

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
REGULAR MEETING MINUTES
March 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: **Committeeman Tallon, Committeeman Golenda, Committeeman Boyd, Deputy Mayor Sisz, Mayor Marcial Mojena, Solicitor Prime, Engineer Johnson, CFO Bonnie Grouser, Administrator Fitzpatrick, Clerk Semus and Deputy Clerk Jolly.**

Mayor Mojena took a brief moment to mention the passing of our good friend, colleague and longtime township resident, Bill Taharik. Bill has been a friend and a resident in Mansfield for many years, serving our community on the Joint Land Use Board with honor and distinction for many years and a wonderful person. Our hearts go out to the family, his friends and loved ones. We mourn for them and ask that everyone keep them in your prayers.

The Flag Salute was held followed by a brief moment of silence in honor of Bill.

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: 1,096 incidents for the month of February to include 3 arrests, 25 motor vehicle crashes and 6 domestic violence incidents. On February 15th around 5:13pm, officers were dispatched to East Main Street at the Mansfield Community Park for a report of a vehicle burglary. It was reported that they arrived to the park around 3:45pm, went for a walk and upon returning around 5:10pm that the rear passenger window was shattered. It was found a purse that was under a jacket was missing. We are asking anyone with any information to contact Detective Allen. Also, we have recently been contacted stating a resident was receiving calls from our police departments phone number 609-298-4411 stating that their identity had been stolen. We had no open cases involving this person and had made no calls to them that day. Please be aware that scammers can fool people by caller ID displaying a false number using a technique called spoofing. We applaud this person for being aware and reaching out to us.

Road construction project is continuing on Mill Lane for the next few weeks, PSE&G is continuing their utility work. The operating hours are Monday Wednesdays and Fridays from 8:00am to 2:00pm and Tuesdays and Thursdays from 8:00am to 5:00pm and is open to local traffic only and all other traffic is being detoured down Columbus Road to Jacksonville Road.

Trainings: Two officers attended Connected Energy Device referred to as Taser Training which teaches officers on proper use and deployment. We had our first round of handgun shotgun qualifications which is a requirement and mandatory for officers at least twice a year

Hiring: We have completed all the necessary stages of the hiring process for our incoming officer scheduled to start April 3, 2023. He has many years' experience and will be a great addition to our department.

EMS Report:

Mr. Senf, EMS Director, reported for February: Calls – 200, Patient Contacts – 149, Transports – 109 Training – 8 of our staff took the CPR instructor course. On March 14th taught over 40 people Community CPR and Community CPR is scheduled for April 27th and May 25th 6:30pm at the municipal building. 33 people are currently signed up and we plan to hold classes the 4th Thursday of each month.

Engineer's Report:

Doug Johnson reported on the DOT Trust Fund Grant Project for improvements to Aaronson Rd. and the Municipal parking lot here. Grant follow-up for The Green Acres application. Attended the NJDEP Stormwater Assistance Grant seminar. They are giving out \$25,000.00 to Municipalities to update the mapping of their stormwater system. We submitted for the Fiscal Year 2024 Congressional Community Funding Grant through Congressman Kim's office. No current projects under construction as far as capital but some Land Use projects are being worked in between the rain storms and colder weather and some work has been shifted inside to warehouse sites.

Mayor Mojena asks if there is any movement or changes for the property on Rt. 206 that is abandoned and Engineer Johnson responded that he has not and asks Solicitor Prime who states there are no applications pending before the Land Use Board and will submit a letter to get an update.

DPW Report:

Administrator Fitzpatrick stated that the Grant from Congressman Kim's office is to be utilized to redo our parking lot.

February reports: trimming of trees, removal of dead trees in Country Walk Park, painting of stop bars and crosswalks, painted yellow Bollard's at Lynwood Farms generator as well as the Civic Club Rec. Building, tilled, groomed and raked Country Walk, Hedding and Georgetown baseball fields, edging of Georgetown Parks sidewalks, maintenance of baseball fence and gates, fixed lights and holes in sheetrock in Columbus Park

Building, serviced and maintenance our chainsaws, cleaning of tops of storm drain grates, replaced and straightened all faded signs in Lynwood Farms and Mansfield Hunt, changed out faulty surge protector and back-up batteries in the court offices, cleaned and inspected the dams at Civic Club and the Complex, picked up litter off of the parks and the township roadways, filled potholes on some township roads with more to go, inventory of storm drain curb heads that needed to be retrofitted, fabricated in house 2 trash racks for our detention basins, erosion control roadway inspections were completed, maintenance on mason dumps, changed out broken storm drain curb heads, replaced batteries in the thermostat at the Civic Club buildings, cleaned all the large limbs off the shoulders of the roadways from mowing, built railing above equipment room in the firehouse, curbside metal pickup, layout and line the cross field at the Civic, replaced missing/broken fence at Greenbrook detention pond, large sinkhole in the Legends that is in the process of being repaired, put together dumpster covers for the new stormwater regulations, installed dangerous curve signs on the Axe Factory Road, Powers Electric completed hooking up the Court, Land Use and Construction to the generator (for many years the generator here ran the Police and Fire Departments in an emergency losing power), faulty panic bar was replaced at the Firehouse, Mansfield Road East large Oak tree was taken down.

Fire Department Report:

Chief DuBell reported for the month of February: 9 motor vehicle accidents, 1 brush fire, 1 assist EMS, 1 cooking fire, 1 investigation, 2 gas leaks, 3 automobile fires, 4 residential alarm systems, 2 dwelling fires, 1 carbon monoxide alarm and 1 pedestrian/motor vehicle accident for a total of 26 calls. Radios for the Tahoe's were received and installed last week and they are fully operational. The new engine is still waiting for equipment before it can be placed in service and the majority of our drivers have been certified to drive the new truck. Ladies Auxiliary's Hoagie sale is March 25, 2023. Reminder that when the time changes, batteries should be changed in your smoke and carbon monoxide detectors. The majority of these detectors have a 10-year shelf life so please check the dates on them and if more than 10 years old, replace them, they could save your life.

