

MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
REGULAR MEETING MINUTES  
October 19, 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 Brian Sisz, Township Solicitor Timothy Prime, Engineer Doug Johnson, CFO Bonnie Grouser, Administrator Michael Fitzpatrick, Deputy Clerk Ashley Jolly and Clerk Linda Semus. Committeeman Golenda was absent.**

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

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

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

## **DEPARTMENT REPORTS**

### **Police Report:**

**Lieutenant Campbell** he gave an update on vehicle robberies, which has been quite lately. There was a recovered stolen vehicle from Manheim however the investigation is ongoing. A daytime residential burglary attempt occurred on Pederson Court. The investigation on the case is continuing. He reminded everyone to set alarms and to report any suspicious activity. There were several stolen high end vehicles from Manheim and at the present only one has been recovered. He provided the 8:30 pm curfew reminder for October 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup>. On October 31<sup>st</sup> there is a 9:00 pm curfew. He mentioned that the Police Department would be visiting a truck or treat event at the Mansfield Township Elementary on Saturday, October 29<sup>th</sup>.

### **EMS Report:**

**Mr. Senf** stated that in September the squad did 230 calls of service with 119 transports. He mentioned that ambulance 3394 is back in service. He mentioned that the EMS squad would be attending the Harvest Fest and asked everyone to stop by their tent.

### **Engineer’s Report:**

**Engineer Johnson** he mentioned the FY 2023 Grant applications for NJDOT stating that there should be notifications later this month or early November regarding the application for Aaronson Road.

He mentioned another NJDOT grant opportunity called the Local Freight Impact Grant. There is a minimum 10% truck traffic required on the roadway, therefore he is currently working to see if any of the Township roads would be eligible.

The Island Road project resolution is on the agenda this evening for approval. He can answer any questions anyone may have.

He then updated the Committee on the following Land Use projects:

Mansfield Realty North (ARCO) Route 206 East Side – This project is substantially complete and is looking to get final inspections and a final CO.

Segme (Jones Farm); NFI (Vanco Site) – The work is on-going.

Mansfield Route 206 West – There is currently a lot site work. They are looking to begin retaining wall installation and stormwater improvements in the near future.

This concludes the Engineers Report.

Committeeman Sisz asked for an update on the Prestige Daycare project.

Engineer Johnson did not have an update to provide at this time.

**Solicitor Prime** stated that the project has board approval however, they are currently waiting on outside agency approvals.

**Mayor Mojena** mentioned the Island Road project which would include milling and repaving the entire stretch of roadway to the Springfield boarder. This project is almost 50% funded by the grant.

**DPW Report:**

**Administrator Fitzpatrick** reported that as of October 19<sup>th</sup> the PW department has groomed the softball fields as well as, mowing and weeding at all Township Parks and retention basins. The old hockey rink at Georgetown Park has been leveled out and will be top soiled and seeded in the near future. All fire extinguishers at the municipal complex were inspected and retagged. Crack sealing in Quail Run and Country Walk parking lot was completed. A new wood chipper was delivered and is onsite. Monthly generator and panic button testing was completed at the municipal complex. Storm drains were cleaned as well as dams at the Civic Club and Municipal Complex. A tree was removed on Petticoat Bridge Road. The firehouse engine bay heaters were repaired and serviced. Storm drain hoods were replaced on Joyce Court up to DEP standards. Sinkholes were addressed throughout the Township. Faded stop signs have been changed out throughout the town.

**Fire Department:**

**Deputy Chief Dubell** since the last report the Fire Department experienced 26 calls, 2 car fires, 1 truck fire, 2 building fires, 7 motor vehicle accidents, 1 gas leak and 13 residential alarm systems. Representatives from the Fire Department visited Pearson’s manufacturing plant for the final inspection on the new engine, which went well. Training and equipment up fitting will need to be done before the engine is in service.

**Fire Prevention/OEM Report:**

**Chief Borgstrom** mentioned that for Fire Prevention there were 30 uniform fire code inspections for the month of September. Smoke detector inspections for resale were down to about 10. He had visited with residents of Homestead and fire safety/emergency preparations were discussed. He mentioned he would like to visit the Four Seasons community as well. A reminder to set the clocks back on November 6<sup>th</sup> and to change batteries in smoke detectors/carbon monoxide detectors. He added that if your smoke detectors are more than 10 years old they will need to be replaced as per the fire code. All carbon monoxide detectors should be less than 7 years old. In regards to the new engine pictures are available on the Fire Departments website.

**Mayor Mojena** questioned when the new fire engine would be delivered.

**Chief Borgstrom** estimated about 3 to 4 weeks.

**Special Events:**

**Corrine Kinopka** discussed the 1<sup>st</sup> Harvest Fest which is taking place Saturday, October 23<sup>rd</sup> starting at 2:00 pm at Community Park. There will be games and pumpkin carving contests. There will also be a bonfire from 6:00 pm – 8:00 pm and over 40 craft vendors.

