained that there was 1 auto fire, 1 truck fire, 1 assist EMS, 5 motor vehicle accidents, 1 gas leak, 3 wires calls, 2 assist police, 2 cover assignments and 18 alarm systems for a total of 34. An update was given on picking up the new command vehicle this Friday and making the appointment for the up fitting.

Chief Borgstrom reported there were 17 resale inspections for June and that Uniform Fire Code inspections have slowed down due to scheduling conflicts with the inspectors.

Fire Places/Chimneys- This is a good time to schedule for maintenance and service with the heat instead of waiting until October-November when you will be needing to use it and find out it isn't working.

OEM- Grants are progressing. The EMAA Grant has been applied for and several other grants that were discussed at our local emergency planning committee meeting that we will be applying for.

Hurricane Season- We ask that our residents prepare now for the season. Now until November is our highest risk and New Jersey has a history of having substantial hurricane impact. Please visit FEMA.gov for more information.

ORDINANCE: (FIRST READING/INTRODUCTION)

ORDINANCE NO. 2022-10

AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$3,382,774 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$3,213,632 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), pursuant to the Local Bond Law, L. 1960, Chapter 169 of the Laws of the State of New Jersey, as amended and supplemented ("Local Bond Law"), AS FOLLOWS:

Section 1. The several improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Mansfield, in the County of Burlington, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3 hereof, there is hereby appropriated the respective sums amounting in the aggregate to \$3,382,774, including the aggregate sum of \$169,142 as the several down payments for the improvements and purposes required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the several down payments or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$3,213,632, pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the bonds or notes are to be issued are as follows:

I. Purpose. Acquisition of Capital Equipment for the Emergency Management Division, including but not limited to a Utility Terrain Vehicle, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$34,769.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$33,030
<u>Period or Average Period of Usefulness:</u>	5 years
<u>Amount of Down Payment:</u>	\$1,739.00

II. Purpose. Acquisition of Capital Equipment for the Police Department, including but not limited two (2) SUVs (Tahoe or Equivalent) and acquisition and installment In-Car Mobile Video Systems for nine (9) units, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$208,219.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$197,808.00
<u>Period or Average Period of Usefulness:</u>	6.93 years
<u>Amount of Down Payment:</u>	\$10,411.00

III. Purpose. Acquisition of Capital Equipment for the EMS Services, including but not limited to acquisition and installation of three (3) Stryker (or equivalent) MTS Powerload Systems and acquisition of two (2) Stryker Power Pro Stretchers remounting of Current Ambulance with Power Load System, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$144,669.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$137,435.00
<u>Period or Average Period of Usefulness:</u>	5 years
<u>Amount of Down Payment:</u>	\$7,234.00

IV. Purpose. Acquisition of Capital Equipment for the Public Works Department, including but not limited to Woodchipper, Hydraulic kit for Backhoe, Hot Box for paving repairs and Series 32 Tractor, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$171,645.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$163,062.00
<u>Period or Average Period of Usefulness:</u>	11.85 years
<u>Amount of Down Payment:</u>	\$8,583.00

V. Purpose. Construction of Capital Improvements for public buildings, including but not limited to replacement and reconstruction of engine bay floor, remediation and repair of water damage on second floor of Municipal Building, an addition to the existing Department of Public Works and Police impound garage and construction and installation of salt dome, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$685,555.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$651,277.00
<u>Period or Average Period of Usefulness:</u>	22.94 years
<u>Amount of Down Payment:</u>	\$34,278.00

VI. Purpose. Improvements and repairs to Township Parks and Recreational Assets, including but not limited to playground equipment replacement and playground poured rubber surfacing at both Mansfield Community Park and Country Walk Park, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$884,273.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$840,059.00
<u>Period or Average Period of Usefulness:</u>	15 years
<u>Amount of Down Payment:</u>	\$44,214.00

VII. Purpose. Improvements and repairs to Township infrastructure, including but not limited to repairs and replacement of drainage piping on Greenbrook Drive from Clement Court to Dickens Court and Hawk Drive, Harvest Lane and Hickory Drive, Guiderail evaluation on Axe Factory Road, and road improvements on Chesterfield Road from Georgetown Road to CR 543, repairs and repaving of lot at Municipal Building and installation of guard rail at Columbus Park, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$1,100,646.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$1,045,613.00
<u>Period or Average Period of Usefulness:</u>	22.97 years
<u>Amount of Down Payment:</u>	\$55,033.00

VIII. Purpose. Improvements and repairs to Township storm water management facilities, including but not limited to repairs of basins in Maplewood and inlet replacements on Township wide as need basis, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$152,998.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$145,348.00
<u>Period or Average Period of Usefulness:</u>	19 years
<u>Amount of Down Payment:</u>	\$7,650.00

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes authorized herein is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8

(a) The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of respective amounts or obligations for the several purposes and the respective reasonable life thereof within the limitations of the Local Bond Law, is 18.20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$3,213,632, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$175,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

(e) The Township reasonably expects to commence the acquisition of the several improvements or purposes described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Township further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 1 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the Township is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. The Township Council hereby covenants on behalf of the Township to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

A second reading, public hearing and final adoption is scheduled for August 17, 2022 at 7:00 pm. At the second reading we will also have a public hearing on that ordinance.

A motion to introduce the above Ordinance was offered by **Committeeman Siz** and seconded by **Deputy Mayor Ocello**.

Discussion: None

Motion carried unanimously on a roll call vote recorded as follows:

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

ORDINANCE 2022-11

AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION PURSUANT TO N.J.S.A. 40:4-53 FOR THE PURPOSE OF FUNDING PREPARATION OF A REVISION AND UPDATING OF TOWNSHIP MASTER PLAN AS REQUIRED BY THE PLANNING LAWS OF THE STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. Pursuant to N.J.S.A. 40A:4-53, the sum of \$80,000.00 is hereby appropriated for the purpose of funding preparation of a revision and updating of Township Master Plan as required by the planning laws of the State of New Jersey and shall be deemed a special emergency appropriation as defined in and provided for under N.J.S.A. 40A:4-53.

Section 2. The authorization to finance the appropriation shall be provided for in succeeding annual budgets by the inclusion of at least 1/5 of the amount authorized pursuant to this Ordinance and in accordance with N.J.S.A. 40A:4-55.

Section 3. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 4. This ordinance shall take effect after final adoption.

Second reading, public hearing and final adoption is scheduled for August 17, 2022 at 7:00 pm.

