

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
REGULAR MEETING MINUTES  
February 15, 2023  
7:00 PM  
Via Hybrid**

**OPENING PUBLIC MEETING STATEMENT:**

**Clerk Semus**, read the following Open Public Meetings Statement:

Public notice of this meeting pursuant to the Open Public Meetings Act has been satisfied. Notice of this meeting was properly given via Resolution 2023-1-10, which was adopted by the Mansfield Township Committee on January 4, 2023. Said 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, all of the posting, and filing having been accomplished as of January 8, 2023.

**ROLL CALL:**

**Municipal Clerk Semus** called for a Roll Call. The following Township Committee Members were in attendance: **Mayor Marcial Mojena; Deputy Mayor Sisz; Committeeman Tallon, Committeeman Golenda, Committeeman Boyd, Solicitor Prime, Engineer Johnson, Administrator Fitzpatrick, Deputy Clerk Jolly and Clerk Semus.**

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

**DEPARTMENT/BOARD REPORTS:**

**Mayor Mojena** mentioned that reports from Department heads will be given during the second meeting of each month, unless there is something of importance to share.

**Police Report:**

**Chief Campbell**, reported on: 1,205 incidents for the month of January to include 7 arrests, 19 motor vehicle crashes, 4 domestic violence incidents and an attempted vehicle theft at Manheim. As of this morning, there was a theft of a dirt bike on Mansfield Rd. East where the suspects opened the garage door using the remote from the vehicle parked in the driveway. Information has been posted on our website and anyone with additional information is asked to contact Detective Ken Allen at 609-298-4411. Reminder given to all to lock your car doors at night. Road construction project is continuing on Mill Lane for the next few weeks, PSE&G is replacing utility poles the road is open to thru traffic only. The road is closed Monday Wednesdays and Fridays from 8:00am to 2:00pm and Tuesdays and Thursdays from 8:00am to 5:00pm. Traffic is being detoured down Columbus Road to Jacksonville Road.

Trainings: An officer is attending the Standardized Field Sobriety Testing on how to successfully perform roadside Field Sobriety Tests.

Hiring: We are in the final stages of our last authorized hire and are anticipating a mid to late March start date.

**Mayor Mojena** added, with the theft being covered on the Departments page, he would like to have it added to the Township's and to spread the word that it is important not to leave cars unlocked overnight in your driveway and do not leave your keys. Take precautions, we are a target and this continues to happen but it is really in our control. Please spread the word to different communities, Homestead and Four Seasons. It's critical since this is the reality of today.

**EMS Report:**

**Mr. Senf, EMS Director**, reported: In January we did 198 calls for service with 140 Patient Contacts and 98 Transports. There have been several requests for CPR with 4 classes currently scheduled and to meet the greatly increased demand, 10 staff members are taking CPR Instructor Class at the end of February. For any of our residents wanting to attend free CPR training, we will be scheduled and announcing beginning in April or May.

**Engineer's Report:**

**Doug Johnson** reported on the taking of bids yesterday for the re-surfacing of Chesterfield-Georgetown Rd. and having it on the agenda tonight.

An application was submitted for the NJDEP Stormwater Resilience Grant and the DEP put out a notification on their website that our application was not accepted, however, we have not received anything final from them. The Green Acres Application currently being worked on for property along Rt. 130, adjacent to Newbold Island and as part of the application, there is a special hearing to the public that is required and scheduled for Friday February 24, 2023.

The Island Rd. project is complete and we are awaiting the DOT to close it out.

JLUB construction projects have been delayed due to the rain but we are clearing up and getting ready for the spring.

The ELION Development project has sent over their plans and are in the approval process to have buildings demolished on Rt. 206.