Fire Prevention/OEM Report:

Doug Borgstrom reported on the month of February: 18 re-sale inspections, 42 Uniform Fire Code Inspections including rentals. When doing re-sale inspections, we are still finding homes without working smoke detectors. Emergency Management: we have done planning and training and are trying to get the UTV in service and are waiting for policy development to come in. EMAA application is ongoing, we requested the schools Emergency Operation Plan's for review. We ask that everyone get ready for wildfire season. We have areas in Mansfield that are still forested, houses surrounded by trees and decorative shrubbery and we want to make sure your house is protectable and Wildfire.org will give you some guidance on how to take care of that. Prepare for summer storm season.

Administrator Fitzpatrick spoke of the new Safety Beacon we have for our Emergency Vehicles was spoke about today at our JIF Safety meeting this morning. It has been brought to our attention that people traveling up or down Rt. 206 are coming up to the light and though it is not on, they are stopping which is causing a problem. and they are going to get rear-ended. Mr. Borgstrom and I had conversation afterwards and he reached out to the supplier. We are thinking of having the light on Rt. 206 to be blinking yellow and hoping that will be more of a caution.

Mayor Mojena added: this is an important point. If a traffic light is off you wonder if it might be broken so you take caution. On a blinking yellow light, they should slow down, or if need be, have the light turned to green to continue on unless it is red for them to stop when it is being used.

Recreation/Special Events/Social Media:

Sabrina Petrella reported: Spring Baseball season has begun with 98 children in the program. Thank you to our parent volunteers that stepped up to be coaches. A pre-construction meeting was held for the new playground at Community Park with demolition starting shortly by our Public Works Department followed by the new construction of the playground by the Contractor. Our Annual Easter Egg Hunt is Saturday April 1st at 11:00am is free and open to the entire community with no pre-registration required. Recreation Committee meeting will be held April 11th, at 7:30pm and all are welcome to attend in person or via Zoom. Special Event planning is in full swing for all Spring and Summer events including Touch A Truck on Saturday, May 27th with the Fire Department, our Annual Community Parade/Field Day on Saturday June 10th, Monthly Farmers Market on Thursdays, June 29th, July 27th, August 31st, and September 28th and Outdoor Movie Nights are being planned for the fall. Information for these events along with any required forms to participate can be found on the Special Events new webpage located on the Township website. Volunteers are welcome and needed. Special Events meeting will be held March 21st, at 7:00pm via Zoom. Our Memorial Day Ceremony organized in collaboration with the Historical Society is scheduled for May 24th, at 6:00pm at the Veteran's Memorial Gazebo in the Community Park. The Website content for Special Events, Police and Fire Departments have been relocated to the main Township website. The external sites are still active but we anticipate them being shut down over the weeks ahead and redirected to their new webpages. We are now expanding the distribution of Township information and news through our Facebook page and encourage our Township Departments to utilize the page as an additional method of communication as appropriate. Over the last few weeks content has been shared from the Tax Collector, Public Works, Recreation, Special Events, Clerk's Office as well as the Police, Fire and EMS Departments.

Administrator Fitzpatrick added that the project at the Community Park is a rather big project and will be nice when completed. Our Department of Public Works has already begun dismantling some of the structures currently there and will be taking down the rest of the playground equipment to leave it wide open to have a dozer come in and take out all the mulch and tire mulch laid around the park leaving an open space. The contractor will come in and spray down a rubber sealant surface which will be ADA accessible and we will have all new equipment coming in. When finished, it will be a very nice Park and we are looking forward to it as we come into the Spring.

Mayor Mojena stated that we put in for a grant to have a duplicate project coming to Country Walk to replace the play center that had to be removed due to safety issues.

ORDINANCE: (FIRST READING/INTRODUCTION):

ORDINANCE 2023-3

AN ORDINANCE AMENDING THE CODE OF MANSFIELD TOWNSHIP, CHAPTER 38A “PROPERTIES, ABANDONED AND VACANT”

WHEREAS, the Township Committee of the Township of Mansfield declares and finds that the current Township Ordinances governing properties, abandoned and vacant, are in need of revisions.

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

SECTION ONE: Section 38A-1. “Definitions”, is hereby amended to add the following definition at the end of said Section:

“**CREDITOR** – Any State-chartered bank, savings bank, savings and loan association or credit union, any person required to be licensed under the provisions of the “New Jersey Residential Mortgage Lending Act,” sections 1 through 39 of N.J.S.A. 17:11C-51 through N.J.S.A. 17:11C-89, and any entity acting on behalf of the creditor named in the debt obligation including, but not limited to servicers. For purposes of this section, a creditor shall not include the State, a political subdivision of the State, or a State, county or local government entity, or their agent or assignee, such as the servicer.”

SECTION TWO: Section 38A-3. “Duties and powers of public officer,” is hereby amended to add two subsections E (1) and F, at the end of the said Section, and the two subsections will state as follows:

E. The public officer shall issue a notice to a creditor filing the summons and complaint in an action to foreclose if the creditor has violated any section of this Chapter.

(1) If the creditor has failed to provide care, maintenance, security, and upkeep of the exterior of the abandoned property, such notice shall require the creditor to correct the violation within 30 days of receipt of the notice, or within 10 days of receipt of the notice if the violation presents an imminent threat to public health and safety.

F. If an owner of a commercial property abandons any property on which a foreclosure proceeding has been initiated and the exterior of the property is found to be a nuisance or found to be in violation of the Township, local, or State building codes, the public officer shall notify the creditor who shall have the responsibility to abate the nuisance or correct the violation. The Township shall provide a description of the conditions that gave rise to the nuisance or violation and shall provide a period of not less than 30 days from the creditor’s receipt of the notice to remedy the nuisance or correct the violation. If the creditor fails to remedy the nuisance or abate the violation within that time period, the Township may impose penalties.

SECTION THREE: Section 38A-8. “Additional powers available to municipality”, is hereby amended to add a paragraph at the end of said Section as follows:

If the Township expends public funds to abate a nuisance or abate a violation on a commercial property in situations which the creditor was given notice pursuant to this Chapter, but failed to abate the nuisance or violation, the Township shall have recourse against the creditor for reimbursement of those funds, pursuant to N.J.S.A. § 55:19-100.