A motion to introduce the above Ordinance was offered by **Committeeman Tallon** and seconded by **Committeeman Golenda**.

Discussion: None

Motion carried unanimously on a roll call vote recorded as follows:

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

ORDINANCE: (SECOND READING/PUBLIC HEARING/FINAL ADOPTION)

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.

Public Comment/Discussion: None

A motion to adopt the above Ordinance 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, TALLON, GOLEND, 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.

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

Public Comment/Discussion

Mayor Mojena opened the meeting for public comment on the above ordinance.

Solicitor Prime gave a brief explanation of the ordinance and the amendment of the township checklist.

Joseph VanMater 26954 Mt. Pleasant Road asks where the public can view the checklist.

Clerk Semus stated that it can be viewed on the townships website.

Motion carried unanimously on a roll call vote recorded as follows:

AYE: OCELLO, TALLON, GOLEND, 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.

Solicitor Prime gave a brief explanation of the ordinance and the amendment of the township code.

A motion to adopt the above Ordinance 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, TALLON, GOLEND, MOJENA NAY: NONE ABSENT: NONE

RESOLUTIONS: (Non Consent) Nothing at this time.

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.

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

Discussion: None

Motion carried unanimously on a roll call vote recorded as follows:

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

RESOLUTION 2022-7-2

RESOLUTION AUTHORIZING EXECUTION OF SECTION A-1 NJDEP FORM WQM-003 CONSENT BY GOVERNING BODY TO SUBMISSION OF APPLICATION FOR TREATMENT WORKS APPROVAL FOR THE NFI VANCO DEVELOPMENT PROJECT, BLOCK 45.01, LOTS 2.01, 3.01, AND 3.02 (TO BE CONSOLIDATED AS LOT 2.01), MANSFIELD TOWNSHIP

WHEREAS, Mansfield Township has received a written request for execution of New Jersey Department of Environmental Protection (DEP) Form WQM-003, Section A-1 Consent by Governing Body for Treatment Works Approval (TWA) for the NFI Vanco Development Project, Block 45.01, Lots 2.01, 3.01 and 3.02 (to be consolidated as Lot 2.01) ("Development"); and **WHEREAS**, the Township previously adopted Resolution 2022-4-14 pursuant to N.J.A.C. 7:15-3.5(g) consenting to a Tri-County Water Quality (WQM) Amendment to establish a 0.83 acre increase of the sewer service area (SSA) on Lot 3.02 for the Development; and

WHEREAS, Burlington Township also previously adopted Resolution 2022-R-081 pursuant to N.J.A.C. 7:15-3.5(g) also consenting to the Tri-County Water Quality (WQM) Amendment; and

WHEREAS, DEP requires a Treatment Works Approval (TWA) of the actual design and construction of the pump station and force main for connection to the existing sewer transmission line for the Margolis warehouse projects through Burlington Township that already has received a TWA approval.

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 Mayor, as an "Authorized Representative of the Governing Body" on behalf of Mansfield Township, is hereby authorized to execute the New Jersey Department of Environmental Protection (DEP) Form WQM-003, Section A-1 Consent by Governing Body for Treatment Works Approval ("TWA") for the NFI Vanco Development Project, Block 45.01, Lots 2.01, 3.01 and 3.02 (to be consolidated as Lot 2.01) ("Development");
2. A certified copy of this resolution shall be submitted to the NJDEP.

RESOLUTION 2022-7-3

RESOLUTION APPROVING LEASE WITH FRANKLIN FIRE COMPANY #1 FOR A PORTION OF THE MANSFIELD TOWNSHIP MUNICIPAL BUILDING COMPLEX AND MEMORIALIZING EXECUTION OF SAID LEASE ON BEHALF OF MANSFIELD TOWNSHIP

WHEREAS, Franklin Fire Company #1 ("Fire Company") has been operating out of Suite 4 in the Township municipal building complex at 3135 Route 206 ("Leases Premises"); and

WHEREAS, the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-15 (the "statute") permits the governing body of a municipality to lease property for any municipal public purpose, including, in subsection (a), the provision of fire protection, first aid, rescue and emergency services by an association duly incorporated for such purposes; and

WHEREAS, the statute provides that the term of the lease may not exceed 50 years and may be extended for additional 25 years by ordinance or resolution; and

WHEREAS, the statute further provides that no lease shall be entered into for, or on behalf of, any commercial or profit-making enterprise; and

WHEREAS, the Fire Company, as a non-profit entity, pursuant to the statute, requires a formal written lease in order to apply for various financial assistance and grants in support of the Fire Company activities;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield hereby approves the Lease between Franklin Fire Company #1 and Mansfield Township for the Leased Premises, and further memorializes and approves the execution of the Lease on behalf of the Township by the Mayor and Clerk.

**LEASE AGREEMENT
BETWEEN
THE TOWNSHIP OF MANSFIELD, BURLINGTON COUNTY, NEW JERSEY
AND
FRANKLIN FIRE COMPANY #1**

This **LEASE AGREEMENT** is hereby effective as of April 1, 2015 by and between the **TOWNSHIP OF MANSFIELD**, County of Burlington, State of New Jersey, a duly established municipal entity, having principal offices located at 3135 Route 206 South, Suite 1, Columbus, New Jersey 08022 (LANDLORD) and by the **FRANKLIN FIRE COMPANY #1** (TENANT), a duly incorporated non-profit volunteer entity, whose principal office shall be known as 3135 Route 206 South, Suite 4, Columbus, New Jersey 08022 pursuant to and in accordance to the terms and agreements set forth within this Lease Agreement.

WITNESSETH:

WHEREAS, LANDLORD and TENANT hereby enter into this Lease Agreement pursuant to the provisions of N.J.S.A. 40A:12-14 et seq. for the tenancy from LANDLORD of the Leased Premises located in a portion of the land and improvements owned by the Township of Mansfield, County of Burlington, State of New Jersey; commonly known as 3135 Route 206 South, Suite 4, Columbus, New Jersey, consisting of a parcel of public property known and designated as Block 30, Lot 2.01.

WHEREAS, the TENANT shall use said premises for the public purpose specified in N.J.S.A. 40A:12-15(a); designated as the provision for fire protection, first aid, rescue and emergency services by a duly incorporated entity for such purposes.

WHEREAS, the public services provided by the TENANT pursuant to N.J.S.A. 40A:12-15(a) shall be as provided in accordance with the Franklin Fire Company #1 approved Bylaws.