**DPW Report:**

**Administrator Fitzpatrick** reported: Removal of snowflakes in village of Columbus, exit and emergency lighting inspection and repaired as needed, fixed lights in both recreation buildings, maintenance and cleaning of top of storm drains, organized and set up tools in new road repair trailer, picked up trash and recycling in all parks, fixed and maintained John Deere Gator, completed Christmas tree pick up, filled potholes on all township roads, rearranged file cabinets for Clerks office, tree trimming on township roads, picked up dumped tires on Mill Lane and Kinkora Rd., hooked up and adjusted flail mower on tractor, all township generators were serviced and ran under load, unclogged ditch on Axe Factory Rd., removed unsafe picnic tables from Hedding Park, changed out faded street signs on township roads, fixed small erosion issue on Mill Lane, put together new desk fan installed new carpet for recreation office, salted township roads, received new asphalt hot box and was gone over by salesmen to all DPW, asphalted all open sinkholes and patched a section of Sheffield Dr., built shelves and organized recreation sheds, removed soccer goals from Georgetown Babe Ruth field, curbside metal

pick up completed, cleaned detention pond pipes to ensure proper flow, removed old shed from Civic Club, trimming of trees and removal of dead trees at Columbus Park, stormwater training videos for DPW, sheet rocked hole in Columbus Park recreation bldg., painted all faded stop bars in Mapleton, handicap parking area at Civic Club, powers electric, finished sign at complex, Miller Plumbing fixed eye wash at firehouse, put together new picnic tables for Hedding Park.

**Fire Department Report:**

**Chief DuBell** reported that there were 20 calls for the month of January. 2 building fires, 3 cooking fires, 5 motor vehicle accidents, 1 gas leak, 1 carbon monoxide incident, 3 assist EMS and 5 residential alarm systems. The new engine is still waiting for equipment before it can be placed in service and the majority of our drivers have completed their driver training requirement hours and are now qualified to drive it. February and March are the last two mandatory trainings that all members are required to have yearly. Ladies Auxiliary's Hoagie sale is March 25, 2023. Reminder to all residents of the Slow Down Move Over Law. Whenever there is an emergency vehicle or tow vehicle on the side of the road with the lights on you should move over to the next lane if you are able to or slow down to a safe speed. While on a 295 in response to a motor vehicle accident, there were 2 secondary accidents due to people not slowing down or moving over. Also, please do not try to video the emergency scenes as you are driving by as this is a cause of secondary accidents and puts all emergency response personnel at risk.

**Fire Prevention/OEM Report:**

**Doug Borgstrom** reported on the month of January: 22 Uniform Fire Code Inspections, 17 smoke inspections, Inspector training on HUD lead paint inspection, Registration and permit mailing and receiving, Inspector UFC and UCC continuing education classes. County to Municipality radio drill, EMMIT drills with State Police, EMAA reporting for the Grant is completed, Online training for emergency management, requesting in writing to attend the EPAA conference in Atlantic City for April 17th to 21st, Polaris Ranger and trailer upfitting is just about complete. We will be scheduling training to qualify emergency responders and police very soon.

**ORDINANCE: (FIRST SECOND/INTRODUCTION):** Nothing at this time.

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

**ORDINANCE 2023-1  
CALENDAR YEAR 2023**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A  
CAP BANK (N.J.S.A. 40A:4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and members of Township Committee of the Township of Mansfield in the County of Burlington finds it advisable and necessary to increase its CY 2023 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Mayor and members of Township Committee hereby determines that a 1.0% increase in the budget for said year, amounting to \$70,742.15 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Mayor and members of Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to the final appropriation in either of the next two succeeding years;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and members of Township Committee of the Township of Mansfield, in the County of Burlington, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2023 budget year, the final appropriations of the Township of Mansfield shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$247,597.53, and that the CY 2023 municipal budget for the Township of Mansfield be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

**PUBLIC HEARING:** There were no comments from the public

**DISCUSSION:**

**Committeeman Tallon** asked for a brief description as to why we would need to exceed the CAP and Budget to do this.

**Mayor Mojena** stated that this is routine procedure and asked **Administrator Fitzpatrick** to address this in absence of CFO Grouser as to which he explained; this is a formality that is done every year to have in place where we have the ability to exceed, however, it does not mean it has to be used.