SECTION FOUR: Section 38A-10. “Registration requirements”, is hereby amended to delete the following paragraph:

A creditor serving a summons and complaint in an action to foreclose on a mortgage on residential property in the Township shall, within 10 days of serving the summons and complaint, notify the Township Clerk that an action has been filed on a property and contain the contact information and submit to the registration requirements detailed herein.

SECTION FIVE: Section 38A-10. “Registration requirements”, subsection F, is hereby amended to delete the phrase, “The owner shall notify the Clerk within 15 calendar days...”, and replace it with the phrase, “The owner shall notify the Clerk within 10 calendar days...”

SECTION SIX: Chapter 38A is hereby amended, with the addition of a new numbered Section, entitled “38A-11. Notice requirements for creditor foreclosing on commercial Property”, and said Section will state the following:

§ 38A-11. Notice requirements for creditor foreclosing on commercial property.

A creditor filing a summons and complaint in an action to foreclose on a mortgage on a commercial property in the Township shall, within 10 days of serving the summons and complaint, notify the municipal clerk and public officer. The notice shall contain the following:

- A. Street address, lot, and block number of the property.
- B. Full name, address, and telephone number for the representative of the creditor who is responsible for receiving complaints of property maintenance and code violations.
- C. Full name and contact information for any person or entity retained by the creditor or a representative of the creditor to be responsible for any care, maintenance, security or upkeep of the property.

Notice may contain information about more than one property.

If there is any change in the above referenced information submitted to the municipal clerk and public officer, the creditor shall provide such change to the municipal clerk and public officer within 10 days of the change of that

information.

SECTION SEVEN: Chapter 38A is hereby amended, with the addition of a new numbered Section, entitled “38A-12. Registration requirements for creditor foreclosing on commercial or residential property,” and said Section will state the following:

§ 38A-12. Registration requirements for creditor foreclosing on commercial or residential property.

In addition to the notice requirements outlined above, the creditor filing a summons and complaint in an action to foreclose shall register the residential or commercial property as a property in foreclosure and shall provide the information required in §38A-11, as well as the following:

- A. Identify the date, the summons, and complaint in an action to foreclose on a mortgage which was filed against the property;
- B. The court in which it was filed;
- C. The docket number of the filing;
- D. Identify whether the property is vacant and abandoned.

If there is any change in the information required for the notice or registration pursuant to this Chapter, the creditor shall update the information within 10 days of the change of that information.

If the property becomes vacant and abandoned after the property is registered with the Township, then the creditor shall update the registration with the Township.

SECTION EIGHT: Chapter 38A is hereby amended, with the addition of a new numbered Section, entitled “38A-13. Criteria for the determination of vacant and abandoned,” and said Section will state the following:

§38A-13. Criteria for the determination of vacant and abandoned.

A property shall be considered vacant and abandoned if it is not legally occupied by a mortgagor or tenant, which is under such condition that it cannot be legally reoccupied, because of the presence or finding of at least two of the following:

- a. overgrown or neglected vegetation;
- b. the accumulation of newspapers, circulars, flyers, or mail on the property;
- c. disconnected gas, electric, or water utility services to the property;
- d. the accumulation of hazardous, noxious, or unhealthy substances or materials on the property;
- e. the accumulation of junk, litter, trash, or debris on the property;
- f. the absence of window treatments such as blinds, curtains, or shutters;
- g. the absence of furnishings and personal items;
- h. statements of neighbors, delivery persons, or government employees indicating that the property is vacant and abandoned;
- i. windows or entrances to the property that are boarded up or closed off, or multiple window panes that are damaged, broken, and unrepaired;
- j. doors to the property that are smashed through, broken off, unhinged, or continuously unlocked;
- k. a risk to the health, safety, or welfare of the public or any adjoining or adjacent property owners due to acts of vandalism, loitering, criminal conduct, or the physical destruction or deterioration of the property;
- l. an uncorrected violation of a municipal building, housing, or similar code during the preceding year, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
- m. the mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
- n. a written statement issued by a mortgagor expressing the clear intent of all mortgagors to abandon the property;
or
- o. any other reasonable indication of abandonment.

SECTION NINE: Section 38A-11. “Fee schedule”, is hereby amended to be re-numbered as, Section 38A-14.

SECTION TEN: Section 38A-12. “Access to vacant properties”, is hereby amended to be re-numbered as Section 38A-15.

SECTION ELEVEN: Section 38A-13. “Requirements of owners of vacant property”, is hereby amended to be re-numbered as Section 38A-16.

SECTION TWELVE: Section 38A-14. “Violations and Penalties”, is hereby amended to be re- numbered as Section 38A-17.

SECTION THIRTEEN: Section 38A-14. "Fee Schedule", is hereby amended to add the following subsection C, and such subsection will state as follows:

C. Registration fee schedule for creditor of residential or commercial properties.

- (1) Initial Registration: \$500 per property that is required to be registered because a summons and complaint in an action to foreclose was filed.
- (2) An additional \$2,000 per property if the property is vacant and abandoned when the summons and complaint in an action to foreclose is filed, or becomes vacant and abandoned at any time thereafter.

SECTION FOURTEEN: Section 38A-16. "Requirements of owners of vacant property", is hereby amended to add subsection F (1),(2), and (3), and such subsection will state as follows:

F. Responsibilities for creditor filing a summons and complaint in an action to foreclose on a commercial or residential property.

- (1) Creditor shall be responsible for the care, maintenance, security, and upkeep of the exterior of an abandoned property registered with the Township.
- (2) Creditor located out-of-State shall be responsible for appointing an in-State representative or agent to act for them.
- (3) Creditor shall secure the property against any unauthorized entry, by posting a sign affixed to the inside of the property and visible to the public indicating the name, address, and telephone number of the creditor, or acquire and otherwise maintain liability insurance with the Township

SECTION FIFTEEN: Section 38A-17. "Violations and penalties", is hereby amended to include a new subsection G, and such subsection will state as follows:

G. A creditor found to have violated this Chapter, shall be subject to a fine of \$1,500 for each day of the violation. Any fines imposed pursuant to this Chapter shall commence 31 days following receipt of the notice of violation, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence 11 days following receipt of the notice.