WITNESSETH, that the LANDLORD has hereby let and rented to the TENANT for occupancy, and the TENANT has hereby taken possession of the Leased Premises from the LANDLORD, under the following terms and conditions:

DATE OF LEASE: Beginning: April 1, 2015
Ending: March 31, 2065

SECURITY DEPOSIT: \$0

ANNUAL RENT: \$1.00

OWNER AND LANDLORD: The Township of Mansfield, a New Jersey body corporate and municipal entity whose address is 3135 Route 206 South, Suite 1, Columbus, New Jersey 08022.

TENANT: Franklin Fire Company #1, a duly incorporated non-profit, whose address shall be known as 3135 Route 206 South, Suite 4, P.O. Box 229, Columbus, New Jersey 08022.

LEASED PREMISES: A portion of the building located within 3135 Route 206 South, Columbus, New Jersey (Mansfield Township Municipal Complex) consisting of the engine room and office space on the north side of the ground floor and adjacent parking lot for responders and guests, training areas in the gravel parking lot, recreation facilities in the grass area on the north side and storage containers as needed for the mission of the Fire Department and it's Auxiliary and other fundraising and philanthropic ventures. The Leased Premises are identified on the official tax map of Mansfield Township as a portion of Block 30, Lot 2.01.

1. POSSESSION AND USE:

- a) The Township of Mansfield shall be hereinafter referred to as LANDLORD throughout this LEASE Agreement. TENANT, FRANKLIN FIRE COMPANY #1 shall be hereinafter referred to as TENANT throughout this Lease Agreement.
- b) TENANT shall take possession of the Leased Premises from the LANDLORD for the term of the lease provided herein commencing April 1, 2015 and terminating March 31, 2065. The property shall be used solely for the Franklin Fire Company #1 fire services purposes and shall only be used to conduct Franklin Fire Company #1 business within and on the property.
- c) LANDLORD reserves the right to terminate this Lease Agreement for any reason as determined by LANDLORD in LANDLORDS sole discretion.
- d) TENANT shall use the Leased Premises solely for its core mission to protect lives, property and the environment. The TENANT shall not make any other use of the Leased Premises, unless an Application for a Facility Use Permit is approved by LANDLORD in advance of and prior to TENANT engaging in any other function, event, activity, meeting or gatherings at the Leased Premises.
- e) No alcoholic beverages will be brought onto the Leased Premises, or consumed while on the Leased Premises, unless same is expressly authorized and approved in the LANDLORD'S approval of the Application for a Facility Use Permit above.

2. RENT:

- a) LANDLORD shall have collected the entire annual rent due under the term of this Lease in the amount of \$1.00 per year from the TENANT prior to the commencement of the term of the Lease.

3. TENANT'S FAILURE TO COMPLY WITH CONDITIONS OF LEASE:

- a) If the TENANT fails to comply with any covenant or condition of this Lease, the LANDLORD may, at the expense of the TENANT, perform such duties and collect such fees in order that full compliance is made with respect to the terms and conditions of the Lease.

4. SECURITY DEPOSIT:

- a) Security deposit to be paid by TENANT shall be the sum of \$0.

5. UTILITIES:

- a) LANDLORD shall be responsible for payment of charges for the service of water, electric, lighting, gas, heating, or any such other utility services used or consumed in the Leased Premises PROVIDED that such usage is applied only to the required fire services use of the public property; and/or only for any other activity outside the fire services' designation which has received written approval by the LANDLORD.

6. QUALITY OF THE LEASEHOLD PREMISES:

- a) Schedule of painting of interior spaces- The Leased Premises shall be painted by Landlord as and when required and deemed necessary by LANDLORD.
- b) Flooring systems will be regularly maintained as and when required and deemed necessary by LANDLORD. Carpet will be replaced at such time as the carpets are replaced generally in the Municipal Building.
- c) Building exterior surface will be periodically cleaned and all organic products removed as and when required and deemed necessary by LANDLORD.
- d) Damage from water leaks and the like shall be repaired as and when required and deemed necessary by LANDLORD.
- e) Parking lot lighting shall be provided by three fixed pole lights providing light vertically down; four surface mounted lights on the building shall light horizontally. These lights will be kept operational and will be lit from dusk to dawn. The Fire Department shall have immediate access to lighting controls.
- f) Grass will be mowed and edged as and when required and deemed necessary by LANDLORD.

