

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY  
MEETING MINUTES  
March 5, 2020  
Executive Meeting 6:00PM  
Regular Meeting 7:00PM**

The regular meeting of the Mansfield Township Committee was called to order at 6:00pm on the above shown date with the following in attendance: **Committeeman Higgins, Deputy Mayor Cain, Mayor DiGiuseppe. Also in attendance were Administrator Fitzpatrick, CFO Bonnie Grouser, Solicitors Tim and Tyler Prime, Clerk Semus and Deputy Clerk Jolly. Committeeman Ocello was absent. It was noted that Committeeman Magee will be arriving late.**

**Clerk Semus** read the following open public meetings statement:

Public notice of this meeting pursuant to the open public meetings act N.J.S.A. 10:4-6 - 10 :4-21 has been satisfied. Notice of this meeting was properly given via Resolution 2020-1-8 which was adopted by the Mansfield Township Committee on January 6, 2020. Said resolution was transmitted to the Burlington County Times and Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board of the municipal complex, posted on the official website, filed with the members of this body and mailed to each person who has prepaid any charge fixed for such service. All the mailing posting and filing having been accomplished on January 10, 2020.

**Committeeman Magee** arrived at 6:02pm.

**EXECUTIVE SESSION:**

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY  
RESOLUTION 2020-3-1  
RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION**

**WHEREAS**, Section 7 of the Open Public Meetings Act, Chapter 213, P.L. 1975 [NJSA 10:4-12(B)] permits the exclusion of the public from a meeting in certain circumstances; and,

**WHEREAS**, this public body is of the opinion that such circumstances presently exists;

**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 public shall be excluded from discussion of, action on and reviewing the Minutes of the hereinafter specified matters.
2. The general nature of the subject matter to be discussed is as follows: Contract Negotiations, Potential Litigation, Personnel
3. It is anticipated at this time that the above subject matter will be made public when the matter has been resolved and approved for release by the Township Solicitor.

A motion to go into executive session was offered by **Deputy Mayor Cain** and was seconded by **Committeeman Higgins**. All ayes. Motion carried. The Township Committee entered into executive session at 6:03pm.

At 7:07pm the Township Committee came out of executive session. A motion to come out of executive session was offered by **Deputy Mayor Cain** and seconded by **Committeeman Magee**. All ayes. Motion carried.

**Solicitor Tim Prime** explained that the following items were discussed during executive session: Contract Negotiations, Potential Litigation and Personnel

**Mayor DiGiuseppe** asked for all to rise for the Flag Salute to be followed by a moment of silence.

**Mayor DiGiuseppe** stated the Engineer would not be attending this meeting; therefore there would not be an Engineer's Report.

**ORDINANCES:**

**Second Reading Final Adoption Ordinance 2020-3**

**BURLINGTON COUNTY  
ORDINANCE NO. 2020-3  
AN ORDINANCE AMENDING CHAPTER 65, ENTITLED “ZONING” IN THE TOWNSHIP  
OF MANSFIELD, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY**

**WHEREAS**, the Township Committee of the Township of Mansfield desires to amend Chapter 65, entitled “Zoning;” and

**NOW, THEREFORE, BE IT RESOLVED** Chapter 65 is hereby amended as follows:

**ARTICLE IX: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT**

The zoning map prepared by Remington Vernick and Arrango is hereby amended to incorporate the following blocks and lots as part of the C-1 district in the Township of Mansfield and made a part of the official tax map:

**Block 28, Lot 1**

**Block 28, Lot 2**

**Block 28, Lot 3**

**REPEALER, SEVERABILITY AND EFFECTIVE DATE**

**A. Repealer.** Any and all Ordinance 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.

**Mayor DiGiuseppe** opened the public hearing for Ordinance 2020-3. There were no comments from the public. Public comment session was closed.