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

AYE: SISZ, BOYD, TALLON, GOLEND, MOJENA

NAY: NONE

ABSENT: NONE

**ORDINANCE 2023-2**

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

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

**SECTION 1:**

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

**TOWNSHIP COMMITTEE:**

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

**MUNICIPAL CLERK/ADMINISTRATOR OFFICE:**

Municipal Clerk (Certified)	\$ 40,000.00 - \$ 84,000.00
Deputy Clerk	\$ 37,500.00 - \$ 57,750.00
Deputy Clerk (hourly)	\$ 15.00 - \$ 31.50
Township Office Assistant (salaried)	\$ 35,000.00 - \$ 50,000.00
Township Administrator (full-time)	\$ 80,000.00 - 133,000.00
Administrative Liaison To Township Committee	\$ 5,000.00 - \$ 10,500.00
Director of Community Engagement	\$ 50,000.00 - \$65,000.00

**FINANCE:**

Chief Financial Officer (part-time)	\$30,000.00 - \$55,000.00
Chief Financial Officer (full-time)	\$30,000.00- \$ 93,000.00
Deputy Treasurer/Payroll Benefits Coordinator	\$ 45,000.00 - \$ 70,000.00
Purchasing Assistant	\$ 7,000.00 - \$ 15,000.00
Tax Collector	\$ 30,000.00 - \$ 62,500.00
Assistant Tax Collector (hourly)	\$ 15.00 - \$ 31.50
Tax Assessor (full-time)	\$ 30,000.00 - \$ 57,000.00
Tax Assessor (part-time)	\$ 15,000.00 - \$ 42,000.00
Administrative Assist. To Tax Assessor	\$ 7,000.00 - \$15,000.00
Qualified Purchasing Agent	\$ 15,000.00 \$23,000.00

**CONSTRUCTION:**

Construction Official	\$ 20,000.00 - \$ 53,000.00
Sub-Code Official: (Bldg., Elec., Fire, Plum.)	\$ 12,000.00 - \$ 90,000.00
Inspectors: (Bldg., Elec., Fire, Plum.) (hourly)	\$ 25.00 - \$ 50.00
Construction Manager	\$ 25,000.00 - \$ 50,000.00
Technical Asst. to Construction Official (salaried)	\$ 16,000.00 - \$ 57,000.00
Construction Office Assistant (part-time/hourly)	\$ 15.00 - \$ 31.50

**UNIFORM FIRE CODE:**

Fire Official (Unif. Fire Code) P/T	\$ 10,000.00 - \$ 20,000.00
Fire Prevention Inspectors P/T (hourly)	\$ 10.50 - \$ 27.00

**PROPERTY MAINTENANCE/ZONING OFFICIAL**

Part-Time Zoning Admin Officer/Official	\$ 3,000.00 - \$13,750.00
Property Maintenance Officer P/T	\$ 1,000.00 - \$11,000.00

**LAND USE OFFICE:**

Land Use Coordinator	\$ 8,900.00 - \$ 42,000.00
Land Use Secretary	\$15,000.00 - \$ 26,250.00

**PUBLIC WORKS:**

Township Superintendent (salaried)	\$15,000.00 - \$20,000.00
Public Works Foreman (salaried)	\$65,000.00 - \$95,000.00
Public Works Assistant Foreman (salaried)	\$50,000.00 - \$68,000.00
Public Works’ Laborer (non-union)	\$ 22.00 - \$35.00
Public Works’ Seasonal (hourly non-union)	\$ 15.00 - \$17.00
Administrative Assistant to Public Works Supervisor And Township Superintendent	\$4,000.00 - \$15,000.00
Public Works’ Laborer (hourly) ( <i>salary based on current bargaining unit contract</i> )	\$ 22.00 - \$ 35.00

**RECREATION:**

Recreation Coordinator And Secretary	\$ 5,000.00 - \$15,000.00
--------------------------------------	---------------------------

**HEALTH/ENVIRONMENTAL REALTED OFFICES:**

Board of Health Secretary	\$ 1,200.00 - \$ 2,625.00
Recycling Coordinator	\$ 1,200.00 - \$ 2,100.00
Rabies Clinic Personnel (a day)	\$ 60.00 - \$ 80.00
Environmental Commission Secretary	\$ 1,200.00 - \$2,100.00