- g) Snow will be removed from the parking areas and walkways as and when required and deemed necessary by LANDLORD.
 - h) Six vehicle bays fronting the north parking lot are included in the lease. All overhead doors shall be maintained and operable with remote control electronic openers. Emergency contact and emergency repair authorization shall be provided to the lessee.
 - i) Heating, ventilating, air conditioning and hot water machinery and controls shall be maintained and repaired by the Landlord in the same manner as the utilities are maintained and repaired in the Municipal Building; all installed kitchen equipment shall also be repaired and or replaced by the Landlord. Emergency contact and emergency repair authorization shall be provided to the TENANT.
 - j) Janitorial services shall be provided by the Landlord in the same manner as provided for the Municipal Building for all office and communal spaces, vehicle storage areas shall be excluded.
 - k) Landlord shall provide appropriate office supplies in the same manner as provided for the Municipal Building, to include: Light bulbs, filters, fuses, breakers, janitorial supplies, consumable paper goods.
 - l) Generally, any major capital repairs, improvements, renovations and maintenance costs which are not normally associated with the day-to-day usage of the property are the responsibility of Landlord. Tenant is responsible for all other minor repairs and expenses associated with the day-to-day care and maintenance of the property.
- 7. ACCESS TO BUILDING AND LANDS:**
- a. LANDLORD shall have full access to the property at all times for any reasons as required by LANDLORD.
- 8. INDEMNIFICATION:**
- a. LANDLORD shall not be liable for any damage or injury of or to the TENANT, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and TENANT hereby agrees to indemnify, defend and hold harmless from any and all claims or assertions of every kind and nature.
- 9. TAXES AND ASSESSMENTS:**
- a) LANDLORD shall be responsible for all real property taxes (if any).
- 10. TOXIC WASTE AND OTHER MATTERS RELATING THERETO:**
- a) LANDLORD AND TENANT understand and agree that the Leased Premises is to be used only as a fire company for fire services and that under no circumstances shall any toxic or hazardous materials be used or stored on or within the Leased Premises, unless done so according to all laws or regulation regarding the possession, use and storage of such hazardous materials.
- 11. NOTICES:**
- a) All notices related to this Lease shall be in writing. LANDLORD AND TENANT must accept and claim all notices given by the other. Unless otherwise provided by law, notices may be given by personal hand-delivery or certified mail/return receipt requested. Notices by fax, telephone or computer will not be accepted.
 - b) All notices shall be addressed to the LANDLORD at the address written at the beginning of this Lease identifying the LANDLORD; and
 - c) All notices shall be addressed to the TENANT at the address written at the beginning of the Lease identifying the demised premises AND to the TENANT Executive Board Member at Suite 4.
- 12. DAMAGE TO PREMISES.** In the event that the Leased Premises is destroyed or rendered unusable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease shall terminate from such date. Should only a portion of the Leased Premises be rendered unusable, the Landlord shall have the option of either repairing such destroyed or unusable portion or terminating this Lease. In the event that Landlord exercises its right to repair such unusable portion, Tenant's obligations shall abate in the proportion that the destroyed parts bears to the whole Premises, and such part so destroyed shall be restored by Landlord as speedily as practicable, after which Tenant's obligation and this Lease shall continue according to its terms.
- 13. RENEWAL OF LEASE.** Landlord and Tenant agree that the Term of this Lease may be renewed and extended, as permitted by N.J.S.A. 12:15(a) for an additional term not to exceed 25 years, on the same terms as set forth herein or on such modified provisions as may be set forth in the Resolution approving said extension.
- 14. SURRENDER OF PREMISES.** Upon the expiration of the Term hereof, and any extension hereof, Tenant shall peaceably vacate and surrender the Leased Premises.
- 15. QUIET ENJOYMENT.** Tenant, conditioned upon Tenant's performance of all Tenant's obligations contained herein, shall and may peacefully and quietly have, hold, and enjoy the Leased Premises for the Term hereof.
- 16. DEFAULT.** If Tenant fails to comply with any of its obligations under this Lease, Landlord may notify Tenant in writing specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof. Tenant shall have thirty (30) days to cure said non-compliance, and if Tenant shall fail to do so within said thirty (30) days, or such additional time as Landlord shall agree, Landlord may terminate this Lease and Tenant shall vacate the Leased Premises. In the event that Tenant shall no longer provide fire services to Mansfield Township, for any reason and at any time, this Lease shall immediately terminate and shall be null, void and of no legal effect. No notice shall be required by Landlord to Tenant and Tenant shall immediately vacate the Leased Premises, removing all of Tenant's personal property and leaving it in a broom clean condition.
- 17. GOVERNING LAW.** This Lease shall be governed, construed, and interpreted by, through, and under the laws of the State of New Jersey.
- 18. SEVERABILITY.** If any provision of this Lease shall, for any reason and to any extent, be deemed invalid, enforceable, or contrary to law, the remainder of this Lease shall continue in full force and effect.
- 19. BINDING EFFECT.** The covenants, obligations, and conditions herein contained shall be binding on and inure to the benefit of the any successor of either of the parties hereto. This lease may not be assigned by either party without the written consent of the other party. The Leased Premises may not be sub-let by the Tenant to any third party,
- 20. DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
- 15. CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
- 16. NO WAIVER.** The failure by either Landlord or Tenant to enforce any obligation of the other party contained in this Lease in any one instance shall not prevent the Landlord or Tenant from enforcing the obligation at a later time.
- 17. MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Lease shall not be modified, changed, altered, or amended in any way except through a written amendment signed by both parties hereto.

RESOLUTION NO. 2022-7-4

RESOLUTION FOR THE APPOINTMENT OF ASSISTANT MUNICIPAL COURT PROSECUTOR

WHEREAS, there is a need in the Township for a Municipal Court Prosecutor; and

RESOLUTION 2022-7-9

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>
9.01	1.30	Thomas Anguella	\$3481.96 (Effective 06/20/22)

RESOLUTION 2022-7-10

AUTHORIZING AND DIRECTING THE MANSFIELD TOWNSHIP PLANNING BOARD TO CONDUCT A REEXAMINATION AND UPDATE OF THE MANSFIELD TOWNSHIP MASTER PLAN INCLUDING AMENDING EXISTING ELEMENTS AND PREPARATION OF NEW ELEMENTS REQUIRED BY LAW, AND ACCEPTING THE PROPOSAL BY THE TOWNSHIP PLANNER FOR THE PREPARATION OF SAID MASTER PLAN

WHEREAS, N.J.S.A. 40:55D-89 provides that the governing body of a municipality may provide for a periodic reexamination and update 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, N.J.S.A. 40:55D-28.2 (b) 2 includes additional required contents of the land-use element of the master plan including subsections (f) requiring a statement strategy for smart growth, storm resiliency and environmental sustainability, subsection (g) showing the existing and proposed location of public electric vehicle charging infrastructure and subsection (h) a required climate change-related hazard vulnerability assessment; and

WHEREAS, by adoption of Resolution 2022-1-3, on January 3, 2022, the Mansfield Township Committee appointed the Township professionals for 2022; and

WHEREAS, within said resolution, Environmental Resolutions, Inc. was appointed as Township Planner; and

WHEREAS, Edward Fox, PP, of Environmental Resolutions, Inc. and in his prior position with the Burlington County Bridge Commission prepared and/or participated in the preparation of the prior Mansfield Township Master Plans and reexaminations; and

WHEREAS, the Township Planner, Environmental Resolutions Inc., has submitted a Proposal for a Master Plan update and re-examination of the Township master plan at an estimated fee of \$67,000, said proposal dated July 7, 2022, and attached hereto and made a part hereof as Exhibit A; and

WHEREAS, said Proposal includes a general update of the master plan including eight specific elements as follows:

1. Goals and objectives element.
2. Conservation plan element.
3. Farmland preservation plan element.
4. Circulation plan element.
5. Climate change-related hazard vulnerability assessment.
6. Land-use plan element including any updates required by statute.
7. Housing and Fair Share Plan element (although the HE/FSP was updated in 2021, the proposed master plan update will include a synopsis of the housing and employment projections and a summary of the fair share plans affordable housing obligation commitments)
8. Planning interrelationships statement.

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 a reexamination and update of the Township Master Plan and to accept the Township Planner's proposal for the preparation of same.