SECTION SIXTEEN: Chapter 38A is hereby amended, with the addition of a new numbered Section, entitled "38A-18. Private entity to assist with administration of the property registration program," and such Section will state as follows:

§ 38A-18. Private entity to assist with administration of the property registration program.

The Township may contract with and set the compensation of a private entity, pursuant to N.J.S.A 40A:11-1 et seq., to assist the Township in the implementation and administration of the property registration program established in this Chapter. The Township may delegate to such private entity any duties under this Chapter including, without limitation, identifying properties located within the municipality that are subject to the registration requirements of this Chapter, maintaining and updating the property registrations for the Township, communicating with the creditor of vacant and abandoned properties, invoicing and collecting payment for the creditors for fees authorized by this Chapter and monitoring compliance with this Chapter. An entity may conduct property registration services on behalf of the Township pursuant to a shared services agreement subject to N.J.S.A 40A:65-1 et seq. Property registration fees imposed pursuant to this Chapter shall be considered a municipal charge pursuant N.J.S.A. 54:5-1 et seq.

REPEALER, SEVERABILITY AND EFFECTIVE DATE

- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.
- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

Clerk Semus: A Second Reading, Public Hearing, Adoption is scheduled for April 5, 2023 at 7:00 PM.

Solicitor Prime stated that we need a motion to introduce this Ordinance that is in response to the State Statute dealing with abandon properties. He gave a description of said Statute.

A motion to introduce the above ordinance 2023-3 was offered by **Deputy Mayor Sisz** and seconded by **Committeeman Tallon**.

Discussion: None

Mayor Mojena stated that we are re-adopting new State Legislation to amend our Code to meet the requirements.

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

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

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

RESOLUTION NO. 2023-3-1
AUTHORIZING EXECUTION OF STIPULATION OF DISMISSAL AND CONSENT ORDER AND
COMPLETION OF NEGOTIATIONS ON SETTLEMENT AGREEMENT TO RESOLVE LITIGATION FILED
BY THE MYRA C. WAHLBERG TRUST AGAINST MANSFIELD TOWNSHIP AND THE MANSFIELD
TOWNSHIP PLANNING BOARD

WHEREAS after preparation and adoption by the Joint Land Use Board of Resolution 2022-04-07 approving the reexamination of the Mansfield Township Master Plan by the Mansfield Township Joint Land-Use Board, the Township Committee adopted Ordinance 2022-6, prohibiting warehouse and logistic uses in Mansfield Township; and

WHEREAS, after serving notice to all of the property owners of 161 properties in the Township affected by Ordinance 2022-6 prohibiting said warehouse and logistic uses, and after adoption by the Joint Land Use Board of Resolution 2022-08-12 confirming that the Ordinance was consistent with the Township Master Plan, after reexamination, the Township Committee adopted Ordinance 2022-13 re-adopting Ordinance 2022-6; and

WHEREAS, both Ordinances exempted previously approved warehouse projects including five projects approved pursuant to a redevelopment plan prohibiting zoning changes on said properties, as well as two projects that had received approvals prior to adoption of the Ordinances from the Joint Land Use Board; and

WHEREAS, litigation has been filed by the Myra C. Wahlberg Trust ("Wahlberg Trust") against the Township and the Joint Land Use Board challenging Ordinance 2022-13, and the warehouse ban generally (the "litigation"); and

WHEREAS, similar litigation was filed against the Township by Turnpike Junction, LLC ("Turnpike Junction") and Turnpike Crossings IV, V & VI ("Turnpike Crossing"); and

WHEREAS, the Wahlberg Trust owns Block 4, Lots 3.01, 4.01 and 4.02, with frontage on U.S. Route 206, approximately 1,500 feet from Exit 7 of the New Jersey Turnpike. The Wahlberg Trust property is adjacent to the Turnpike Junction property and is in the same geographic area of the Manheim auto auction property as well as the warehouse projects already approved and under construction on Route 206; and

WHEREAS, portions of the Wahlberg Trust Property, along with the remaining property to be added, are also included in the Route 206 Northern Area Redevelopment Plan, the same Redevelopment Plan that includes the other warehouses on Route 206; and

WHEREAS, since the Wahlberg Trust property is already in the Redevelopment Area, if a warehouse can be developed on the Wahlberg Trust property, the Township and the Wahlberg Trust would already be entitled to enter in to a pilot agreement for payment of an Annual Service Charge instead of regular property taxes, resulting in additional funds to the Township that are ultimately going to be very important given that, with the warehouse ban now being permanent, there will be little or no for future non-residential development in Mansfield; and

WHEREAS, the Turnpike Junction litigation, on property adjacent to the Wahlberg Trust property, has already been dismissed by a Stipulation of Dismissal without prejudice based on the settlement agreement dated January 9, 2023, subject to development approvals on the Route 206 property and deed restriction of the balance of the property for farmland preservation and open space; and

WHEREAS, the Wahlberg Trust and Township and Planning Board attorneys have agreed on a Consent Order which dismisses the Wahlberg Trust challenge to Section 12 of Ordinance 2022-13, which exempted the approved Lounsberry and Wainwright Turnpike Crossings developments from Ordinance 2022-13 and the ban warehouses on warehouses in Mansfield Township; and

WHEREAS, execution of the attached Consent Order will result in a Stipulation of Dismissal of the Turnpike Crossing litigation, said litigation;

WHEREAS, the Wahlberg Trust and Township and Planning Board attorneys have further agreed on the attached Stipulation of Dismissal of the Wahlberg Trust litigation, subject only to the completion of the required wetlands and other NJDEP approvals for the Wahlberg Trust property and the ultimate limits of disturbance on the Wahlberg Trust property being established, and the negotiation of a final settlement agreement and approval by the Township Committee and the Wahlberg Trust; and

WHEREAS, the Township and Planning Board attorneys have recommended execution of the Consent Order resulting in the Turnpike Crossings litigation and execution of the Stipulation of Dismissal resulting in the end to the Wahlberg Trust litigation, subject only to approval of the final settlement agreement; and