A motion to adopted the above Ordinance was offered by **Deputy Mayor Cain** and was seconded by **Committeeman Magee**. Motion carried on a roll call vote recorded as follows:

**AYE: Cain, Magee, Higgins, DiGiuseppe**

**NAY: None ABSENT: Ocello**

**Second Reading Final Adoption Ordinance 2020-4:**

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY  
ORDINANCE 2020 – 4  
AN ORDINANCE AMENDING CHAPTER 60A “TREES, SHRUBBERY AND LANDSCAPING”,  
CHAPTER 60B “TREE REMOVAL”, CHAPTER 63A “WATER RESOURCE BUFFER CONSERVATION  
ZONES” AND CHAPTER 27, ARTICLE III, SECTION 27-30.7 “CHECKLISTS FOR APPLICATIONS  
FOR DEVELOPMENT”**

**WHEREAS**, the Township Committee of the Township of Mansfield declares and finds that the current Township Ordinances governing landscaping plans and tree removal are in need of revision; and

**WHEREAS**, the Township Committee further finds and declares that the current Township Ordinance governing Water Resource Buffer Conservation Zones requires clarification if a waiver of submission of a management plan is requested; and

**WHEREAS**, the Township Committee further declares and finds that the Township checklists for submission of applications for development need to be amended to include the submission of the plans required by the Code provisions herein amended.

**WHEREAS**, the Township Council for the Township of Medford deems it to be in the best interests of its residents to adopt this Ordinance.

**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:** The first sentence of Chapter 60A, Article IV, Section 60A-9(A), "Landscape plan required", is hereby deleted and repealed, and replaced as follows:

“A. All applications for development, as defined in the New Jersey Municipal Land-Use Law, 40:55D-3 et seq., except for minor subdivisions and variance applications not requiring a site plan or subdivision approval, shall include a landscape plan in the form and with the details and specifications required by this Ordinance.”

**SECTION TWO:** The first sentence of Chapter 60A, Article III, Section 60A-6(B) "Buffers and landscape screens" is hereby deleted and repealed and replaced as follows:

"B. When any lot or parcel of land is submitted for site plan or subdivision approval, appropriate landscaping and screening shall be provided by the applicant from all adjacent uses, including streets and roadways, and shown as part of the landscape plan."

**SECTION THREE:** The first sentence of Chapter 60A, Article VII, Section 60A-23 "Fees" is hereby deleted and repealed and replaced as follows:

"A landscape plan shall be submitted for all applications for development except for minor subdivisions and variance applications not requiring a site plan or subdivision approval, and therefore no additional fees shall be charged under this Chapter."

**SECTION FOUR:** Article III, Section 27-30.7 entitled "Checklist for Applications for Development", and "Checklist A: General Checklist", "Checklist B: Site Plan Checklist (preliminary and final)", and "Checklist C: Major Subdivision Checklist (preliminary and final)" are hereby amended to add as a checklist submission requirement, unless waived by the Board, the submission of a landscape plan in accordance with Chapter 60A of the Mansfield Township Code."

**SECTION FIVE:** Chapter 60B, Section 60B-5 "Permit, site plan information" is hereby amended to add the following provisions to said Section:

"In the case of an application for development for site plan, major subdivision, minor subdivision, or a variance that may involve tree removal regulated by this ordinance, no separate fee shall be required in addition to the fees charged for the application for development. The application for development shall include, either a tree removal site plan in accordance with subsection B, below, including a tree survey on tracts of land of 50 acres or more, if required by subsection C, below, or an application for a no-tree verification required by subsection D, below, to be reviewed by the Township Forester, and for tracts of three acres or more, the Environmental Commission in accordance with Section 60B-6."

**SECTION SIX:** Article III, Section 27-30.7 entitled "Checklist for Applications for Development", and "Checklist A: General Checklist", "Checklist B: Site Plan Checklist (preliminary and final)", "Checklist C: Major Subdivision Checklist (preliminary and final)", "Checklist D: Minor Subdivision Checklist" and "Checklist E: Appeals to Zoning Board of Adjustment" are all hereby amended to add as a checklist submission requirement, unless waived by the Board, the submission of a tree removal site plan in accordance with subsection 60B-5(B), including a tree survey on tracts of land of 50 acres or more, if required in accordance with subsection 60B-5(C), or an application for a no-tree verification in accordance with subsection 60B-5(D), as set forth in Chapter 60B of the Mansfield Township Code."

**SECTION SEVEN:** Chapter 63A of the Mansfield Township Code "Water Resource Buffer Conservation Zones", Section 63A-10 entitled "Management Plan", subsection E is hereby repealed and deleted and replaced as follows:

"E. Water Resource Buffer Conservation Zone management plan is not required where the WRBCZ is not being disturbed and conservation easements/deed restrictions are applied to ensure there will be no future clearing or disturbance of the WRBCZ. Either a Water Resource Buffer Conservation Zone management plan as required by Section 63A-10, or a request for a waiver of the Water Resource Buffer Conservation Zone management plan pursuant to this section, shall be submitted with the application for development."