**Mayor Mojena** thanked Ms. Kinopka. He is hoping many people will turn out on Saturday for the event.

**FINANCE:**

**CFO Grouser** explained that the township had two note sales since the last meeting. The first note sale was dated September 28, 2022 in the amount of \$2,359,370.00. The interest rate for same was 2.56% and the note will mature on January 17, 2023. The purchaser was Lakeland Bank with a very competitive rate showing their true partnership with the Township. The second note sold on October 13<sup>th</sup>. This is a special emergency note that originally was issued in 2019 to fund the tax maps. This was an \$80,000 note originally and is paid \$16,000 every year and the last payment will be in 2024. This note was sold for \$32,000 with a 4% interest rate to the Township of Ocean Sewerage Authority. The note will mature on October 12, 2023.

**Solicitor Prime** clarified that these are just short term borrowings.

**ORDINANCE: First Reading/Introduction**

**ORDINANCE 2022-15**

**AN ORDINANCE AMENDING CHAPTER 60 OF THE CODE OF THE TOWNSHIP OF MANSFIELD ENTITLED “TRAFFIC CONTROL”, SECTION 13.2 “STATUTORY PROVISIONS APPLICABLE TO THE MAPLETON AND FOUR SEASONS COMMUNITIES”, SUBSECTION F.**

**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:** Chapter 60 “Traffic Control” of the Mansfield Township Code, Section 13.2 “Statutory Provisions Applicable to the Mapleton and Four Seasons Communities” is hereby amended to delete and repeal the first three sentences of subsection F. and adopt and replace it as follows.

**F.** No overnight parking. Overnight parking shall be prohibited in the Four Seasons Community on the following streets within the development from 1:00 a.m. to 5:00 a.m. except when a driveway is inaccessible due to driveway

maintenance or short-term house construction or repair. Temporary overnight parking shall not exceed 72 hours from completion of the work. Driveway maintenance or short-term house construction or repair will be identified by tape or cones closing access to the driveway and no vehicles shall be parked on the driveway. No on-street parking is permitted when snow is predicted or when roads are snow covered.

**SECTION TWO: 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.

**Clerk Semus** read the above Ordinance by title stating that the public hearing is scheduled for November 2, 2022 at 7:00 pm.

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

**Administrator Fitzpatrick** explained that the Four Seasons development has had conversations with the township regarding to overnight parking on the roadway which is currently not permitted in their development. They are asking to allow for overnight parking on the roadway when there is a driveway repair or construction that obstructs them from being able to park in their driveway for a short period of time.

The motion for the above Ordinance was carried on a roll call vote recorded as follows:

AYE: Ocello, Tallon, Sisz, Mojena  
NAY: None     ABSENT: Golenda

**ORDINANCE: Second Reading/Public Hearing/Final Adoption**

**ORDINANCE NO. 2022-14**

**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 and submission by the applicant in connection with any application for development; and

**WHEREAS**, the Mansfield Township Planning Board, sitting as a Joint Land Use Board has requested an amendment to Chapter 27, §27-30.7. D (1) Checklist A, to require all applicants to disclose the current status of any outstanding State or County agency, or municipal zoning, fire, construction or health code violations; and

**WHEREAS**, the Mansfield Township Committee finds that said disclosure will assist the Joint Land Use Board and its professionals in reviewing proposed land development applications and protecting the health, safety and welfare of Mansfield Township citizens and residents.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey that Chapter 27, §27-30.7. D (1) Checklist A is amended to renumber existing checklist item #10 as #10.1 and to add the following checklist item #10.2:

10.2: All applications shall include the current status of any outstanding violations of State, County or Township zoning, fire, construction or health codes or regulations.

**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.

**Clerk Semus** read the above Ordinance title.

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

**Solicitor Prime** explained that the above Ordinance was requested by the Planning Board in order to add to their checklist a requirement that the applicant disclose any violations on the property.

**Public Hearing for Ordinance 2022-14:**

There were no comments from the public.

**Mayor Mojena** closed the public hearing and asked for any Committee comments on same.

The Township Committee had no comments.

The above motion carried on a roll call vote recorded as follows:

AYE: Sisz, Ocello, Tallon, Mojena

NAY: None ABSENT: Golenda

**CONSENT AGENDA: Note to the Public** – Roberts 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 2022-10-1A**

**RESOLUTION MEMORIALIZING AN AWARD OF A CONTRACT TO PURCHASE ONE (1) JOHN DEERE BACKHOE HYDRAULIC KIT FROM JESCO PURSUANT TO ESCNJ CO-OP #65MCESCCPS – ESCNJ 18/19-25**

**WHEREAS**, the Township of Mansfield, Burlington County, is a party to a cooperative purchasing agreement with the Educational Services Commission of New Jersey (ESCNJ), a cooperative purchasing program organized pursuant to N.J.S.A. 40A:11-10 and N.J.A.C. 5:34-7.11; and

**WHEREAS**, the Local Public Contracts Law authorizes a municipality to purchase goods and services through duly-formed cooperative purchasing system without advertising for bids; and

**WHEREAS**, the procurement of goods and services through a cooperative purchasing program is considered to be a fair and open process under the New Jersey Pay-To-Play Law N.J.S.A. 19:44A-20.4 et seq; and