WHEREAS, further, authorization to finalize the settlement agreement with the Wahlberg Trust will end all challenges to Ordinance 2022-13 and the general ban on all warehouse and logistic uses in Mansfield Township; will limit any further warehouse development to the northern portion of the Township on Route 206 near New Jersey Turnpike Exit 7 already developed with warehouse and logistic uses; and will result in saving hundreds of thousands of dollars of litigation costs, including attorneys, planning and expert witness fees and costs; and

WHEREAS, the Township Attorney has recommended a settlement that would allow the Wahlberg Trust Property to be developed for a warehouse or other logistic use, but without any guaranteed minimum square footage or any other guarantee. The development to be permitted in the ultimate settlement agreement would be for whatever development, density and square footage area within the approved limits of disturbance that the Planning Board, DEP and DOT ultimately approve, in the same manner as the other warehouses on 206, as modified by settlement negotiations between the parties; and

WHEREAS, the Township Attorney has further recommended the settlement to also prevent further litigation as a result of the Township Committee's approval of the Amended Settlement Agreement for the Tower Gate Industrial Alternate Development.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey that the Township Attorney, with the assistance of the Planning Board attorney, is hereby authorized and directed to complete negotiations on a Settlement Agreement to resolve the litigation aforesaid, and, upon completion of said negotiations, to provide said Settlement Agreement to the Township Committee and the Joint Land Use Board for final approval and execution, and

BE IT FURTHER RESOLVED that the adoption of this Resolution shall not be interpreted or considered to be an approval of the final Wahlberg Trust Settlement Agreement by Mansfield Township, unless and until a final form of agreement is authorized to be executed by adoption of a resolution of the Mansfield Township Committee and, where required, the Joint Land Use Board of Mansfield Township; and

BE IT FURTHER RESOLVED that the Township Attorney is authorized to execute and file the attached Consent Order and Stipulation of Dismissal without prejudice of the Wahlberg Trust litigation, subject to the negotiation and execution of the final settlement agreement after the limits of disturbance on the property are established in accordance with the required NJDEP wetlands delineation and the completion of any other approvals required by NJDEP.

RESOLUTION 2023-3-2

RESOLUTION AUTHORIZING AND DIRECTING THE MANSFIELD TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES WITHIN THE TOWNSHIP FOR THE POTENTIAL DESIGNATION AS REDEVELOPMENT NON-CONDEMNATION AREAS

WHEREAS, N.J.S.A. 40A:12A-6, the New Jersey Redevelopment and Housing Law, authorizes the governing body of any municipality, by Resolution, to authorize and direct its Planning Board to conduct a preliminary investigation to determine whether any property located within the municipality is eligible for a designation as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14; and

WHEREAS, the Township Committee of the Township of Mansfield has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific goals and objectives of the Township, the County of Burlington, and the State of New Jersey; and

WHEREAS, in particular, the Township Committee of the Township of Mansfield has determined that it is in the best interest of the Township to direct the Township’s Planning Board to conduct such an investigation for parcels that are proposed to help satisfy the Township’s constitutional obligation to provide its regional share of affordable housing, and/or to study areas adjacent to and/or in common ownership with other properties previously designated as areas in need of redevelopment pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14 ; and

WHEREAS, the areas authorized and directed herein to be studied by the Planning Board are as follows:

1. Adding **Block 4, Lots 3.01 and 3.02** to the US Route 206 North Redevelopment Area as a non-condemnation area in need of redevelopment.
2. Tower Gate Study Area, **Block 70, Lots 6.01 & 6.02** Kinkora Road and U.S. Route 130, said area to be ultimately included in Mansfield Township’s Housing Element and Fair Share Plan (HEFSP) including affordable housing.

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

1. The Mansfield Township Planning Board, through the Township Planner, acting as the Township’s redevelopment consultant, is directed to conduct a preliminary investigation to determine which, if any, of the above properties are eligible for a designation as an “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5.
2. The Planning Board, through the Township Planner, is further directed to study the above properties and to (a) examine each of said properties; (b) develop a map reflecting the boundaries of the proposed redevelopment/rehabilitation areas; and (c) prepare a written report containing the results of its investigation.
3. Upon completion of the report and findings set forth in section 2 above, the Planning Board shall conduct a public hearing to review and consider said report. The Planning Board shall provide a copy of said report to all property owners whose property was examined and is referenced in said report, and provide public notice and certified mail notice to all property owners whose property was examined and referenced in said report of the date and time of the public hearing to be conducted by the Planning Board to review and consider said report.
4. Upon completion of the public hearing, the Planning Board shall prepare a Resolution containing the Planning Board’s findings as to which of the above properties, if any, appear to be suitable for a designation as an area in need of redevelopment and transmit said Resolution to the Township Committee for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 et. seq.
5. Pursuant to N.J.S. 40A: 12A-6, said determination shall authorize the Township of Mansfield to utilize all of the powers provided by the Legislature of the State of New Jersey for use in the Non-Condensation Redevelopment Area, but shall not authorize the Township of Mansfield to exercise the power of eminent domain to acquire property in the non-condemnation redevelopment area.

RESOLUTION 2023-3-3

RESOLUTION AUTHORIZING EXECUTION OF SECTION A-1 NJDEP FORM WQM-003 CONSENT BY GOVERNING BODY TO SUBMISSION OF APPLICATION FOR TREATMENT WORKS APPROVAL FOR THE IMPERIAL INN, 3312 ROUTE 206, BLOCK 3, LOT 3.01, MANSFIELD TOWNSHIP

WHEREAS, Mansfield Township has received a written request for execution of New Jersey Department of Environmental Protection (DEP) Form WQM-003, Section A-1 Consent by Governing Body for Treatment Works Approval (TWA) for the Imperial Inn, 3312 Route 206, Block 3, Lot 3.01 (“Development”) ; and

WHEREAS, the Development includes a private, on-site sewer treatment facility to replace three existing systems; and

WHEREAS, then new system will be constructed, maintained and operated by the Developer at the Developers sole cost and expense; and

WHEREAS, DEP requires a Treatment Works Approval (TWA) of the actual design and construction of the private, on-site sewer treatment facility.