**SECTION EIGHT:** Article III, Section 27-30.7 entitled "Checklist for Applications for Development", and "Checklist A: General Checklist", "Checklist B: Site Plan Checklist (preliminary and final)", "Checklist C: Major Subdivision Checklist (preliminary and final)", "Checklist D: Minor Subdivision Checklist" and "Checklist E: Appeals to Zoning Board of Adjustment" are all hereby amended to add as a checklist submission requirement, unless waived by the Board, for any application for development within a Water Resource Conservation Buffer Conservation Zone established by Mansfield Code Section 63A, submission of either a Water Resource Buffer Conservation Zone management plan as required by Section 63A-10, or a request for a waiver of the Water Resource Buffer Conservation Zone management plan pursuant to Section 63A-10E, with the application for development.

***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.

**Mayor DiGiuseppe** asked Solicitor Prime to give a brief description of the above ordinance.

**Solicitor Tim Prime**, explained that this ordinance arose from a request from the Township Forrester during a public meeting. The Forrester had requested the Township to look at the two ordinances regarding trees and landscaping, as well as, tree removal to reconcile some inconsistencies. Additionally, it was requested to amend the Township's Land Development

Checklist to ensure the Township Forrester is provided with a copy of the plans. The water conservation buffer ordinance was also added to the Land Development Checklist.

**Mayor DiGiuseppe** opened the public hearing on the above ordinance.

**Bob Tallon 2454 Axe Factory Road** - questioned if any application that comes through from this point on, the Townships buffer ordinance would come into play and the additional points on the tree ordinance.

**Solicitor Tim Prime** explained that there is not much substance of change on the water conservation buffer ordinance; it however, has been added to the checklist.

**Mayor DiGiuseppe** asked for any further comments from the public. There were no further comments. Public comment session was closed.

A motion to adopt the above ordinance was offered by **Committeeman Magee** and seconded by **Deputy Mayor Cain**. Motion carried on a roll call vote reorded as follows:

**AYE: Magee, Cain, Higgins, DiGiuseppe**

**NAY: None ABSENT: Ocello**

**Second Reading/ Final Adoption Ordinance 2020-5:**

**TOWNSHIP OF MANSFIELD**

**BURLINGTON COUNTY**

**ORDINANCE 2020 – 5**

**AN ORDINANCE TO ESTABLISH A CONSOLIDATED LAND USE BOARD IN THE TOWNSHIP OF MANSFIELD**

**WHEREAS**, The New Jersey Municipal Land Use Law (MLUL), N.J.S. 40:55D-25 (c) states that, in a municipality having a population of 15,000 or less, a nine-member planning board, if so provided by ordinance, shall exercise, to the same extent and subject to the same restrictions, all the powers of the Zoning Board of Adjustment; and

**WHEREAS**, according to the most recent U.S census, Mansfield Township had a population of 8,544; and is therefore eligible to create a consolidated land use board by ordinance; and

**WHEREAS**, the Township Committee finds that the creation of a consolidate land use board would be more cost effective for the residents of Mansfield Township, would result in a more efficient processing of land use applications in the Township, and would, therefore, be in the overall best interests of the Township and its residents.

**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:** Pursuant to the provisions of N.J.S.A. 40:55D-25 (c) of the MLUL, a Consolidated Land Use Board is hereby created in the Township of Mansfield, pursuant to which the duly constituted Planning Board shall exercise, to the extent and subject to the same restrictions, all of the powers of the Zoning Board of Adjustment, but the Class I and the Class III members shall not participate in the consideration of applications for development which involve relief pursuant to N.J.S. 40:55D-70 of the MLUL.

**SECTION TWO:** Any reference in the various chapters of the Code of the Township of Mansfield entitled "Land Use Legislation" to the "Planning Board" or "Zoning Board" are hereby amended to refer to the "Consolidated Land Use Board of Mansfield Township."