Clean Communities Coordinator (5% of grant award)

**SAFETY:**

Coordinator – Emergency Management Serv. \$ 3,675.00 - \$11,500.00  
Assist Coordinator – Emergency Management Serv \$1,000 - \$3,675.00

**EMS:**

Emergency Medical Services Administrator \$ 70,000.00 - \$ 110,000.00

**POLICE DEPARTMENT:**

Chief of Police \$ 87,000.00 - \$ 140,400.00  
Lieutenant \$ 80,000.00 - \$ 129,600.00  
Police Officer (P/T) (hourly) \$ 15.00 - \$ 30.00  
Senior Police Records Clerk (salaried) \$45,000.00 - \$65,000.00  
Police Records Clerk (salaried) \$45,000.00 - \$55,000.00  
Court Security Guard (hourly) \$ 15.00 - \$ 26.25  
Police Officer (*salary based on current bargaining unit contract* )

**MUNICIPAL COURT:**

Municipal Judge \$ 15,000.00 - \$ 47,250.00  
Municipal Judge Stipend for Springfield Twp. \$ 13,500.00  
Municipal Judge Stipend for Southampton Twp. \$ 10,000.00  
Court Administrator \$ 25,000.00 - \$ 63,000.00  
Court Administrator Stipend for Springfield Twp. \$ 6,000.00  
Court Administrator Stipend for Southampton Twp \$ 6,000.00  
Court Administrator On-Call Stipend \$ 2,179.00  
Deputy Court Administrator (salaried) \$ 45,000.00 - \$ 63,000.00  
Dep Court Administrator Stipend Springfield Twp \$ 4,000.00  
Dep Court Administrator Stipend Southampton \$ 4,000.00  
Deputy Court Administrator On-Call Stipend \$ 2,179.00  
Violations Clerk (salaried) \$40,000.00 - \$50,000.00  
Violations Clerk Stipend Springfield Twp \$ 2,000.00  
Violations Clerk Stipend Southampton Twp \$ 2,000.00  
Data Entry Clerk \$ 15.00 - \$ 20.00

**SECTION 2:**

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

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

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

**SECTION 3:**

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

**REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

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

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

**PUBLIC COMMENT:** There were no comments from the public

**DISCUSSION:** None

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

**AYE: SISZ, BOYD, 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.

**RESOLUTION 2023-2-7**

**RESOLUTION FOR THE TRANSFER OF FUNDS IN THE CURRENT FUND IN THE TOWNSHIP OF MANSFIELD FOR THE BUDGET YEAR 2022**

**BE IT RESOLVED** on this 15th day of February, 2023 by the Township Committee for the Township of Mansfield, County of Burlington, that from the surplus balance in the 2022 budget appropriations transfers be made as follows:

**CURRENT FUND: Inside the CAP to Inside the CAP / Inside the Cap to Outside the CAP**  
**OPERATING EXPENSES AND SALARIES & WAGES**

<u>Title</u>		<u>Transfer From</u>	<u>Transfer To</u>
<b>CURRENT FUND</b>			
Engineering: General	OE	\$6,400.00	
Streets & Roads: Misc	OE	\$7,000.00	
Municipal Court: Misc	OE	\$2,000.00	
Legal: General	OE		\$ 400.00
Recreation: Misc	OE		\$12,000.00
Financial Administration: Misc	OE		\$ 2,000.00
Plan: Miscellaneous	OE		\$ 1,000.00
	<b>TOTALS:</b>	<b>\$15,400.00</b>	<b>\$15,400.00</b>

**RESOLUTION 2023-2-8**

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

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

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

**WHEREAS**, the Township Committee realizes that certain At-Will and Statutory Township Employees have not received a Cost Of Living Increase for the year 2023; and

**WHEREAS**, the Township Committee has sufficient funds to approve a 5% increase in wages to be paid to certain At-Will and Statutory Township Employees, which will be retroactive to January 1, 2023; and

**WHEREAS**, The Township Committee has determined that this 5% increase will only pertain to those employees who have not received an increase or promotion with the 2023 calendar year and were employed as of January 1, 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey does hereby approve a 5% increase in wages paid to certain Statutory and At-Will Township Employees, retroactive to January 1, 2023.