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

1. The Mayor, as an “Authorized Representative of the Governing Body” on behalf of Mansfield Township, is hereby authorized to execute the New Jersey Department of Environmental Protection (DEP) Form WQM-003, Section A-1 Consent by Governing Body for Treatment Works Approval (“TWA”) for the Imperial Inn, 3312 Route 206, Block 3, Lot 3.01 (“Development”).

2. A certified copy of this resolution shall be submitted to the NJDEP.

RESOLUTION 2023-3-4

RESOLUTION AUTHORIZING THE AWARD OF A “REQUIRED DISCLOSURE” CONTRACT TO DIAMOND M. LUMBER COMPANY

WHEREAS, the Township of Mansfield has the need to purchase lumber to replace the guardrail at Mansfield Community Park; and

WHEREAS, as permitted by the New Jersey Local Public Contracts Law, N.J.S.A. 40A: 11-3. since the anticipated amount of the contract did not exceed the statutory maximum of \$44,000, the Township Qualified Purchasing Agent authorized the award of a contract to Diamond M. Lumber Company (“Vendor”) as a “Required Disclosure” contract based on proposals pursuant to the aforesaid statutory provisions; and

WHEREAS, the total amount of the Contract will exceed the \$17,500 statutory maximum in the aggregate set forth in N.J.S.A. 19:44A-20.5, concerning eligibility for municipal contracts; and

WHEREAS, the anticipated term of this contract is one (1) year from March 15, 2023 but in no event shall the total amount of the contract amount exceed the bid threshold of \$44,000 pursuant to N.J.A.C. 5:34-8.1(b); and

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

WHEREAS, the Chief Financial Officer, Bonnie Grouser, has certified that sufficient funds are available to award said contract and that said funds for this purchase have been authorized against the following Line Item;

Ord 2022-10 Various Capital: Improvements and Repairs to Infrastructure 04-215-20-191-607

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Township of Mansfield authorizes the Qualified Purchasing Agent to enter into a contract with Diamond M. Lumber Company as described herein; and,

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

BE IT FURTHER RESOLVED that the Mayor and Township Clerk, as necessary, are hereby authorized to execute said contract with Diamond M. Lumber Company; and

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

RESOLUTION 2023-3-5

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH REMINGTON AND VERNICK ENGINEERS, FOR ENGINEERING/DESIGN, BID DOCUMENTS/SPECIFICATIONS, BIDDING/ADVERTISEMENT SUPPORT, CONTRACT ADMINISTRATION AND CONSTRUCTION OBSERVATION SERVICES FOR RESURFACING OF THE MUNICIPAL PARKING LOT

WHEREAS, Remington and Vernick has submitted a proposal on March 6, 2023 (attached hereto and made a part hereof as Exhibit A) in an amount not to exceed \$37,200.00 to provide the engineering services required for engineering/design, bid documents/specifications, bidding/advertisement support, contract administration and construction observation services for the resurfacing of the municipal parking lot, located at 3135 Route 206 South.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey at their regular meeting held on March 10, 2023, at the Municipal Complex at 7:00 PM that:

1. The Township Committee hereby authorizes the execution of a contract to Remington Vernick Engineers for Engineering/Design/Bid Documents/Specifications/Bidding/Advertisement Support, Contract Administration and Construction Observation Services the for the resurfacing of the municipal parking lot, 3135 Route 206 South, for a sum not to exceed \$37,200.00, as set forth in detail in Exhibit A.
2. This award is made available through the following account:
04 215 20 191 607
3. The Mayor and Township Clerk are hereby authorized to execute a contract and any related documents in a form substantially the same as that included in the specifications.

RESOLUTION 2023-3-6

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH REMINGTON AND VERNICK ENGINEERS, FOR ENGINEERING/DESIGN, BID DOCUMENTS/SPECIFICATIONS, BIDDING/ADVERTISEMENT SUPPORT, CONTRACT ADMINISTRATION AND CONSTRUCTION OBSERVATION SERVICES FOR FY’ 2023 NJDOT TRUST FUND IMPROVEMENTS TO AARONSON ROAD

WHEREAS, Remington and Vernick has submitted a proposal on March 6, 2023 (attached hereto and made a part hereof as Exhibit A) in an amount not to exceed \$44,585.00 to provide the engineering services required for the engineering/design, bid documents/specifications, bidding/advertisement support, contract administration and construction observation services for the FY’ 2023 NJDOT trust fund resurfacing of Aaronson Road (from White Pine Road to culvert crossing before NADE property, approximately 2,600 LF).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey at their regular meeting held on March 15, 2023 at the Municipal Complex at 7:00 PM that:

1. The Township Committee hereby authorizes the execution of a contract to Remington Vernick Engineers for the Engineering/Design/Bid Documents/Specifications/Bidding/Advertisement Support, Contract Administration and Construction Observation Services for Improvements to Aaronson Road (from White Pine Road to culvert crossing before NADE property, approximately 2,600 LF) for a sum not to exceed \$44,585.00, as set forth in detail in Exhibit A.
2. This award is made available through the following account:
01 201 20 165 127
3. The Mayor and Township Clerk are hereby authorized to execute a contract and any related documents in a form substantially the same as that included in the specifications.

RESOLUTION 2023-3-7

**RESOLUTION OF THE TOWNSHIP COMMITTEE APPOINTING
LINDA M. HANNAWACKER AS TAX COLLECTOR FOR THE TOWNSHIP OF MANSFIELD, COUNTY OF
BURLINGTON, STATE OF NEW JERSEY**

WHEREAS, there was a vacancy for the Tax Collector position for the Township of Mansfield following the departure of the appointed Tax Collector, Dana Elliott; and

WHEREAS, Linda M. Hannawacker was appointed as the Tax Collector for the Township of Mansfield and has fulfilled the unexpired term of the former Tax Collector; and

WHEREAS, the Township Committee is desirous of reappointing Linda M. Hannawacker, CTC as Tax Collector for the Township of Mansfield effective January 1, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that Linda M. Hannawacker is hereby reappointed as the Tax Collector for the Township of Mansfield, effective January 1, 2023 and with a 4 year term effective as of January 1, 2023 through December 31, 2026.