**SECTION THREE:** Chapter 27 of the Code of the Township of Mansfield, Article II, entitled "Zoning Board of Adjustment", is hereby amended as follows:

- (a) Section 27-9 entitled "Establishment; Composition; Vacancies" (of the Zoning Board) is hereby repealed and deleted.
- (b) Section 27-10 entitled "Officers" (of the Zoning Board) is hereby repealed and deleted, it being the intent hereof that the Consolidated Land Use Board will have Officers as set forth in Article I "Planning Board", Section 27-4.
- (c) Section 27-11 entitled "Attorney" (of the Zoning Board) is hereby repealed and deleted, it being the intent hereof that the Consolidated Land Use Board will have an attorney as set forth in Article I "Planning Board", Section 27-5.
- (d) Section 27-12 entitled "Experts and Staff" (of the Zoning Board) is hereby repealed and deleted, it being the intent hereof that the Consolidated Land Use Board will have experts and staff as set forth in Article I "Planning Board", Section 27-6.

- (e) Section 27-13 entitled “Rules and Regulations “ (of the Zoning Board) is hereby repealed and deleted, it being the intent hereof that the Consolidated Land Use Board will have rules and regulations as set forth in Article I “Planning Board”, Section 27-7.
- (f) The balance of Article II, entitled “Zoning Board of Adjustment”, Sections 27-14 “Powers”; 27-15 “Appeals and Applications”; 27-16 “Power to Reverse or Modify Decisions; 27-17 “Expiration of Variance”; 27-18 “Powers Granted by Law”; 27-19 “Additional Powers”, and 27-20 “Time Limit for Decision” are all saved from repeal but all references there in to the Zoning Board are amended to reference the Consolidated Land Use Board of Mansfield Township, when the Planning Board is sitting as a Zoning Board of Adjustment.

**SECTION FOUR:** Article 1, "Planning Board", Section 27-1 "Establishment; Composition", Sub-section 27-1(E) is hereby deleted and repealed, and replaced as follows:“(E) Alternate members, four in number, meeting the qualifications of Class IV members.

(1) Alternate members shall be designated at the time of appointment by the Mayor as "Alternate No. 1", "Alternate No. 2", “Alternate No. 3” and “Alternate No. 4”. The terms of “Alternate No. 1” and “Alternate No. 2” shall be for two years, and the terms of “Alternate No. 3” and “Alternate No. 4” shall be for one year. A vacancy occurring otherwise than by expiration of term shall be filled by the appointing authority for the unexpired term only.

(2) No alternate member shall be permitted to act on any matter in which he has either directly or indirectly any personal or financial interest. An alternate member may, after public hearing if he requests one, be removed by the governing body for cause.

(3) Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. When the Consolidated Land Use Board, is sitting as a seven member Zoning Board of Adjustment, the alternate members may not vote in place of the Class I and Class III members who are not permitted to sit and vote. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote first, then Alternate No. 2, then Alternate No. 3 and finally Alternate No. 4.”

*REPEALER, SEVERABILITY AND EFFECTIVE DATE*

- D. 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
- E. 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.
- F. This Ordinance shall take effect immediately upon final passage and publication according to law.

**Mayor DiGiuseppe** asked Solicitor Prime to give a brief description of the above ordinance.

**Solicitor Tim Prime** stated that Municipal Land Use Law allows a municipality with less than 15,000 population to consolidate the Planning and Zoning Boards. This consolidation would help the board to operate more efficiently.

**Mayor DiGiuseppe** opened the public hearing on the above ordinance. There were no comments from the public therefore, the public comment session was closed.

A motion to adopted the above ordinance was offered by **Deputy Mayor Cain** and seconded by **Committeeman Magee**. Motion carried on a roll call vote recorded as follows:

**AYE: Cain, Magee, Higgins, DiGiuseppe**

**NAY: None ABSENT: Ocello**

**First Reading/Introduction Ordinance 2020-6:**

**TOWNSHIP OF MANSFIELD**

**BURLINGTON COUNTY**

**ORDINANCE 2020 –6**

**AN ORDINANCE TO AMEND THE CODE OF MANSFIELD TOWNSHIP CHAPTER 65, ZONING, TO CREATE A NEW ZONING DISTRICT SUBCHAPTER XXXIV, R-7, MIXED USE DISTRICT**

**WHEREAS**, the Mansfield Township (“Township” and the Mansfield Township Planning Board (“Board”) were defendants in litigation filed by the developer of Block 70, Lot 6.02, consisting of approximately 118.53 acres (“Tower Gate Property”) in the Superior Court of New Jersey, Law Division, entitled Tower Gate Associates v. Township of Mansfield, et al, Docket # L-1739-18, challenging the Township’s satisfaction of its affordable housing obligation and seeking to construct an inclusionary development on the Tower Gate Property; and