**RESOLUTION 2023-2-9**

**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 2023:

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>
60	2.02	Henry Serrano	\$5,010.20
			(Effective 02/07/23)

**RESOLUTION 2023-02-10**

**RESOLUTION FOR THE REFUND TO CORELOGIC FOR TAX DUE TO VETERAN EXEMPTION**

**WHEREAS**, the homeowners listed were declared to be a Disabled Veteran effective 02/07/23; 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 1st quarter 2023.

**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 February 9, 2023 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>
60	2.02	Henry Serrano III	\$1,856.92

**RESOLUTION 2023-02-11**

**RESOLUTION FOR THE REFUND OF TAX OVERPAYMENTS**

**WHEREAS**, Property Taxes were overpaid on the properties listed below; and  
**WHEREAS**, this overpayments were due to a payment by Corelogic Tax Service., and they are requesting a refund;

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on February 15, 2023 hereby authorizes the refunding of the following to Corelogic Tax Service by the Tax Collector.

<b>Block</b>	<b>Lot</b>	<b>Property Owner</b>	<b>Amount</b>
15	13	Foster, Alicia & Chaunce	\$1,879.51
58	39	Zielinski, Marcin & Nikol	\$ 170.01
Total			\$2,049.52

**RESOLUTION 2023-2-12**

**RESOLUTION FOR THE REFUND OF ACH DIRECT WITHDRAWAL**

**WHEREAS**, Property Taxes were paid by ACH Direct Withdrawal on the properties listed below; and  
**WHEREAS**, the properties were sold and the sellers, did not notify the Tax Department to remove the ACH Direct Withdrawal in the system, so a refund is due back to the prior property owners

**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 February 15, 2023 hereby authorizes the refunding to prior property owners by the Tax Collector.

<b>Block</b>	<b>Lot</b>	<b>Prior Property Owner</b>	<b>Amount</b>	
11.01		Timothy Davis & Terri Cebulka	\$2,678.77	2
42.07	49	Masterson, Joan & Mathew	\$1,034.26	

**RESOLUTION 2023-2-13**

**RESOLUTION FOR AMENDMENTS/CORRECTIONS TO RESOLUTION 2023-2-6, "RESOLUTION APPOINTING MEMBERS OF THE MASTER PLAN UPDATE STEERING COMMITTEE"**

**BE IT HEREBY RESOLVED** that the following individuals expressed interest in being a member of the Master Plan Update Steering Committee; and

**WHEREAS**, Resolution 2023-2-6, which was adopted by the Mansfield Township Committee at their Regular Meeting of February 2, 2023, be and is hereby amended as follows:

**Six members of the public, who shall be residents of Mansfield Township, hereby appointed by the Mayor, as follows:**

1. Dalpat Patel
2. Frederick Cain
3. Michael Soos
4. Kelly Stobie
5. Ramy Reddy
6. Samuel Paglione, Jr

**Addition to the Mansfield Township Master Plan Update Steering Committee as Alternate Members:**

1. Maureen Mealey
2. Joseph Lippincott
3. Robert Cole

**RESOLUTION 2023-2-14**

**RESOLUTION APPROVING AN APPLICATION FOR A PERSON TO PERSON & PLACE TO PLACE TRANSFER OF LIQUOR LICENSE #0318-33-003-002**

**WHEREAS**, an application has been filed for a Person to Person transfer of Plenary Retail Consumption License 0318-33-003-002, from C. Reed's, Inc. to Columbus Liquor License LLC for a pocketed license without a premise; and,

**WHEREAS**, the submitted application form is complete in all respects, as outlined in N.J.S.A.33: 1-1 et seq., an Affidavit of Publication has been received by the Municipal Clerk and the transfer fees have been paid; and,