**WHEREAS**, the Township of Mansfield, Burlington County, desires to purchase one (1) John Deere Backhoe Hydraulic Kit from JESCO pursuant to ESCNJ CO-OP #65MCESCCPS – ESCNJ 18/19-25; and

**WHEREAS**, JESCO has submitted a proposal dated September 20th, 2022 indicating they will provide one (1) John Deere Backhoe Hydraulic Kit for the proposed amount of \$36,689.13; and

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

1. The Township Committee hereby awards a contract for the purchase of one (1) John Deere Backhoe Hydraulic Kit in accordance with the specifications described in the proposal, by and between Mansfield Township, Burlington County and JESCO, 1790 Route 38, Lumberton, New Jersey 08048, pursuant to the terms and conditions of the ESCNJ CO-OP #65MCESCCPS – ESCNJ 18/19-25, be and is hereby approved and authorized. Said contract is being awarded retroactively to September 23<sup>rd</sup>, 2022.
2. Funds for this purchase have been authorized against Capital Ordinance 2022-10, as approved by the Township Committee at the Regular Meeting that was held on August 17th, 2022, in the amount of \$3,382,774.00

**BE IT FURTHER RESOLVED** that this Resolution shall be effective immediately upon adoption hereof.

**RESOLUTION 2022-10-2**

**RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR SNOW REMOVAL WITH CENTRAL JERSEY LANDSCAPING**

**WHEREAS**, there exists a need for the Township to secure the services of a snow removal contractor to remove snow and ice from Township roadways when it accumulates to three (3”) inches or more, or upon authorization of the Township Superintendent or his designee; and,

**WHEREAS**, bids were received for said service on September 27, 2022; and

**WHEREAS**, the Township Chief Financial Officer and Township Superintendent have determined that Central Jersey Landscape can provide the services required at the best available price; and

**WHEREAS**, a three year contract with two one year renewable options has been duly reviewed and approved by the Township Chief Financial Officer and the Township Superintendent.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on October 5, 2022, that the contract for Snow Removal effective December 1, 2022 through November 30, 2025 with two one year renewable options, be awarded to Central Jersey Landscaping; and

**BE IT FURTHER RESOLVED**, that the Mayor and Township Clerk are hereby authorized to execute a contract substantially in the form annexed hereto to effectuate the award and made a part hereof.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals on the day and year above written.

**RESOLUTION 2022-10-3  
RESOLUTION AUTHORIZING THE FRANKLIN FIRE COMPANY #1 AS A FACILITY FOR  
ACCREDITED FIREFIGHTER CERTIFICATION TRAINING THROUGH THE NEW JERSEY  
DIVISION OF FIRE SAFETY**

**WHEREAS**, the State has created a voluntary program to certify firefighters, and

**WHEREAS**, the Mansfield Township Committee has reviewed, discussed and voted to participate in said program.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township Of Mansfield, County of Burlington, State of New Jersey, hereby appoints the Franklin Fire Company’s Training Officer As the authorized signatory to sign any documents necessary to implement the Firefighter Certification Program in Mansfield Township.

**RESOLUTION 2022-10-4  
RESOLUTION TO AMEND AND CLARIFY THE APPOINTMENT OF HARRY W. CASE AND  
MICHAEL WRIGHT AS SUBCODE INSPECTORS FOR THE MANSFIELD TOWNSHIP  
CONSTRUCTION DEPARTMENT**

**WHEREAS**, the Construction Official, Jeffrey K. Jones wishes to amend and clarify the appointment of Harry W. Case and Michael Wright; and

**WHEREAS**, Harry W. Case and Michael Wright have the skills and training to fulfill and exercise the powers, responsibilities and duties as a Subcode Inspector; and

**WHEREAS**, the Township Committee wishes to assure that Mr. Case and Mr. Wright’s authority is to act in all aspects as aforementioned.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township Mansfield, County of Burlington, and State of New Jersey that Harry W. Case and Michael Wright are authorized to fulfill and exercise the powers, responsibilities and duties as a Subcode Inspectors, as needed, for the Township of Mansfield at an hourly rate of \$45.00, with no benefits or holidays; and

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

**RESOLUTION 2022-10-5  
RESOLUTION FOR THE REFUND TO CORELOGIC FOR TAX DUE TO VETERAN EXEMPTION**

**WHEREAS**, the homeowners listed were declared to be a Disabled Veteran effective 09/22/22; and,

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

**WHEREAS**, Corelogic paid the Taxes for 3rd 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 October 5, 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>	
	17	Karl Patrick	\$ 201.78	10.03
Total	\$ 201.78			

**RESOLUTION 2022-10-6  
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>
10.03	17	Karl Patrick	\$2,165.39 (Effective 09/22/22)

**RESOLUTION 2022-10-7**  
**RESOLUTION FOR THE RETURN OF ESCROW MONIES TO CGSD, LLC. FOR THE PROPERTY IDENTIFIED AS BLOCK 28, LOTS 2 & 3**

**WHEREAS**, CGSD, LLC submitted escrow fees on November 14, 2019 to the Township of Mansfield for the rezoning of their property known as Block 28, Lots 2 and 3; and

**WHEREAS**, CGSD, LLC submitted escrow check number 15362 in the amount of \$2,000.00 for costs associated with said rezoning; and