**WHEREAS**, the parties entered into a Settlement Agreement of said litigation, dated November 18, 2019, and a First Amendment to Settlement Agreement December 24, 2019, collectively referred to as the “Settlement Agreement”; and

**WHEREAS**, pursuant to Section 4.A of the Settlement Agreement, the Township is obligated to adopt a zoning amendment rezoning the Tower Gate Property substantially consistent with the draft ordinance attached to the Settlement Agreement, and;

**WHEREAS**, pursuant to Section 4.B of the Settlement Agreement, the Township is obligated to include the Tower Gate Property in the Township's Housing Element and Fair Share Plan (“HEFSP”); and

**WHEREAS**, on February 18, 2020, the Superior Court of New Jersey, Law Division, entered and filed an Order (“Order”) approving the Settlement Agreement and the Township's HEFSP; and

**WHEREAS**, Section 1(g) of the Order requires the Township to adopt the Zoning Ordinance substantially consistent with the Ordinance attached to the Settlement Agreement as same was modified by the terms of the Order; and

**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:

The Code of the Township of Mansfield, Chapter 65 is hereby amended to create a new Zoning District, Subchapter XXXIV, R-7 Mixed Use District, as follows:

#### **Article XXXIV R-7 Mixed Use District**

##### **65-192 Purpose**

The purpose of the R-7 Mixed Use District is to provide for inclusionary development that is intended to assist the Township of Mansfield in satisfying a portion of its fair share housing obligation.

##### **65-193 Description of Zone Boundary**

The boundary of the R-7 Mixed Use District shall encompass the property identified as Block 70, Lot 6.02, which shall hereafter be referred to as the "Tract". The district boundary shall extend to the centerline of the mapped rights-of-way contiguous to the Tract. The municipal Zoning Map is hereby amended to reflect same.

##### **65-194 General Provisions**

- A. Except as expressly provided in Section 65-196 and elsewhere in this Ordinance, the development regulations set forth in this Article shall apply to the Tract as a whole, not to individual lots which may be created therein.
- B. Affordable Housing. The Affordable Housing requirements shall vary as the residential yield on the Tract is increased. Specifically: (i) fifteen percent (15%) of the of Dwelling Units up to a yield of four hundred eighty eight (488); and (ii) and thirty (30%) of the Dwelling Units between a yield of four hundred eighty nine (489) and five hundred sixty (560) within the Tract shall be income-restricted in accordance with the standards set forth at Section 65-200, below. For all non-residential development constructed within the R-7 Mixed Use District, such development shall be subject to the requirements of the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 et seq.
- C. Open Space. A minimum of 25% of the Tract shall be dedicated as open space per N.J.S.A. 40:55D-43.
- D. The Tract shall be permitted to be subdivided into one or more lots, and one or more buildings or uses shall be permitted on a single lot. The Tract shall be permitted to be constructed in one or more phases.
- E. The regulations set forth in this Article shall supersede all other provisions of the Township Zoning Ordinance, unless otherwise stipulated herein. The provisions of Section 65.4(F) shall not apply to this Tract.
- F. The land use administration and procedural regulations of the Township of Mansfield Code shall remain in full force and in effect. Notwithstanding the foregoing, to prevent undue burdens on the provision of affordable housing, the following submission and checklist requirements shall not be required in connection with any development application in the R-7 Mixed Use District.
  1. Environmental impact assessments (Section 27-30.4); Environmental assessment reports (Section 27-30.4.1.); escrow for environmental professional staff (Section 27-30.6); and submission to the Mansfield Township Environmental Commission (Section 27-30.7).
  2. Community Impact Statements (Section 27-30.5).

3. Soil borings (Section 44A-11); provided, however, that soil borings shall be submitted in connection with any specific areas of the Tract that that are intended to be developed for water detention or recharge.
4. Steep slope mapping and related requirements, if any.
5. Submission of soil samples (Chapter 65-95.4), provided, however, that soil borings shall be submitted in connection with any specific areas of the Tract that are intended to be developed for water detention or recharge.
6. Landscape Buffers (Section 65-100 to 65-101); provided, however, that a landscaping plan in sufficient detail shall be submitted to reflect the landscaping required under Section 65-197.
7. Traffic Impact Studies (Section 65-99.2).
8. Tree Removal (Chapter 60B).
9. Tree, Shrubbery and Landscaping (Chapter 60A).
10. Water Resource Buffer Conservation Zones (Chapter 63A).
11. Stormwater (Chapter 48), as the provisions of the Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq. (“RSIS”) shall control.
12. Open Space (Section 65-75 to 65-81).

