

**DRAFT MINUTES TO BE ADOPTED AT THE 3-15-23 TWP MEETING**  
**TOWNSHIP OF MANSFIELD**  
**BURLINGTON COUNTY**  
**SPECIAL MEETING MINUTES**  
**February 24, 2023**  
**6:00pm**

The special meeting was called to order on the above shown date with the following in attendance **Mayor Mojena, Deputy Mayor Sisz, Committeeman Tallon, Committeeman Golenda, Committeeman Boyd (present but had technical difficulties with his microphone), Township Engineer Doug Johnson, Deputy Clerk Jolly and Municipal Clerk Linda Semus**

**Mayor Mojena** called the meeting to order at 6:00PM followed by Municipal Clerk Semus reading the open public meeting statement, flag salute and rolls call: Notice has been proved for this special meeting and has been posted on the official website of the Township of Mansfield, noticed in the Burlington County Time and Trenton Times on February 13, 2023 and filed with the Municipal Clerk of the Township of Mansfield, notice of which contains the date, time, place and purpose of this meeting as so noted under NJSA 10:4-8 amended in 1981 and including sections 10:4-18 which addresses regular meetings of the public body which is addressed under annual notice.

**DISCUSSION:** (during his discussion, he provided a power point that depicts the area of interest)

**Mayor Mojena** explained that PSEG a parent company of PSE&G owns the land in question. The State is working with PSEG for the purchase of Newbold Island and making same preserved open space. They (PSEG) also own 41 acres of land which is what the Township is seeking to find out the level of interest in purchasing these lots which borders the Delaware River. The County has the Heritage Trail along the river as well so they may be interest in joining. The Mayor and a few other individuals had a conference call with Green Acres and expressed the interest in preserving the lots. The Mayor advised that Bordentown owns one lot as well and will be working with Green Acres, the County and Mansfield Township for the preservation of all that land. The Mayor further stated that there was interest in making that area a preserved park.

**Engineer Johnson** stated that the Mayor had summed up perfectly on what the Township is trying to do/accomplish. The Township is submitting an application to Green Acres to help subsidize the cost of the acquisition of land along Route 130 and protect them from future development. He stated there is no guarantee that the Township will get the Grant or if there will be sufficient funding to even purchase the lots but felt it was worth trying to preserve that property and protect it from further development.

**RESOLUTION:**

**RESOLUTION 2023-2-16**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION THOROUGH THE STATE OF NEW JERSEY GREEN ACRES PROGRAM FOR THE ACQUISITION OF BLOCK 66, LOT 20, BLOCK 67, LOT 3, BLOCK 69, LOTS 4&5.01 WHICH IS ADJACENT TO NEWBOLD ISLAND**

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, the Township of Mansfield desires to further the public interest by obtaining funding in the amount of \$2,100,000.00, in the form of a \$1,050,000.00 matching grant from the State of New Jersey

to fund the project acquisition of Block 66, Lot 20, Block 67, Lot 3, Block 69, Lots 4 & 5.01 adjacent to Newbold Island; and

**WHEREAS**, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

**WHEREAS**, the applicant is willing to use the State's funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project; and

**WHEREAS**, the Township cannot provide its matching share, without obtaining additional funding from other sources, including but not limited to, Burlington County and available grant monies, to defray the costs of the Township matching share, if required.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey The Township Committee, at their special zoom meeting held on February 24, 2023, that:

1. The Mayor and Township Clerk to execute, on behalf of the Township. any and all documentation necessary for said grant application submission.
  - a. provide additional application information and furnish such documents as may be required, and
  - b. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$1,050,000.00, provided that the Township can obtain additional funding from other sources, and provided further that the Township approves the ultimate purchase price after the required Green Acres appraisals.
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
4. This resolution shall take effect immediately.

**PUBLIC HEARING:**

**Carl Schwartz, 40 Fitzgerald, Columbus, NJ** – Asked what were we asking for in grant funding. Mayor Mojena replied that we were asking for 2,100,000.00, but that they had heard a figure of \$7,000,000.00 was what PSEG was looking for since it was commercially zoned.

**Engineer Johnson** stated that an appraisal will take place to get a real/true value for the property but since the Grant Applications need to be in prior to any appraising will be done that figure is what was decided to be put within the grant application.

**Mr. Schwartz** then asked if by passing this resolution will it lock us in to having to purchase the property.

**Mayor Mojena** explained that there is a clause within the Resolution that states if the Green Acres Grant is awarded but it is not enough to cover the actual purchase price and if the County will not help with funding, then the Township is not liable for purchasing the property.

**Mr. Schwartz** further asked since the railroad tracks are so close to the water, was there a way for residents to get over the tracks and the water to get to the island?

**Engineer Johnson and Committeeman Tallon** responded yes as the County's Heritage Trail runs through that whole area and there is also a pedestrian crossing to get over to the Island.

No other questions from the public were asked and therefore Mayor Mojena closed the public hearing.

**Major Mojena** asked if there were any questions or comments from the Township Committee.

**Committeeman Tallon** stated that the Island is unique, the largest island on the Delaware River and the number of endangered species on that island would rival anywhere within the whole state.

The Mayor added that he is thrilled that the State was able to work something out to preserve that island. It is a great opportunity for all of us to preserve that whole area and he hopes that the State and County will help support us.

A motion to adopt Resolution 2023-2-16 was offered by **Committeeman Tallon** and seconded by **Deputy Mayor Sisz**. Motion carried on a roll call vote recorded as follows:

**MOTION: Tallon           SECOND: Sisz**

**ROLL CALL VOTE:**

**AYES: Tallon, Sisz, Golenda, Mojena (Committeeman Boyd was having technical difficulties and therefore we were unable to hear any of his responses)**

**NAY: None**

Mayor Mojena stated that between this matter and the preserving of the Black Walnut Farm, we have a good trending going on.

**MOTION TO ADJOURN**

A motion was offered **Committeeman Sisz** and second by **Committeeman Tallon** to adjourn. Motion carried.

**RESPECTFULLY PREPARED AND SUBMITTED BY:**

---

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