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the Mansfield Township Police Department has investigated the applicant and the source of all funds to be utilized in connection with the purchase and operation of the business, and the results meet ABC standards; and,

**WHEREAS**, a Tax Clearance Certificate has been received from the Division of Taxation; and,

**WHEREAS**, the applicant is qualified to be licensed per Title 33 of the New Jersey Statutes and all rules and regulations promulgated there under, in addition to pertinent Township Ordinances, and

**WHEREAS**, an application has also been filed for a place-to-place transfer of Plenary Retail Consumption License 0318-33-003-002 heretofore issued to C. Reed's, Inc. as a pocket license and application is made to attach this license for Columbus Liquor License LLC to the premises at 190 Atlantic Avenue, Columbus, NJ 08022; and

**WHEREAS**, the location meets ABC and Municipal requirements; and,

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Township of Mansfield, Burlington County, New Jersey does hereby approve, effective February 15, 2023, the person-to-person transfer of the aforesaid Plenary Retail Consumption License to Columbus Liquor License LLC and the place-to-place transfer of the aforesaid Plenary Retail Consumption License from its former location as a pocketed license without a premises to 190 Atlantic Avenue, Columbus, NJ 08022 and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Columbus Liquor License LLC at the premises located at 190 Atlantic Avenue, Columbus, NJ 08022 effective February 15, 2023"

**RESOLUTION 2023-2-15**

**RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ROADWAY IMPROVEMENTS**

**FOR CHESTERFIELD-GEORGETOWN ROAD**

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

**WHEREAS**, funds are available for this purpose through a capital funding; 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 Chesterfield-Georgetown Road and

**WHEREAS**, the Municipal Engineer has recommended, by way of correspondence dated February 14, 2023, that the award of contract for Roadway Improvements for Chesterfield-Georgetown Road as aforementioned be made to Richard T. Barrett Paving Co., Inc., 400 Prospect Street, Trenton, New Jersey 08618, 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 Richard T. Barrett Paving Co., Inc., 400 Prospect Street, Trenton, New Jersey 08618 to provide for Roadway Improvements to Chesterfield-Georgetown Road, as aforementioned, according to the attached Bid Proposal Form.

**Section 2.** After the solicitation of bids, Richard T. Barrett Paving Co., 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 in the amount of thirty-six thousand five hundred and ten dollars and ninety-eight cents (\$36,510.98) representing items one (1) through eighteen (18) of the base bid; and 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, 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 adopt all above resolutions on the consent agenda was offered by **Deputy Mayor Siz** and seconded by **Committeeman Tallon**.

Motion carried on a roll call vote recorded as follows:

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

**BILL LIST:**

A motion to approve the bill list both regular and escrow was offered by **Committeeman Tallon** and seconded by **Committeeman Boyd**.

**DISCUSSION:** There were no comments from the Township Committee

Motion carried on a roll call vote recorded as follows:

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

**MINUTES:**

**January 30, 2023 Budget Meeting**

A motion to approve the minutes from the above shown date was offered by **Committeeman Golenda** and seconded by **Deputy Mayor Siz**.

**DISCUSSION:** There were no comments from the Township Committee

Motion carried on a roll call vote recorded as follows:

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

**February 1, 2023 Regular Meeting**

A motion to approve the minutes from the above shown date was offered by **Deputy Mayor Siz** and seconded by **Committeeman Tallon**.

**DISCUSSION:** There were no comments from the Township Committee

Motion carried on a roll call vote recorded as follows:

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

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

**Mayor Mojena** spoke of the Green Acres application and the purchasing of Newbold Island by the State and the Green Acres Fund. We have approached the State, DEP and the County to see if there would be an interest in extending an offer to purchase 3 parcels also owned by PSE&G that are within the Mansfield borders that are adjacent to Mershon Concrete roughly 45 acres next to a County trail that was recently built. The State recommended that we apply but was non-committal so we will be scheduling a special meeting.