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.A. 40:55D-25.c(1), is directed to reexamine and update the Mansfield Township Master Plan, as set forth above, in accordance with the statutory requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and specifically including the elements and provisions outlined in the Proposal for said Master Plan Update submitted by the Mansfield Township Planner, Environmental Resolutions Inc, dated March 8, 2022 and attached hereto as Exhibit A, which said Proposal is hereby accepted and approved.

RESOLUTION 2022-7-11

RESOLUTION AUTHORIZING EXECUTION OF INSTALLATION AND PAYMENT AGREEMENT WITH PSE&G FOR UPDATED TOWNSHIP HVAC AND LIGHTING EQUIPMENT

WHEREAS, PSE&G, through its energy company, Donnelly Energy has conducted an energy audit of the Mansfield Township HVAC and lighting equipment; and recommended HVAC system at the Township municipal building; and

WHEREAS, as a result of the energy audit, PSE&G has recommended the replacement of the Township's old HVAC system with new highly efficient HVAC equipment, and replacement of all interior and exterior lighting to LED; and

WHEREAS, through the PSE&G Clean Energy Efficiency and Energy Saver Programs, the total project cost of \$825,863.19 is being reduced through with PSE&G total incentives of \$637,284.85, resulting in a total customer cost to the Township of \$188,578.35; and

WHEREAS, the project will result in estimated savings per month of \$3,337.60, spreading the Township cost over 60 months at \$3142.97 per month; and

WHEREAS, the above incentives and savings are reflected in PSE&G's "Installation and Repayment Agreement" attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the New Jersey Public Contracts Law N.J.S.A. 40A:11-5 (f) provides that the governing body by resolution may negotiate and award a contract without public advertising for bids and bidding for the supply of any product or the rendering of any service by a public utility that is subject to the jurisdiction of the New Jersey Board of Public Utilities, such as PSE&G; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Clerk are hereby authorized to execute and deliver on behalf of the Township the "Installation and Repayment Agreement" with PSE&G for the updated Township HVAC and lighting equipment pursuant to the PSE&G Clean Energy Future-Energy Efficiency and Energy Saver Programs, said Agreement attached hereto and made a part hereof as Exhibit A.

RESOLUTION 2022-7-12

RESOLUTION AMENDING RESOLUTION 2022-1-6, "APPOINTMENT OF MUNICIPAL POSITIONS/BOARDS/EMPLOYEES"

WHEREAS, Tom Minard has withdrawn his position as a member of the Emergency Management Committee and Charles Brandon Metz has left the employ of Mansfield Township; and

WHEREAS, the Emergency Management Coordinator, Doug Borgstrom has requested that Frank Parkerson be added to the member roster as the new Public Works Foreman replacing Mr. Metz.

NOW, THEREFOARE, BE IT RESOLVED, that Resolution 2022-1-6, which was adopted by the Mansfield Township Committee at their Reorganization Meeting of January 3, 2017, be and is hereby amended to reflect the member roster for the Emergency Management Committee as follows:

EMERGENCY MANAGEMENT COMMITTEE:

Emergency Management Coordinator: Douglas Borgstrom..... Expires 12-31-24

Assistant Emergency Management Coordinator: Alexander Belonzi..... Expires 12/31/24

Emergency Management Secretary: Sean Gable

Frank Parkerson, Herbert Dubell, Jr., Ronald G. Mulhall, Jr., Eric J. Campbell, George Senf, Alexander Broder, Alexander Belonzi, Michael Fitzpatrick, Linda Semus, Bonnie Grouser, Mayor Marcial Mojena/Deputy Mayor Rudy Ocello

RESOLUTION 2022-7-13

RESOLUTION AMENDING RESOLUTION 2021-10-14 WHICH ESTABLISHED THE COST FOR ADDITIONAL RECYCLING CARTS AS PER THE CODE OF THE TOWNSHIP OF MANSFIELD, ENTITLED "RECYCLING AND SOLID WASTE DISPOSAL" CHAPTER 39B, ARTICLE 1, SECTION 39B-5 AND SECTION 39B-8

WHEREAS, Ordinance 2014-15 established that the Township will not be responsible for any additional cost for recycling carts for any residents who failed to exercise their options for an additional cart by June 30, 2014 through the Burlington County Recycling Program; and

WHEREAS, Resolution 2021-10-4 established the costs for additional recycling carts requested; and

WHEREAS, at the recommendation of the Public Works Foreman and the Township Recycling Coordinator, the 95 gallon recycling cart fee be increased by \$9.00 to cover the cost being incurred by the Township when obtaining the additional carts requested by residents; and

WHEREAS, The Township would now like to establish said \$9.00 increase for the additional 95 gallon recycling carts when requested;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township Of Mansfield, County of Burlington, State of New Jersey, that the following increase in fee for the 95 gallon recycling cart be and is hereby established as follows:

95 Gallon - \$64.00

RESOLUTION 2022-7-14

RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE AND ACCEPTANCE OF MAINTENANCE GUARANTEE, APPROVING FINAL ADJUSTMENT OF CONTRACT PRICE AND AUTHORIZING RELEASE OF RETAINAGE FOR THE EMERGENCY REPLACEMENT OF THE STORM CULVERT PIPE WITHIN MILL LANE

WHEREAS, the Township Engineer, Remington and Vernick Engineers, has issued three letters dated July 7, 2022, confirming that R. Moslowski Excavating, Inc. ("Contractor") has completed the emergency replacement of the storm culvert pipe within Mill Lane; and

WHEREAS, said letters recommend that the Township Committee adopt a Resolution releasing the performance guarantee for the Project, and accepting the two-year maintenance bond for same; and

WHEREAS, said letters further recommend that the final contract amount for the Project be adjusted to \$125,609.00;

WHEREAS, sent letters further recommend the release of the retainage for the Project in the amount of \$2,304.08 and payment to the Contractor of said amount;

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

Section 1. The performance guarantee for the Project is hereby released and the two year maintenance bond for the Project is hereby accepted.

Section 2. The final contract amount for the Project is hereby adjusted to \$125,609.00; Contractor of said amount is hereby authorized.

BE IT FURTHER RESOLVED that this Resolution shall not take effect until all outstanding bills for inspection and other engineering services by the municipal engineer are paid in full. Upon certification by the Chief Financial Officer that all outstanding escrow bills for inspection and other engineering services, the Contractor shall be released from liability pursuant to its performance guarantee with respect to the Project and the original performance guarantee shall be returned to the Contractor or the surety posting same.