**WHEREAS**, per their email dated September 28, 2022, CGSD has requested the release of any remaining escrow monies; and

**WHEREAS**, CGSD, LLC has received invoices from the Township Professionals which have been satisfied; and

**WHEREAS**, CGSD, LLC is requesting the release of the remaining escrow money in the amount of \$1,637.50.

**NOW THEREFORE BE IT RESOLVED** that the outstanding escrow amount of \$1,637.50 is hereby refunded to CGSD, LLC.

**RESOLUTION 2022-10-8**  
**RESOLUTION AUTHORIZING EXECUTION OF A COLLECTIVE NEGOTIATIONS AGREEMENT BETWEEN TOWNSHIP OF MANSFIELD AND THE COMMUNICATIONS WORKERS OF AMERICA LOCAL 1036**

**WHEREAS**, representatives of the Township Committee of the Township of Mansfield (“Township”) and representatives of the Communication Workers Of America Local 1036 (“CWA”) have been conducting negotiations to reach a successor Agreement to the 2016-2020 Collective Negotiations Agreement (“Agreement”), and

**WHEREAS**, the parties have completed those negotiations and reduced the resultant agreements to writing as set forth in the attached agreement for the Years 2021-2024; and

**WHEREAS**, the Township Committee has reviewed the attached Agreement between the Township and CWA, covering the time frame January 1, 2021 through December 31, 2024; and

**WHEREAS**, said Agreement sets forth the various terms and conditions, rights, privileges, benefits and emoluments that the Parties have agreed to relating to the employment relations; and

**WHEREAS**, the salaries and wages to be paid under said agreement were generally authorized under Ordinance 2022-5, which established ranges for the wages to be paid and the wages and salaries set forth in the Agreement fall within the parameters of the ranges established under Ordinance 2022-5.

**NOW, THEREFORE, BE IT RESLOVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Mayor and Township Clerk, Linda Semus, be and are hereby authorized and directed to execute the attached Collective Negotiations Agreement for the Year 2021-2024 between the Township of Mansfield and CWA Local 1036.

**RESOLUTION 2022-10-9**  
**RESOLUTION AUTHORIZING EXTENSION OF CONTRACT FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES**

**WHEREAS**, on January 9, 2020 the Township of Mansfield (the “Township”) entered into a Contract for Residential Solid Waste Collection Services (the “Contract”) with Republic Services of New Jersey, LLC, Inc. (“Contractor”) under which Contractor provides residential solid waste collection services to the Township in exchange for monetary compensation; and

**WHEREAS**, the term of the Contract made between the Township of Mansfield and Republic Services of New Jersey LLC is for three (3) years, having commenced on February 1, 2020, and is set to expire on January 31, 2023; and

**WHEREAS**, as set forth in the Contract made between the Township of Mansfield and Republic Services of New Jersey LLC, the Township has the option to extend the Contract for two (2) additional one (1) year periods; and

**WHEREAS**, by way of letter dated September 22, 2022, the Township has exercised the option to extend the Contract for the additional two one year time periods; and

**WHEREAS**, the extended contract is to run from February 1, 2023 to January 31, 2025; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the extended contract for Residential Solid Waste Collection Services with Contractor is hereby awarded.

**RESOLUTION 2022-10-10**  
**RESOLUTION AUTHORIZING RATIFYING AND CONFIRMING THE ISSUANCE AND SALE OF \$32,000**  
**AGGREGATE PRINCIPAL AMOUNT OF SPECIAL EMERGENCY NOTES**

**WHEREAS**, on September 5, 2019, the Township of Mansfield, in the County of Burlington, New Jersey (the "Township") pursuant to N.J.S.A. 40A:4-53, the Township Council adopted Ordinance No. 2019-13, appropriating \$80,000 as a special emergency appropriation for the purpose of preparation and implementation of the Township's Tax Map (the "Ordinance Project"); and

**WHEREAS**, pursuant to N.J.S.A. 40A:4-55, the Township is authorized to borrow money and issue special emergency notes to finance the Project, which special emergency notes may be renewed from time to time, provided at least 1/5 of all such notes and the renewals thereof shall mature and be paid in each year, so that all such notes and renewals shall have matured and have been paid not later than the last day of the fifth year following the date of the emergency appropriation; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mansfield, in the County of Burlington, New Jersey (not less than two-thirds of all members thereof affirmatively concurring as follows) as follows:

**Section 1.** Pursuant to the provisions of the Local Budget Law and Ordinance 2019-13, which authorized the issuance of special emergency notes in the aggregate principal amount not to exceed \$80,000 and such notes have been issued and renewed since 2019 with pay downs of \$16,000 annually, and the Township hereby determines to issue said special emergency notes in calendar year 2022 in the aggregate principal amount not to exceed \$32,000. The sale of the special emergency notes on October 5, 2022 to the township of Ocean Sewerage Authority for a one year term and for an interest rate of 4% is hereby confirmed.