**Committeeman Tallon** added that this would be a great acquisition giving Mansfield a place to have a small park with three to four acres bordering the Delaware River. We could inexpensively extend the trail and put in benches allowing fishing and the viewing of wildlife.

**Mayor Mojena** spoke on the Farmland Preservation Project, the offer given, its acceptance, the County’s intention to extend the trail and the township’s budgeting for it’s share.

The Township’s budget hearing was on the January 30<sup>th</sup> with the department heads presenting and a wonderful turnout. There will be a 2<sup>nd</sup> budget hearing scheduled in March after the committee has reviewed all of the items submitted and expected revenue when received from CFO Grouser.

A meeting was held regarding the demolishing of homes that are a safety hazard on Rt. 206. With representatives of the developer, Burlington County Quaker community and a number of other community residents looking at the old Meeting House and how it can be demolished with the upmost respect and care for the gravesites that are there. The developer has

offered for the Quaker community to come in and remove items to be preserved and placed in the Museum. This is a work in progress and we will keep everyone up to date.

### **NEW BUSINESS:**

**Committee Golenda** reads the following statement and asks that it be made part of the record for this meeting:

At the December 21<sup>st</sup> meeting I was targeted with retaliation in the form of a censure. This was an attempt to muzzle me for my speech on public issues and my reports of potential legal issues for this Committee. Many assertions were made, passed on as truths, without any facts. I am outspoken, I question things and I call it like I see. I do not make any statements without evidence to support my claims. My speech may be unpopular, and perhaps uncomfortable, for some, but as I have learned from scores of township residents, appreciated. The claims made in the resolution attacking me are flat out wrong and goes against everything this country stands for. It attacks me for exercising my freedom of speech. It attacks the residents of Mansfield by violating their right to representation as it attempts to prevent me, a duly elected official, from fairly engaging in governance, legislation, and representative debate.

I raised serious ethical concerns in 2022, but those concerns were ignored by everyone on the committee and in the municipal office, with the exception of Bob Tallon. Shortly thereafter, I am targeted by the censure. The censure resolution attempts to bar me from entering the municipal building without seeking approval. Now, I cannot properly hold the majority on this committee accountable to prevent further potential violations of law. The censure also attempts me from governing in an equal and fair fashion as every other committee member by requiring me to attend remotely. This is so our mayor can censor me and eliminate unpopular speech.

I have spent the last two years as an elected official asking questions about operations, governance and potential corruption. As a result, I was attacked. When this resolution to censure me was enacted, this committee exceeded its statutory limitations. Mojina, Sisz, Ocello and solicitor prime acted arbitrarily and capriciously by attempting to punish me for unpopular speech, lying about an apparent assault that I committed and restricted the citizens of Mansfield voice when attempting to silence one of their elected officials.

I have initiated a lawsuit to fight this unconstitutional resolution because our mayor refused to withdraw it. I demanded that the resolution be withdrawn because it is unconstitutional, but the majority on this committee refused to withdraw it. Thus, unfortunately, this is going to become an issue for the courts. I will not comply with the arbitrary and capricious punishments set forth in this inappropriate censure and will continue to fight for the residents of Mansfield and for myself.

I am sorry it has come to this. I did not enact a resolution out of spite, I did not ask to be targeted by cowardly actions. I did not want to file a lawsuit, but I have been forced to do so to protect my rights as an elected official and a citizen.

**Mayor Mojena** opens for public comment.

**Committeeman Tallon** stated his appreciation and respect of Solicitor Prime's input regarding his concerns about bringing up an Ethics Committee and the Best Practices Inventory Platform that the Department of Community Affairs does with the townships financial element each year and exploring it along with the right to create it if we want. He believes this is a good thing to do and did not bring it up just because of what is taking place with Committeeman Golenda. At this time he has a call in to Community Affairs to get a better understand entire process.

**Mayor Mojena** advises the public that Solicitor Prime was asked to research this and did submit a report to the committee explaining his thoughts, opinion and recommendations.