RESOLUTION 2022-7-15

RESOLUTION MEMORIALIZING APPROVAL OF SALE OF 2001 PUMPER UNIT 3311 TO THE FRANKLIN FIRE COMPANY FOR NOMINAL CONSIDERATION OF ONE DOLLAR (\$1.00)

WHEREAS, Mansfield Township owns a fire apparatus 2001 Pumper Unit 3311; and
WHEREAS, the New Jersey Local Lands and Building Law, N.J.S.A. 40A: 12-21.1 permits a municipality to sell personal property that is no longer needed for municipal purposes for a nominal consideration to any non-profit entity listed in N.J.S.A. 40A:12-21, the companion statute that permits private sales of real property to said organizations; and
WHEREAS, N.J.S.A. 40 A: 12-21 (a) permits a private sale of real property to a duly incorporated volunteer fire company or board of fire commissioners or first aid and emergency or volunteer ambulance or rescue squad; and
WHEREAS, the statute further provides that the private sale must contain the limitation that that personal property shall only be used for the purposes of that organization or association, and not for commercial business, trade or manufacture and that if the personal property is not used in accordance with that limitation, ownership shall revert to the municipality; and
WHEREAS, fire apparatus 2001 Pumper Unit 3311 is no longer needed for municipal purposes, being replaced by new pumper currently in production; and
WHEREAS, the Franklin Fire Company, as a non-profit entity, pursuant to the statute, will trade in the 2001 Pumper Unit 3311 to offset the additional costs of additional equipment, radios, etc in the new pumper, not covered by the original specifications.
NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield hereby approves the sale of 2001 pumper unit 3311 to the Franklin Fire Company for \$1.00 and the unit may then be sold by the Fire Company, to be traded in on the new pumper in production, provided that the proceeds from the sale and trade-in must be used only for the purposes of the Franklin Fire Company for equipment and upgrades to the new pumper being purchased by the Township.

RESOLUTION 2022-7-16

RESOLUTION AMENDING RESOLUTION 2022-1-6, "APPOINTMENT OF MUNICIPAL POSITIONS/BOARDS/EMPLOYEES"

WHEREAS, Steven Coltre has withdrawn his position as an alternate #2 member of the Mansfield Township Joint Land Use Board; and
WHEREAS, the Mayor has requested that Joseph Broski be added to the member roster as the new Alternate #2 replacing Mr. Coltre.
NOW, THEREFORE, BE IT RESOLVED, that Resolution 2022-1-6, which was adopted by the Mansfield Township Committee at their Reorganization Meeting of January 3, 2022, be and is hereby amended to reflect the member roster for the Mansfield Township Joint Land Use Board as follows:

JOINT LAND USE BOARD:

Chairman: Scott Preidel (Class IV)

Vice Chair: William Taharik (Class IV)

Members:

Mayor, Marcial Mojena, Mayor's Designee, Brian Sisz, Rudy Ocello (Class III), Douglas Borgstrom (Class II)

Class IV: Ralph Wainwright, Colleen Herbert, Jeffrey Grouser, Frank Pinto,

Alternates: #1 Carl Schwartz, Alternate #2 Joseph Broski, Alternate #3 Scott Senese, Alternate #4 Dominick Marchetti

BILL LIST: Regular & Escrow

A motion to approve the bill lists was offered by **Committeeman Golenda** and seconded by **Deputy Mayor Ocello**.

Discussion: None

Motion carried unanimously on a roll call vote recorded as follows:

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

MINUTES: Regular Meeting, June 15, 2022

A motion to approve the above mentioned minutes was offered by **Deputy Mayor Ocello** and seconded by **Committeeman Golenda**.

Discussion: None

Motion carried unanimously on a roll call vote recorded as follows:

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

DISCUSSION ITEMS/PUBLIC HEARINGS/PRESENTATIONS TO COMMITTEE:

A. **BURLO JIF** – Paul Forlenza, Sr. Program Admin for Gallagher Risk Management Consultants- Appearing

Paul Forlenza- sharing his presentation on the screen while indicating that our renewal is up this year he, spoke about: statutory and regulatory changes having a significant impact on the Joint Insurance Funds across the state of New Jersey, the legislation changes concerning Covid cases contracted by employees, the workers compensation act along with the realistic outcomes of utilization of recreational marijuana regarding employees, land use claims, employment related claims, pension board injured employees claims, and all the costs associated with these changes and social inflation suits. He addressed the budget and spoke of ways of trying to control the budget in areas where we can such as the Wellness Program and employees health. Cyber liability and training is taking place to help employees to recognize phishing scams and the do's and don't's of good cyber hygiene to be in compliance with JIF's cyber standards.

Mayor Mojena explained that this presentation is for our insurance and is mandated.

There was a question from the audience regarding who audits the insurance company.

Solicitor Prime responded that the audit is done by the state and licensed. Our municipal auditor also checks all the numbers and directed the question to Paul.

Paul Forlenza explained that they are audited by a private auditing firm. JIF is a public entity and gets audited and follows the same rules and regulations that most municipalities do. Bowman and Company is our auditor.

Brad Sherwin 114 Chamber Lane- questioned the budget, workers comp, and wellness and asked if any third party TPA's are used and asked if the decision making is made in house.

Paul Forlenza responded that yes we have a claims adjustor/administrator Qualynx that follows all the guidelines that are required by worker's comp statute. We do independent medical examinations and functional capacity examinations when necessary. Decision making is made by the claims administrator which is their specialty.

NEW BUSINESS - Sanitation

Mayor Mojena gave an update on what we are experiencing with Republic and noted that he and our Administrator have been spending a great deal of time speaking with upper management. They have given many excuses such as labor shortages but none of which would be helpful. It has been made clear that this must be remedied now and suggestions have been made such as drop off bins, however some developments have elected not to do that, we have extended our hours and days here for residents to drop off. In addition, Republic is having extra personnel using different vehicles to go do pick-ups to try and catch up. These remedies are not good enough and an offer has been made for us to exit our contract that would end right now and we would need to find another vendor. Being three years into a contract with Republic and prices having most likely doubled or more, if we ended our contract and went with another company, the prices will be incredibly high. We are looking at other vendors now and exploring all options. We know this is painful for all of us and we are doing everything we can to resolve the situation. Please know we appreciate your patience.