**Section 2.** All special emergency 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 the Ordinances and this Resolution, 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 provided that at least 1/5 of all such notes and renewals thereof shall mature and be paid in each year and all notes and renewals shall have matured and have been paid not later than the last day of the fifth year following the date of the emergency appropriation. 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 Resolution 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 3.** The notes shall be executed in the name of the Township by the manual or facsimile signatures of the Mayor and the chief financial officer and the seal of the Township shall be affixed, imprinted or reproduced thereon and attested by the manual signature of the Township Clerk.

**Section 4.** The full faith and credit of the Township is hereby pledged to the punctual payment of the principal of and the interest on the notes authorized by this Resolution. The notes 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 notes and the interest thereon without limitation as to rate or amount.

**Section 5.** The Township hereby covenants to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the 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 6.** A certified copy of this Resolution shall be filed with the Director of the Division of the Local Government Services, in the State of New Jersey, Department of Community Affairs.

**Section 7.** This Resolution shall take effect immediately upon adoption.

**RESOLUTION 2022-10-11**  
**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF**  
**BURLINGTON, NEW JERSEY, AUTHORIZING THE SALE OF \$5,573,000**  
**PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2022;**  
**CONSISTING OF \$5,503,700 GENERAL IMPROVEMENT BONDS AND \$69,300**  
**SEWER UTILITY BONDS; AND AUTHORIZING OTHER MATTERS**  
**RELATING THERETO.**

**WHEREAS**, the Township of Mansfield, in the County of Burlington, New Jersey (the "Township") has adopted the Bond Ordinances listed on the attached Appendix A authorizing the issuance of obligations of the Township for the purpose of financing the general capital improvements set forth in the respective Bond Ordinances; and

**WHEREAS**, the Township has determined to finance permanently a portion of the costs of two land acquisition projects undertaken pursuant to the respective Bond Ordinances by the issuance of \$5,573,000 principal amount of General Obligation Bonds; consisting of \$5,503,700 General Improvement Bonds and \$69,300 Sewer Utility Bonds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, in the County of Burlington, New Jersey (not less than a majority of all members thereof affirmatively concurring), as follows:

**Section 1. Useful Lives for each Series of General Obligation Bonds.** The principal amount of general obligation bonds under the respective Bond Ordinances described in Appendix A hereto are hereby combined into a single and combined issue of \$5,573,000 aggregate principal amount of general obligation bonds (the “General Obligation Bonds” or “Bonds”); consisting of \$5,503,700 General Improvement Bonds (the “General Improvement Bonds”) and \$69,300 Sewer Utility Bonds (the “Sewer Utility Bonds”). The average period of usefulness for the improvements financed by the General Improvement Bonds taking into consideration the respective amounts of obligations presently authorized to be issued pursuant to the Bond Ordinances and the period or average period of usefulness determined in the Bond Ordinances, is 15.58 years. The average period of usefulness for the Sewer Utility Bonds taking into consideration the respective amounts of obligations presently authorized to be issued pursuant to the Bond Ordinance and the period of usefulness determined in the Bond Ordinance, is 40.0 years.

**Section 2. Public Sale of Bonds.** The General Obligation Bonds shall be issued and sold as a combined issue of bonds, designated “General Obligation Bonds, Series 2022” (the “Bonds”) at public sale in accordance with the provisions hereof and of the Local Bond Law, constituting Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented (the “Local Bond Law”).

**Section 3. Term of the Bonds.** The Bonds shall be dated the date of delivery, shall be in book-entry only form, shall bear interest from the dated date, payable semiannually on May 1st and November 1st of each year, commencing May 1, 2023, at the rate or rates to be specified by the successful bidder. The Bonds shall mature, subject to prior redemption, on November 1st in the annual principal amounts and years as set forth below:

**GENERAL OBLIGATION BONDS**

<b>Maturity Date</b>	<b>GIB Bonds</b>	<b>Sewer Bonds</b>	<b>Total Bonds</b>
11/1/2023	\$238,700	\$9,300	\$248,000
11/1/2024	\$290,000	\$5,000	\$295,000
11/1/2025	\$300,000	\$5,000	\$305,000
11/1/2026	\$315,000	\$5,000	\$320,000
11/1/2027	\$325,000	\$5,000	\$330,000
11/1/2028	\$350,000	\$5,000	\$355,000
11/1/2029	\$355,000	\$10,000	\$365,000
11/1/2030	\$365,000	\$10,000	\$375,000
11/1/2031	\$380,000	\$10,000	\$390,000
11/1/2032	\$395,000	\$5,000	\$400,000
11/1/2033	\$410,000		\$410,000
11/1/2034	\$420,000		\$420,000
11/1/2035	\$435,000		\$435,000
11/1/2036	\$450,000		\$450,000
11/1/2037	\$475,000		\$475,000
<b>TOTALS</b>	<b>\$5,503,700</b>	<b>\$69,300</b>	<b>\$5,573,000</b>

The Bonds shall contain such other terms and conditions as are specified in the Notice of Sale approved in Section 5 hereof (the “Notice of Sale”).

**Section 4. Redemption.** The Bonds maturing prior to November 1, 2030 are not subject to redemption prior to maturity. The Bonds maturing on or after November 1, 2030 are subject to redemption prior to maturity at the option of the Township, as a whole at any time or in part from time to time on or after November 1, 2029, in such order of maturity as the Township may direct at a redemption price equal to one hundred percent (100%) of the principal amount to be redeemed plus accrued interest thereon to the date fixed for redemption.