RESOLUTION 2023-3-8

**RESOLUTION FOR THE RETURN OF ESCROW MONIES TO VA FLORENCE COMPANY, LLC FOR THE
PROJECTS IDENTIFIED AS MARGOLIS PHASE II & MARGOLIS PHASE II BRIDGE**

WHEREAS, VA Florence LLC submitted escrow fees on December 29, 2020 to the Township of Mansfield for the construction of a warehouse (Margolis Phase II) and bridge required for same; and

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

WHEREAS, per their email dated February 21, 2023, VA Florence has requested the release of their remaining escrow monies; and

WHEREAS, Remington & Vernick Engineers have indicated that there are no outstanding invoices and there will be no future invoices in regard to this project; and

WHEREAS, VA Florence requests the release of \$697.81 of their escrow monies from the MRP Sitework Account and for the release of \$35,169.81 from the MRP Bridge Account.

NOW THEREFORE BE IT RESOLVED that the inspection escrow monies in the total amount of \$35,867.62 is hereby refunded to VA Florence LLC.

RESOLUTION 2023-3-9

**RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY IN A SAFE AND
SECURE COMMUNITIES PROGRAM FOR THE YEAR 2023 ADMINISTERED BY THE NEW JERSEY
DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL**

WHEREAS, the Township of Mansfield wishes to apply for funding of approximately \$16,200 with a local match of \$98,808.00 for an approximate project total cost of \$115,008 for a project under the State of New Jersey Safe and Secure Communities Grant Program; and

WHEREAS, the Mansfield Township Committee has reviewed the accompanying application and has approved said request; and

WHEREAS, the project is a joint effort between the New Jersey Department of Law and Public Safety, Office of the Attorney General, and the Township of Mansfield for the purpose described in the application.

NOW, THEREFORE, BE IT RESOLVED by the Mansfield Township Committee that:

1. As a matter of public policy the Township of Mansfield wishes to participate to the fullest extent possible with the Department of Law and Public Safety covering the period of 10/15/2022 through 10/14/2023.
2. The Township of Mansfield is authorized to accept the Subaward and is accepting the funding of \$16,200 for the purpose described in the application.
3. The Attorney General will receive funds on behalf of the applicant, under sub-award P-23-0319.
4. The New Jersey Department of Law and Public Safety, Office of the Attorney General, shall be responsible for the receipt and review of the applications for said funds.
5. The New Jersey Department of Law and Public Safety, Office of the Attorney General, shall initiate allocations to each application as authorized.

RESOLUTION 2023-3-10

RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY

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

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

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

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

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

2005 Crown Victoria Sedan 4Dr	Vin: 2FAFP71W85X164807
2008 Crown Victoria Sedan 4Dr	Vin: 2FAHP71V18X103156
2008 Ford Crown Victoria Sedan 4Dr	Vin: 2FAHP71V78X178623

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

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

RESOLUTION 2023-3-11
RESOLUTION APPOINTING POLICE OFFICER KEVIN P. O'MALLEY

WHEREAS, a vacancy exists in the rank of patrolman within the Mansfield Township Police Department; and

WHEREAS, a selection process was conducted to find the most qualified person to hire in this capacity and **Kevin P. O'Malley** has met all the qualification for said position;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Mansfield Township, County of Burlington, State of New Jersey at their Regular Meeting held on March 15, 2023 that **Kevin P. O'Malley**, is so hired, at the recommendation of Chief of Police, Eric Campbell in the amount of \$84,435.00, with benefits, and with certification of funds by the Mansfield Township CFO/Treasurer. Appointment to said position is hereby effective as of April 3, 2023.

BE IT FURTHER RESOLVED all pre-employment testing requirements have been satisfied.

RESOLUTION 2023-3-12
RESOLUTION ESTABLISHING THE TOWNSHIP OF MANSFIELD AS A
STIGMA-FREE ZONE FOR MENTAL HEALTH AWARENESS

WHEREAS, The Township of Mansfield is committed to establishing the district as a Stigma-Free Zone supporting efforts for Mental Health Awareness; and

WHEREAS, the National Institute of Mental Health reports that nearly one in five or roughly 53 million Americans live with a mental illness, and 1 in 6 youth ages 6 - 17 experience a mental health disorder each year but only half receive treatment; and

WHEREAS, in 2019, 36.7% of students reported persistent feelings of sadness or hopelessness; nearly 19% of high school students had seriously considered attempting suicide; and

WHEREAS, suicide is the 2nd leading cause of death among high school-aged youth ages 14-18; in 2018, a total of 48,344 persons of all ages died from suicide and where suicide was the 10th leading cause of death overall in the United States; and

WHEREAS, the stigma associated with the disease of mental illness is identified as the primary reason individuals fail to seek the help they need to recover from disease; and

WHEREAS, when severe mental illness goes untreated or under-treated, it can lead to alcohol or substance abuse, dropping out of school, unemployment, homelessness, or suicide; and

WHEREAS, raising awareness of mental illness is an effective way to reduce the stigma associated with the disease and encourage those who are affected to seek services and support; and

WHEREAS, The Township of Mansfield is committed to creating public interest and open dialogue about stigmas, raise awareness of the disease of mental illness and create a culture wherein residents who have the disease of mental illness feel supported by the community and feel free to seek treatment for the disease without fear of a stigma, so recovery can begin; and

THEREFORE BE IT RESOLVED, The Township of Mansfield in the County of Burlington, State of New Jersey, is hereby designated as a Stigma-Free Zone.

RESOLUTION 2023-3-13
RESOLUTION FOR THE REFUND OF ACH DIRECT WITHDRAWAL

WHEREAS, Property Taxes was paid by ACH Direct Withdrawal on the property listed below; and

WHEREAS, the property was sold and the seller, 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 March 15, 2023 hereby authorizes the refunding to prior property owners by the Tax Collector.