PUBLIC COMMENT

Ken Tanko, 23 Ellington Drive- Spoke regarding the proposed new 96 affordable housing units at the Crystal Lake site and the two warehouses. As a Senior Citizen on a fixed income, the increase of taxes for roads, police, fire safety and school will be astronomical and devastating to me and other residents of Mansfield. He asked Committeeman Tallon if he would support this proposal as being more affordable to the residents or if there are any other options that would be proposed.

Committeeman Tallon responded that there was a vote last July where he voted no. There were concerns of opening ourselves up to social justice lawsuits if we surrounded 96 affordable houses with warehouses, isolating a population of low income families by themselves. As a representative of this community I would need to speak with our attorney to see if that is legal.

Rosemary, 27 Carriage Hill Lane- asked of the status of the proposal to have a cannabis cultivation facility on Jacksonville Rd.

Mayor Mojena stated that there is no status or change in the township ordinance that was passed prohibiting such and no further discussion has been had. Solicitor Prime confirmed.

Joseph Van Mater, 26954 Mount Pleasant Rd.- questioned the position of Committeeman Sisz and Deputy Mayor Ocello on the ordinance regarding contributions limitations for our professionals, the ordinance being discussed about the cemetery and the JLUB meeting regarding active acquisition's and the court order to provide a community impact statement on the 96 homes and if the impact statement is waived for any developer's proposal in our community.

Solicitor Prime responded that the prior township attorney and committee negotiated the settlement agreement that was filed by Towergate which resulted in the rezoning for the Towergate subdivision affordable housing project eliminating the requirement for the impact statement. He also added that the Towergate settlement applies to the Towergate project

Deputy Mayor Ocello's response to contributions is that the state has laws and if anything is changed it has to be done by the state.

Gary Chodes, 9 Garfield Court asks Committeeman Tallon if he thinks there is a significant risk of liability for the residents of the units being in close proximity of a warehouse.

Committeeman Tallon replied that he is not familiar with how the law works but knows that the point of affordable housing is to not isolate them and deferred the question to the township attorney.

Solicitor Prime stated that any change in the settlement agreement that would allow anything other than the 550 market houses would have to be revised to support and subsidize the market fair share housing settlement and be approved by the court.

Doug Mayer, 11 Garfield Court- discussed surrounding town's taxes, budgets, processes and adding new housing units. He asks if there is any opportunity to go back and re-visit putting warehouses on Rt. 130 and states that warehouses belong, on U.S. highways and put the 96 homes further away from them to help keep the taxes lower.

George Spanos, 30 Vandevere Lane- spoke of this development being a hardship on the whole community, senior citizens and the working class people. He request that the committee go back and re-review any other options and your positions again with hope that any political aspirations are put aside.

Frank Pinto, 420 Island Road- Brought up that we currently have a No More Warehouse Ordinance that was passed earlier this year and was supported by our committeemen. From a tax and school perspective to not have 400 plus market rate homes and just have the 90 plus affordable with warehouses sounds like a win. We have an ordinance and at the same time a lawsuit against us in respect to that ordinance, from a developer that has over 100 acres on Mill Lane and 140 acres on Rt. 206 that are looking to put more warehouses. I don't see how we can make an exception to our ordinance while trying to defend a lawsuit. He also spoke about a handwritten letter received about a Columbus Rd. project that has not been known to anyone.

Mayor Mojena said thank you for your comment and asked Solicitor Prime to address the question regarding the ordinance and our options.

Solicitor Prime responded that he cannot give any legal advice in public as this would need to be a discussion in executive session under potential litigation. It was stated that the Towergate project was approved pursuant to a settlement agreement that involved partial satisfaction of the townships constitutional obligation to provide its regional share for affordable housing.

Karen Scholls, Homestead- Questioned the warehouses getting 10 years tax free and stated that this does not benefit the homeowners in the 55 and older communities. Do we have our own water tower like Florence, NJ because our water bills are too high for us. She continued to ask what is going on Columbus Rd where there used to be a car lot.

Solicitor Prime explained that is the warehouse development involved with re-development and or affordable housing project that are eligible for a Pilot Agreement, for a payment in lieu of taxes for some period of time specified by the township counsel and is not tax free for ten years, it is a lesser tax.

Mayor Mojena responded that in the last few years we have kept taxes without increase here in Mansfield and that's mostly a result from some of the revenue that has already come in from the existing projects.

Committeeman Tallon- gave a brief description of how the town's water was supplied before the developments were built and how there was a deal with American Water which is a private company to supply us with much needed water. He also added that Florence is a public utility company.

Committeeman Golenda- answered that a warehouse will be on the Columbus Rd location.

Karen Scholls, Homestead- stated that Homestead is going to live next to a warehouse and asked if we will get a privacy fence to get rid of all the noise. And that we also hear noise from 295 and the Turnpike.

Committeeman Golenda replied that it is not right next to Homestead but across the street from the Margolis warehouse that is already there.

Alan, 73 Chamber Lane- addressed the PA system and how the audience is not able to hear what everyone is saying. He also spoke of the insurance presentation being to lengthy.

Committeeman Golenda- advised the audience that the meeting is recorded and can be listened to at any time.

Bob Higgins, 415 Mansfield Road East- spoke of trying to find a way to make changes livable. The warehouses and all the rumors surrounding them, taking blame for his part in pushing for the warehouses because he felt it would benefit the township finances and they have. He apologized to the community for his vote on the housing. As for the affordable housing, why are they being put where there is no public transit.

Carl Schwartz, 40 Fitzgerald Lane- Asks the committee members to commit to taking another look at what opportunities are available to develop the affordable housing with minimal impact to the rest of the community.

Mayor Mojena stated that he is agreement with Committeemen Tallon and that he is an elected official here to do what the township of Mansfield, residents and tax payers want him to do. He is open for any discussion to the extent that is legally possible to investigate any and all alternatives. At this time we have not heard any alternatives nor have we heard anything from the developer other than their presentation that they did at the JLUB. He asks for Solicitor Prime to guide us in what we can and cannot do.

Committeeman Sisz asks if there can be a subcommittee to explore any other options.

Solicitor Prime offered that he would like to be involved in the process. Legally we have to be very careful that we do not interfere with the planning board process and our affordable housing plan. We are certainly able to explore options.

Mayor Mojena asks if Committeeman Tallon would be interested in participating in the process with them and asks if the committee would be ok with that. It was stated yes.