Any Bond subject to redemption as aforesaid may be called in part, provided that the portion not called for redemption shall be in the principal amount of \$5,000 or any integral multiple thereof. If less than all of the Bonds of a particular series or maturity are to be redeemed, Bonds of that series or maturity shall be selected by the Chief Financial Officer (or, if appointed, pursuant to Section 12 hereof, the Paying Agent) by lot.



When any Bonds are to be redeemed, the Chief Financial Officer (or, if appointed pursuant to Section 13 hereof, the Paying Agent) shall give notice of the redemption of the Bonds by mailing first class mail in a sealed envelope with postage pre-paid to the registered owners of any Bonds or portions thereof which are to be redeemed, at their respective addresses as they last appear on the registration books of the Township at least thirty (30) but not more than sixty (60) days before the date fixed for redemption. Such mailing shall not be a condition precedent to such redemption, and failure to so mail or receive any such notice to any of such registered owners shall not affect the validity of the proceedings for the redemption of the Bonds. Notice of redemption having been given as aforesaid, the Bonds, or portions thereof so to be redeemed, shall, on the date fixed for redemption, become due and payable at the redemption price specified therein plus accrued interest to the redemption date and, upon presentation and surrender thereof at the place specified in such notice, such Bonds, or portions thereof, shall be paid at the redemption price, plus accrued interest to the redemption date. On and after the redemption date (unless the Township shall default in the payment of the redemption price and accrued interest), such Bonds shall no longer be considered as outstanding hereunder. If moneys sufficient to pay the redemption price and accrued interest have not been made available by the Township on the redemption date, the Bonds called for redemption shall continue to bear interest until paid at the same rate as they would have borne had they not been called for redemption.

During any period in which DTC (or any successor thereto) shall act as securities depository for the Bonds, the notices referred to above shall be given only to such depository and not to the beneficial owners of the Bonds, any failure of such depository to advise any of its participants or any failure of any participant to notify any beneficial owner of any notice of redemption shall not affect the validity of the redemption proceedings.

**Section 5. Approval of Notice of Sale.** The Notice of Sale containing the terms and provisions of the Bonds and setting forth the conditions of the sale thereof, all of which are hereby approved, shall be substantially in the form attached to this Resolution as Appendix B and made a part hereof. The Township Clerk is hereby authorized and directed to advertise the Notice of Sale in accordance with the terms of the Local Bond Law.

**Section 6. Approval of Summary Notice of Sale.** The Summary Notice of Sale setting forth a summary of conditions of the sale of the Bonds, all of which are hereby approved, shall be substantially in the form attached to this Resolution as Appendix C and made a part hereof. The Township Clerk is hereby authorized and directed to advertise the Summary Notice of Sale in accordance with the terms of the Local Bond Law.

**Section 7. Publication of Notice of Sale.** The Notice of Sale substantially in the form attached to this Resolution shall be published at least once in a newspaper published and circulating in the Township and the Summary Notice of Sale substantially in the form attached to this Resolution shall be published at least once in The Bond Buyer, a newspaper published in the City of New York and State of New York. The advertisement of said Notice of Sale and Summary Notice of Sale in each such newspaper shall be published not less than seven (7) days prior to sale date for the Bonds.

**Section 8. Designation of Chief Financial Officer to Award Bonds.** Proposals for the purchase of the Bonds shall be received by the Chief Financial Officer on Thursday, November 10, 2022 as provided in the Notice of Sale and the Summary Notice of Sale, as such date may be revised with the advice of the Township's Auditors or bond counsel. The Township Committee hereby designates the Chief Financial Officer to sell and award the Bonds in accordance with this Resolution and the Notice of Sale. The Chief Financial Officer is hereby directed to report, in writing, to the Township Committee at its first meeting after the sale of the Bonds as to the principal amount, interest rate and maturities of the Bonds sold, the price obtained and the name of the purchaser.

**Section 9. Cost of Issuance.** The Chief Financial Officer is hereby authorized to pay the firms set forth in Schedule A not to exceed the amounts set forth therein. Additional fees for firms other than those set forth in Schedule A or fees in excess of the amounts set forth in Schedule A shall be approved separately by the Township Committee.

**Section 10. Authorization for Official Statement.** The proper Township officials and advisors are hereby authorized to prepare and distribute to the prospective purchasers of the Bonds a Preliminary Official Statement and a final Official Statement containing information relating to the Township, its financial condition and the terms of the Bonds and other material facts customarily included in official statements for general obligation bonds in the State of New Jersey.

The Chief Financial Officer is hereby authorized on behalf of the Township to approve and "deem final" the Preliminary Official Statement prepared in connection with the offering and sale of the Bonds for the purposes of Rule 15c2-12, as amended and supplemented (the "Rule"), promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended, with the exception of certain information permitted to be omitted thereby, in consultation with Bond Counsel.