The above submission exceptions shall apply to all submission checklists, including the general checklist, site plan checklist, and subdivision checklists.

E. Nothing in this Article shall contravene the statutory requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq (the “MLUL”).

## **65-195 Use Regulations**

### **A. Definitions:**

1. “Dwelling Unit” means a unit intended for residential use.
2. “Age-Restricted Housing” means housing that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: all the residents of the development where the unit is situated are 62 years or older; at least eighty percent (80%) of the units are occupied by one person that is 55 years or older; or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. §§ 3607.
3. “Convenience Store” means a retail business that stocks a range of everyday items, such as coffee, groceries, snack foods, confectionery, soft drinks, tobacco products, over-the-counter drugs, toiletries, newspapers, and magazines. Such stores may also offer money order and wire transfer services, along with the use of a fax machine or photocopier for a small per-copy cost.
4. “Multi-Family Building” means a building designed for three or more Dwelling Units within one building.
5. “Townhouse” means a building that has no more than ten (10) Dwelling Units erected in a row as a single building, each being separate from the adjoining unit or units by an approved masonry, party or partition wall or walls, thus creating distinct and non-communicating Dwelling Units, such units intended for separate ownership or rental, and shall include stacked Dwelling Units.
6. “Mixed-Use Building” means a building consisting of any combination of Permitted Uses, including Dwelling Units and Commercial.

### **B. Permitted Principal Uses.**

1. Multi-Family Buildings.
2. Townhouses.
3. Age-Restricted Housing within Multi-Family Buildings, Townhouses, or Mixed-Use Buildings.
4. Commercial Uses, within 1,500 feet of U.S. Route 130, including any one or more of the following

uses, in any combination:

- (a) Any use permitted in the C-2 Highway Commercial District, except for:
    - (1) Automobile Repair Shops,
    - (2) Automobile Sales, Agencies and Services for new and used vehicles,
    - (3) Clubs and Lodges and all associated functions, and
    - (4) Mortuaries.
  - (b) Retail Stores, Shops, and Services (including drive-thru services)
  - (c) Restaurants, Eateries, and Drinking Establishments (including drive-thru, drive-in, and take-out/walk up window services, and refreshment stands)
  - (d) Grocery Stores
  - (e) Offices (general, professional, government, or medical)
  - (f) Banks, Credit Unions and ATM kiosks (including drive-thru and walk up)
  - (g) Gyms, Health Clubs, and Fitness Centers
  - (h) Child Care Centers, subject only to state childcare licensing requirements
  - (i) Adult Day Care Facilities
  - (j) Tutoring, Educational, or Training Establishments
  - (k) Hotels
  - (l) Gasoline Service Stations (specifically excluding the requirements of Section 65-37)
  - (m) Shopping Centers (specifically excluding the requirements of Section 65-39 and 65-40)
  - (n) Medical Facilities, such as urgent care, pain management, dialysis, and like facilities
  - (o) Convenience Stores (without or without Gasoline Service Stations).
- 5. Open Space.
  - 6. Farming per Section 65-89.
  - 7. Central Sewage Facilities.
  - 8. Central Water Storage, Pumping, Treatment, and Conveyance Facilities.
  - 9. Mixed-Use Buildings consisting of any combination of the above uses, in one or more buildings, within 1,500 feet of U.S. Route 130.

D. Permitted Accessory Uses.

- 1. Clubhouses, Community Swimming Pools (specifically excluding the requirements of Section 65-91), and Community Buildings ancillary to a principal use.
- 2. Management Offices ancillary to a principal use.
- 3. Recreational Facilities ancillary to a principal use (indoor and/or outdoor).
- 4. Patios, Decks, Sheds, Terraces, or Balconies ancillary to a principal use.
- 5. Parking Facilities and Garages, either surface (open air) or enclosed.
- 6. Enclosed Storage Facilities ancillary to a principal use.
- 7. Home Office uses per Section 65-95.1.
- 8. Drive-thru and Drive-up Windows.
- 9. Outdoor Seating and Delivery Service for Restaurants and Eateries.
- 10. Rooftop Recreation Facilities on Multi-Family Buildings; and
- 11. Any other use customarily incidental to a principal use.