Dennis Chianese, 6 Lantern Court- spoke of open space next to the park and if there is any thought of extending the park out to give us more open space instead of a housing development. Also, the park is very small and should be expanded being as there are too many residents for that little park. There is a lack of open space and it getting to be a problem.

Solicitor Prime- replied it would be within the realm of the subcommittee's discretion to discuss any option with the developer.

Mayor Mojena explained that he is very passionate about land preservation and would do anything possible once and if discussions or negotiations are to be had to make sure this township gets as much as possible out of those negotiations.

Andrew Areng, 874 North Bailey St, Philadelphia, PA- grew up at 323 3rd Street where his mom resides. He spoke of the park and that it should have been the families that fought for it to not be a development and that the County should have purchased it. He is concerned about the environmental impact and the homes in the area that already get flooded when it rains. He also spoke of how challenging it is to try to make a turn from either direction on Rt. 130 & Kinkora Rd.. and comments that this intersection is very much a death trap and that these roadways are not meant for truck traffic.

Joanne Caravello, 31 Lakeview- What is proposed on Petticoat Bridge Rd., how many units and wasn't this considered preserved farm land?

Solicitor Prime answered that there is another subdivision settlement agreement from 2005 that was approved for affordable housing which the committee just amended it to bring it up to date for the plan approved by the court. This is a constitutional obligation like all other towns in New Jersey to provide affordable housing and not something this committee invented. Roughly the size is of Towergate.

Mayor Mojena stated that he hears all the concerns but we are obligated.

Joanne Caravello, 31 Lakeview- commented that Homestead residents are on fixed incomes and as time goes by they become low income. Also, there is no transportation out here for the people to get to get to the store especially in the Petticoat Bridge area so how are they going to go shopping.

Joe Whitty, 28 Barbary Lane- commented that he moved here due to taxes and at the time of the no warehouse campaign and the farmers are going to sell their property to whomever can afford it and the developers will build whatever they want within certain reason. I would rather have clean industry of warehouses that provide rateables than to have homes built.

Committeeman Tallon wanted to add that most farm ground we have still open to development is pretty much owned by speculative financial groups.

Siobhan, 325 Hilltop Lane East- has anyone looked into the historical properties where Towergate is considering building? It was a historical plantation at one time and who will take the responsibility? If the land has to be developed in such a way and there isn't a way that it can be looked at as endangered species or historical or graveyard site. Are all of these options gone?

Committeeman Tallon asked and received approval from Solicitor Prime and spoke of what he knows about the historical area of the property originally called Mount Hope and does not know what historical value it has where the affordable housing is concerned.

Solicitor Prime responds that the site is a court approved affordable housing site and has to be developed for such. The township committee and the subcommittee will be reviewing options with the developer. The sites all need to be approved by the NJDEP which also has its threatened and endangered component it also has a State Historic Preservation Office review. All these things are reviewed as part of the wetlands permits if they need any. This is outside of Mansfield's control.

Mayor Mojena stated that he wanted to add to the meeting, the reading of letters from residents that were unable to attend.

Administrator Fitzpatrick addressed a concern as to which we were not permitted to read letters from residents and in order to be heard, the author had to be present.

Solicitor Prime replied to Administrator Fitzpatrick's comment. It is best practice to have the letters be part of the file and available for public review. The restriction spoken about generally apply to the planning and zoning board where you cannot have letters read because the author cannot be cross examined. Public comment letters are allowed to be part of the file though it should be all read or none read.

Mayor Mojena stated that in this case since the letters are the same concerns and reasons of everyone else, they will not be read.

Ether Godshel, 60 Barbary Lane- asked if the developers have already been given approval to build both of their projects and asked if something will definitely be built there. She also spoke of how her taxes almost doubled due to building in the area.

Mayor Mojena responded that they have not received approval from the JLUB at this time as but have presented their plans and are coming back sometime late September and that approval for something will come eventually and there will be an impact on all services, schools and municipal services.

Linda, 26 Augusta Drive- is a purchaser of an affordable home in the area and states that there is nothing affordable about it. Between the taxes and sewer bill she will be forced to leave this area as it is no longer affordable. She also stated that the affordable homes were built with no transportation for the families.

Penny DiBenedetti, Laurel Ridge at Homestead- Asks if the 564 homes are apartments and are they going to be owned or renters.

Mayor Mojena replied that these are not single family homes, but multi-unit buildings which will have two to six families in a dwelling.

Solicitor Prime added that these are family rental units.

Kate Tallon, 53 Oak Lane, New Egypt- reminded everyone that the grand opening for Smilies Ice Cream is tomorrow and that the Farm Fair is here so stop out and support your local farmers and 4H Club.

John O'Callahan, 53 Oak Lane, New Egypt- wants to urge the township committee to look at the options presented and take the lesser of two evils and asks if the township consultant would consider presenting at one of the next meetings to help people understand what the outcome of all this is. There are possibly other options for the community other than what the developer has put forward. He also asked about the letter that went around about financials and the impact to the schools and if the township corroborate that those numbers were accurate or could they be higher.

Solicitor Prime responded that he is comfortable that the subcommittee can explore options with the developer and optimally will have to get court approval and the settlement agreement amended and approved by Fair Share Housing.

Mayor Mojena stated that we know there is a substantial impact and will look at all the options possible.

John O'Callahan, 53 Oak Lane, New Egypt- stated that even though he does not live in the town, he has family and friends that these changes impact. He has offered to be on the sub-committee and he shared that there are other forums where residents can provide public comment. He thanked the township committee for their efforts.

Dalpat Patel, 525 Rt. 68- we know that the building is court approved but is there any way we can change or revise the warehouse ordinance considering at the time we did not understand the impact it would have on us..

Bob Cole, 21 Sunset Lane- commented that in addition to fire, police, school and medics, Homestead was built by a private developer with a water tower and a sewer system. There will be increased costs because any development on the Pulte Estate has no water or sewer system. Mansfield township residents are on fixed incomes and the costs that comes with that will roll over to the entire township.

Mayor Mojena thanked everyone for staying late and all the valuable comments and input. It is vital that we as a committee have your guidance and direction as we are here to do what you want us to do. We will update on how this all develops and what next steps are taken in the sub-committee and any discussions we have. We expect and hope that we have this kind of turnout when the time for a decision has to be made to voice your opinion for what you want in your town.

ADJOURNMENT:

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

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Candis Melin
Administrative Assistant

Linda Semus, RMC, CMR
Municipal Clerk