**Section 11. Approval of Form of Bonds.** The form of the Bonds, substantially as set forth in Appendix D attached hereto and made a part hereof, is hereby approved. The Bonds shall be executed in the name of the Township by the manual or facsimile signature of the Mayor and the Chief Financial Officer and the seal of the Township, or a facsimile impression thereof, shall be affixed to the Bonds and attested by the manual signature of the Township Clerk.

**Section 12. Appointment of Securities Depository.** The Depository Trust Company, New York, New York ("DTC"), shall act as securities depository for the Bonds. The ownership of one fully registered bond for each maturity of the Bonds each in the aggregate principal amount of such maturity, will be registered in the name of Cede & Co., as nominee for DTC. Pursuant to the book-entry only system, any person for whom a DTC Participant acquires an interest in the Bonds (the "Beneficial Owner") will not receive certificated Bonds and will not be the registered owner thereof. Ownership interests in the Bonds may be purchased by or through DTC Participants. Each DTC Participant will receive a credit balance in the records of DTC in the amount of such DTC Participant's interest in the Bonds, which will be confirmed in accordance with DTC's standard procedures. Receipt by the Beneficial Owners (through

any DTC Participant) of timely payment of principal, premium, if any, and interest on the Bonds, is subject to DTC making such payment to DTC Participants and such DTC Participants making payment to Beneficial Owners. Neither the Township nor the Paying Agent will have any direct responsibility or obligation to such DTC Participants or the persons for whom they act as nominees for any failure of DTC to act or make any payment with respect to the Bonds.

DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the Township and discharging its responsibilities with respect thereto under applicable law. Under such circumstances, the Township shall designate a successor securities depository or deliver certificates to the beneficial owners of the Bonds.

**Section 13. Paying Agent.** The Chief Financial Officer is hereby authorized to select and to enter into an agreement with a Paying Agent to ensure that the Township can meet its obligations undertaken herein to the holders of the Bonds. The Chief Financial Officer may, however, elect not to select a Paying Agent for the Bonds, and may elect to select a Paying Agent at any time prior or subsequent to the issuance of the Bonds. However, the Chief Financial Officer shall select a Paying Agent upon any determination to cause the Bonds to be registered in the names of the Beneficial Owners thereof, as provided in Section 12 hereof.

**Section 14. Tax Covenant.** The Township hereby covenants with the holders from time to time of the Bonds that it will make no investment or other use of the proceeds of the Bonds or take any further action (or refrain from taking such action) which would cause the Bonds to be “arbitrage bonds” within the meaning of the Internal Revenue Code of 1986, as amended, or under any similar statutory provision or any rule or regulation promulgated thereunder (the “Code”), or would cause interest on the Bonds to be includable in gross income for federal income tax purposes, and that it will comply with the requirements of the Code and said regulations throughout the term of the Bonds.

**Section 15. Pledge of Township.** The full faith and credit of the Township is hereby pledged for the payment of the principal, redemption premium, if any, and interest on the Bonds. The Bonds shall be direct 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 principal of and interest on the Bonds without limitation as to rate or amount.

**Section 16. Continuing Disclosure.** To comply with Rule 15c2-12 under the Securities Exchange Act of 1934, the Township hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate executed by the Township and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

**Section 17. Further Action.** The proper officers of the Township are hereby authorized and directed to take all such action as may be necessary to effect the issuance and delivery of the Bonds.

**Section 18. Effective Date.** This Resolution shall take effect immediately.  
Adopted: October 19, 2022

#### RESOLUTION 2022-10-12

#### RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ROADWAY IMPROVEMENTS FOR ISLAND ROAD

**WHEREAS**, there exists a need for Roadway Improvements for Island Road in the Township of Mansfield; and

**WHEREAS**, funds are available for this purpose through a 2022 NJDOT Municipal Aid Grant; and

**WHEREAS**, the Township of Mansfield has solicited bids for the provisions of the services required; and

**WHEREAS**, the Municipal Engineer, Remington and Vernick Engineers, has reviewed the bid proposal in connection with a certain bid package for the purpose of Roadway Improvements for Island Road (from Mt. Pleasant road (CR-543) south approximately 3,885 linear feet); and

**WHEREAS**, the Municipal Engineer has recommended, by way of correspondence dated October 14, 2022, that the award of contract for Roadway Improvements for Island Road as aforementioned be made to Meco, Inc, 37 Prodelin Way, Millstone Township, NJ 08535; and

**WHEREAS**, the Chief Financial Officer has certified that the award is made in accordance with applicable state statute and governing regulations involving said award.

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

**Section 1.** Upon approval of the contract by the Municipal Solicitor, the Mayor and Municipal Clerk are hereby authorized and directed to execute the approved contract with Meco, Inc, 37 Prodelin Way, Millstone Township, NJ 08535 to provide for Roadway Improvements to Island Road, as aforementioned, according to the attached Bid Proposal Form.

**Section 2.** After the solicitation of bids, Meco, Inc. was the contractor submitting the lowest responsible bid for the contract for the services sought.