<u>Block</u>	<u>Lot</u>	<u>Prior Property Owner</u>	<u>Amount</u>
42.11	8	Richard & Patricia Ballard	\$1,316.38

RESOLUTION 2023-3-14
RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR THE
FY2024 COMMUNITY PROJECT FUNDING GRANT PROGRAM ADMINISTERED THROUGH THE OFFICE
OF CONGRESSMAN ANDY KIM FOR IMPROVEMENT TO THE MANSFIELD TOWNSHIP'S MUNICIPAL
PARKING LOT

WHEREAS, Mansfield Township has prepared an application for the FY2024 Community Project Funding Grant as a funding request for improvements to the Mansfield Township's Municipal Parking Lot at 3135 Route 206 South, Columbus, New Jersey; and

WHEREAS, this application must have Mayor and Township Committee approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee for the Township of Mansfield, County of Burlington, New Jersey, fully supports and approves this grant funding request to the FY2024 Community Funding Project Grant Program.

Mayor Mojena added the Resolution 2023-3-5 and 2023-3-6 are related to the Grants of the work we are doing on Aaronson Rd. and the re-surfacing of the parking lot. Last week we received information from Congressman Andy Kim of the available grant dollars and we rushed to put the Resolution together and though we are proceeding as part of our Capital projects we are putting in for this Grant to see how much we can get back from it and we are expecting to receive something. As for Resolutions 2023-3-1 and 2023-3-2, they are necessary due to procedural requirements related to previous litigation and settlement agreements in two specific locations with the cases of Towergate, Turnpike Junction and Wahlberg Lots. These have nothing to do with re-development designations in any other area of our Township and are specific to the settlements agreements and are procedurally required.

Conversation between **Committeeman Golenda** and **Solicitor Prime** regarding the language of potential designation as re-development in Resolution 2023-3-2, if we are investigating other areas, the contents of NJ Statute 40A:12A-5's mention of buildings and the criteria designating an area in need of re-development or rehabilitation.

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

Motion carried on a roll call vote recorded as follows:

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

Committeeman Tallon abstains from Resolution 2023-3-2 Towergate property only.

BILL LIST: Regular and Escrow

A motion to approve the bill list both regular and escrow was offered by **Committeeman Golenda** 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: GOLEND, TALLON, BOYD, SISZ, MOJENA NAY: NONE ABSENT: NONE

MINUTES: February 15, 2023 and February 24, 2023

A motion to approve the minutes from the above shown date was offered by **Deputy Mayor Sisz** 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, GOLEND, BOYD, MOJENA NAY: NONE ABSENT: NONE

DISCUSSION ITEMS/PUBLIC HEARINGS/PRESENTATIONS TO COMMITTEE: None

NEW BUSINESS: Mayor's Comments/Updates:

Comments: Mayor Mojena stated we had a successful first Town Hall meeting at Four Seasons with a great turn out, excellent participation and great feedback. He thanked the Board at Four Seasons as well as the Civic Club for hosting the meeting. We look forward to continuing this tradition as well as scheduling more meetings in the near future.

Our first kickoff meeting the Master Plan Steering Committee which is scheduled for Tuesday April 4th at 7:00 pm at the Municipal Building and open to the public and look forward to great input.

Our first Budget meeting was held in February and our CFO and Administrator are working through every detail and the challenges regarding the substantial increased costs in many areas that we are working with. We will hold a second Budget Hearing following adoption in April. CFO Grouser stated that introduction will be at the April 5th meeting with the adoption meeting in May. We are confident that the best budget will be put forth.

PUBLIC COMMENT:

Kristianne Goodenough, 2826 Gaunts Bridge Road- stressed the importance of remediating the site at Green Acres and the control of invasive plants, the new homes being built on Island Road and the issues of trash blowing off of the sites and into the cow fields which is very concerning. She asks that we be more vigilant on managing the contractors.

Mayor Mojena replied that in respect to Green Acres, we are hopeful that we will be granted some money or receive any other Grants that will be available to help with the costs.

Theresa Bolton, 7 Newton Court- Thanks the Mayor, and all who came out to Four Seasons for a wonderful informational meeting and would like to see it done more often.

Mayor Mojena stated that we will be holding more and at different venues.

George Spanos, 30 Vandevere Lane- Echoed what Terri said and as a member of the Board of Trustees for Four Seasons Homeowners Association he thanks the Mayor, Deputy Mayor and the staff for a great, interactive and informative meeting. Many residents are stating their appreciation.

Joseph VanMater, 26954 Mt. Pleasant Road- stated his thanks for doing the Town Hall meeting and believes it is beneficial for the community to engage with their elected officials and that it is a good start. It is asked if this was advertised and is this an official Township event and are we compensating our township employees on top of all the tasks they are doing already and that we are not using them beyond what we are supposed to be. Also, asked if it was an official township event and if it was, it should have been broadcast officially and is asking for transparency so everyone knows what is going on.

Administrator Fitzpatrick responded that this committee takes care of us and we are salaried employees and do not punch a time clock. We look at it as we are part of this community as well and enjoy the opportunity of going out and meeting with the residents face to face.

Mayor Mojena stated the we are adding various events. The Four Seasons hosted, invited by the Board, and announced it within their community and was tailored specifically for there. We will be hosting here at the Municipal building in the near future and bring the government to the people wherever we can. Acknowledges Mr. VanMater's statement.

Solicitor Prime added that the Open Public Meetings Act requires public notice if there is a meeting attended by a majority of the committee and this did not involve a majority of the committee and there is no legal responsibility to notice as far as the meeting goes.

Joseph VanMater, 26954 Mt. Pleasant Road- added are we meeting the criteria or actually being transparent. And are there meeting minutes.

Administrator Fitzpatrick responded that this was not a meeting but an informal event and cannot be classified as a meeting.

Mayor Mojena replied that there are no meeting minutes.

Committeeman Tallon stated that if any residents do not know where the river edge is, they can contact the township and he would be happy to show anyone.

ADJOURNMENT:

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

Motion carried.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

CANDIS MELIN
Administrative Clerk

LINDA SEMUS, RMC, CMR
Municipal Clerk