**Solicitor Prime** stated that we do have an Ethics Committee and Ordinance. The complaint process with the Department of Community Affairs was explained in detail. The township welcomes open debates on many issues and there are a number of forums to speak and provide comments or concerns including the public meetings, contacting the Administration, various Board meetings with great success. It was recommended to the Committee that the issues do not relate to the Ethics of the governing body or township officials but relate to township employees and protecting the public. We believe that there are adequate safeguards in place to do that.

Conversation took place between **Committee Golenda** and **Solicitor Prime** regarding the Ethics Committee, its enforcement, Township Code that creates our ethical guidelines and ethical violations regarding the sharing of emails. The question was asked how can Solicitor Prime evaluate whether or not he violated ethics. Solicitor Prime declined to respond and Mayor Mojena agreed that the point has already been discussed.

### **PUBLIC COMMENT:**

**Andrew Arengé— Philadelphia, PA, formerly of Second St., Columbus, NJ** asked if there are any updates on the Towergate application and what the next steps.

**Solicitor Prime** responded that the Towergate project was the subject of a settlement agreement between the developer and the township settling the prior builders remedy amending it and being in the process of being implemented now. Explained in detail that there are a number of steps outlined in the settlement agreement including the need for re-development designation and re-development plan before plans can be submitted to JLUB.

**John O'Callahan, 53 Oak Lane, New Egypt NJ-** spoke of giving clarity and his research on the Ethics Committee and to consider more leadership.

**James Kolpack, 2292 Columbus Rd.-** addressed a letter he submitted on February 2<sup>nd</sup> regarding Columbus Rd. and the truck traffic, safety issues, damage to the road, property, speeding, why there was no response to said letter, what is being done about the all the issues and why has there not been a solar digital sign posted. He spoke in detail of his OPRA request findings regarding traffic stops and asks why are there no stops.

**Administrator Fitzpatrick** responded that he is the liaison for the township in these issues, and has answered numerous times on their behalf. The committee is not a full time entity within our building and when letters come in, he is



asked to address them, fulfilling the liaisons obligation with emails and phone conversations with you. We do not own those roads, they are owned by the County and we have no say what so ever about the truck traffic on it. However, we do have a say about the speeding. A sign has been posted, discussion has been had with the Chief of Police who has made the officers aware of the issue. As for the road damage, and its ability to carry truck traffic, that is a County issue for whom you have spoken to.

**Mayor Mojena** responded that Administrator Fitzpatrick job is to address these kinds of issues with the public. As for the traffic stops he will inquire about an answer. The township does not have the resources to park and Officer at any given place for an extended period of time. However, they do, do their best to put the signs on, to look at areas of concern and the traffic light also helps slow down traffic. Since we have no jurisdiction over the County road and the traffic or type of vehicles that are on it, we will continue to enforce speeding issues to the best of our ability.

**Clerk Semus** asked Mr. Kolpack if he was able to contact the County and State, as advised in our email correspondence that stated, Mansfield Township is not the only one doing traffic stops on the road.

**Mr. Kolpack** replied no, but he appreciates what is being done. He is scheduling to meet with the County Administrator, their Engineers and has spoken with the State and Governor's office today about the issue and the damage being done to his home along with multiple neighbors. He asks that if they do reach out, that the Township please work with them and gives thanks to the Administrator and staff for responding to emails and OPRA request.

**Mayor Mojena** asks that he please keep us posted and we will do everything we can to help.

**Joseph Van Mater, 26954 Mount Pleasant Road** – asked Solicitor Prime to clarify if the Township Ethics Code applies to him and asks Mr. Golenda about the emails breached.

**Mayor Mojena** stated the Committee will not be addressing members of the public during public comment based on our meeting and committee rules.

**Solicitor Prime** stated that he will not be making any response.

There were no further comments from the public.

**ADJOURNMENT:**

A motion to adjourn the meeting was offered by **Deputy Mayor Sisz** and seconded by **Committeeman Boyd**.

**Motion carried.**

**PREPARED BY:**

**RESPECTFULLY SUBMITTED BY:**

---

**CANDIS MELIN**  
Administrative Clerk

---

**LINDA SEMUS, RMC, CMR**  
Municipal Clerk