**Section 3.** The maximum amount of the contract for the services referenced in the bid specifications is four hundred twelve thousand, three hundred seventy-five dollars and zero cents (\$412,375.00), which is comprised of the Base Bid and Alternate Bids No. 1 and No. 2. Said funds are available in the respective appropriations, grants, contributions, or escrow accounts maintained by the Township of Mansfield. Said funds are further made available and having been authorized against Capital Ordinance 2022-10, as approved by the Township Committee at the

Regular Meeting that was held on August 17<sup>th</sup>, 2022 in the amount of \$3,382,774.00.

**Section 4.** Notice of said action shall be published in the Burlington County Times as required by law.

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

AYE: Ocello, Sisz, Tallon, Mojena  
NAY: None ABSENT: Golenda

**BILL LIST: Regular & Escrow**

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

AYE: Ocello, Sisz, Tallon, Mojena  
NAY: None ABSENT: Golenda

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

There were none.

**NEW BUSINESS: Mayor's Comments/Updates**

**New Website: Mayor Mojena** announced that the new website was completed. He thanked Clerk Semus and Deputy Clerk Jolly for their hard work on the new site as a lot of time was spent. The new website will go Live on October 20<sup>th</sup> at 9am. The next goal is to expand the webpage to include all the different departments that have different web pages to have a uniform web experience for the community.

**Clerk Semus** reminded everyone to sign up for email blast from the new site.

A hand was raised via the Zoom platform.

**Joseph VanMater, 26954 Mt. Pleasant** – He questioned if emails that sign up through the website for alerts would be subject to OPRA (Open Public Records Act).

**Solicitor Prime** stated as the email list is maintained by the Township, said list would be subject to OPRA.

**Tower Gate Update:**

**Mayor Mojena** briefly went over an update on the Tower Gate project. He explained that there have been a couple meetings with the respective parties involved to find an alternative to the housing complex currently being presented to the Joint Land Use Board. The Committee is currently trying to digest all of the information provided by the solicitor which will eventually lead to a final decision on the matter.

A Draft Amended Settlement Agreement has been received however, it cannot be released due to Attorney Client Privilege. The proposal from the applicant includes in lieu of all of the market rate housing a logistics complex along with the required 96 affordable units.

The Draft Amended Settlement Agreement includes the following key points:

1. Kinkora Road – Route 130 Intersection: The developer has proposed a private road north of the current intersection of Kinkora Road and Route 130; including a new traffic light at the intersection. All traffic to/from the industrial complex be routed to the new road with access only via Route 130.
2. Farmland Preservation – The developer is proposing to deed restrict two large parcels of land in the Columbus downtown area for farmland preservation. Additionally, the developer will pay the Township share of the costs of the acquisition of the farmland preservation easement.
3. PILOT Agreement – A PILOT (payment in lieu of taxes) agreement is currently under consideration for this project. As part of the PILOT, the developer agrees to pay the first 10 years of the Annual Service Charge (ASC) upfront in a single payment. This will represent a significant amount of revenue to the Township with the schools still receiving a large portion of the land taxes.

**Solicitor Prime** further explained that there is still a lot of negotiations left to occur. There has been progress and ultimately a decision has to be made whether to proceed with the alternate plan or go with the plan that is already in place.

**Mayor Mojena** mentioned that there is a substantial amount of information received by the Township Committee and time is needed to evaluate.

**PUBLIC COMMENT:**

**Tim Boyd**, 4 Surry Court – He questioned if there was a timeline on the Tower Gate project.

**Solicitor Prime** explained that the Committee is working to resolve this as soon as possible.

**Tanya Hudson Murray** – She questioned who the developer is for the Tower Gate project.

**Solicitor Prime** stated it was Active Acquisitions.

**Carl Schwartz**, 40 Fitzgerald Lane – He thanked the Committee, Mayor and the Administrator for getting the Ordinance for the overnight parking in Four Seasons done so quickly.

**Colleen Herbert**, 2 Millennium Drive – She questioned whom she should advise of streetlights that are not working.

**Committeeman Sisz** explained that the number on the pole gets reported through PSE&G’s website.

**Mrs. Herbert** questioned the resolution on the consent agenda for a snow plowing contract, since the Township now owns snow plows.

**Administrator Fitzpatrick** clarified that with supply chain delays a lot of snow removal equipment still has not been received by the Township. Contracting with Central Jersey is a reliable backup to help with snow removal.

**Mrs. Herbert** mentioned Mr. Borgstrom’s educational discusses he has regularly with the senior developments. She questioned the possibility of him doing a video that can be uploaded to the website for the entire community to view.

**Theresa Bolton**, 7 Newton Court – She asked for clarity on how a PILOT program works.

**Solicitor Prime** explained that the Payment in Lieu of Taxes is only on the value of the improvements the land taxes are still paid. There is an annual service charge that a developer pays instead of the taxes on the improvements.

**Mayor Mojena** further explained that the Annual Service Charge is on the building itself. There separate tax is the land tax. The annual service charge is part of the PILOT that the Township and County split with the Township getting the majority (95%). The land tax will get split like normal taxes.

There being no further comments from the public, the Mayor closed the public comment portion of the meeting.

**ADJOURNMENT:**

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

**PREPARED BY:**

**RESPECTFULLY SUBMITTED BY:**

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**Ashley Jolly, RMC, CMR**  
**Deputy Clerk**

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