E. Conditional Uses: None.

F. Prohibited Uses. All uses prohibited under Section 65-88 are also prohibited in the R-7 Mixed Use District.

**65-196 Area and Bulk Requirements**

- A. Tract density for Dwelling Units: 560 Dwelling Units, maximum.
- B. Tract density for Commercial: 40,500 gross square feet, maximum



C. Bulk Requirements for Townhouse:

<b>Requirement</b>	<b>Dimension</b>
Min. Principal Bldg Front Yard Setback, (Feet)	20
Min. Principal Bldg Rear Yard Setback* (Feet)	15
Min. Principal Bldg Side Yard Setback (Feet)	0
Min. Principal Bldg to Principal Bldg Setback (Feet)	30
Min. Principal Bldg Deck Side Yard Setback (Feet)	0
Min. Principal Bldg Deck Rear Yard Setback* (Feet)	7
Min. Accessory Bldg Side & Rear Yard Setback (Feet)	5
Max. Principal Building Height (Stories / Feet)	3.5 / 45
Max. Accessory Bldg Height (Stories / Feet)	1 / 15
Max. Lot Coverage (Percentage)	95

\*No setback shall be required where the lot does not back against another lot.

D. Bulk Requirements for Multi-Family Building; Commercial Uses; Mixed-Use Building:

<b>Requirement</b>	<b>Dimension</b>
Min. Principal Bldg to Principal Bldg Setback (Feet)	40
Min. Accessory Bldg Side & Rear Yard Setback (Feet)	5
Max. Principal Building Height (Stories / Feet)	3.5 / 45
Max. Accessory Bldg Height (Stories / Feet)	1 / 15
Max. Lot Coverage (Percentage)	90

E. Bulk Requirements for Open Space; Farming; Central Sewage Facilities; and Central Water Storage, Pumping, Treatment, and Conveyance Facilities:

<b>Requirement</b>	<b>Dimension</b>
Max. Principal Building Height (Stories / Feet)	1 / 15
Max. Accessory Bldg Height (Stories / Feet)	1 / 15
Max. Lot Coverage (Percentage)	90

Building height shall be measured from the highest finished grade of the building.

**65-197 Buffering and Landscape Requirements**

A. The Tract buffer width shall be measured from the right-of-way lines existing or as determined at the time of submission of an application for development:

1. Northern Boundary (Route 130): 20 feet, minimum
2. Western Boundary (Kinkora Road): 20 feet, minimum
3. Eastern Boundary (County Park): 35 foot minimum when abutting townhouse building(s) and 25 foot minimum when abutting multi-family or non-residential building(s)
4. Western and Southern Boundaries (Residences): 30 feet, minimum

B. The buffer shall be maintained as a landscaped area and no structures shall be permitted within the buffer except for access drives, fencing, recreation paths, walkways, stormwater basins, utilities and/or signs. Buffer landscaping to be provided along U.S. Highway Route 130 shall be designed so as to not unreasonably interfere with visibility for the anticipated retail development along that frontage.

C. The minimum planting height for shrubs shall be 3 feet, and the minimum planting height for evergreen trees shall be 6 feet. Deciduous trees shall be 2.5 to 3 inches in diameter.

D. Where existing vegetation is preserved, new plantings shall not be required.

E. The buffer landscaping shall consist of two continuous parallel rows of evergreen trees in staggered rows planted 15' on center and the buffer may also include evergreen and deciduous trees and/or shrubs and/or ornamental grasses, perennials, and annuals.

F. Buffers may include a privacy fence (solid or open) in addition to the required vegetation and landscaping.

#### **65-198 Parking and Loading Requirements**

- A. Residential: Per RSIS.
- B. Commercial: 1.0 space per 250 square feet of floor area. This standard shall apply to any use not otherwise specified below.
- C. Hotel: 1.0 space per rental hotel room key.
- D. Restaurants, Eateries, and Drinking Establishments: 1.0 space per 3 seats of maximum occupancy.
- E. Child Care: Per N.J.S.A. 40:55D-66.6.
- F. Shared parking: For mixed-use developments, a shared parking approach to the provision for off-street parking, based on acceptable industry standards.

Handicapped designated parking shall be provided in accordance with the Americans with Disabilities Act (the "ADA").

Loading Requirement for Commercial buildings: one (1) loading space per 10,000 SF.

#### **65-199 General Regulations**

- A. Landscaping
  - 1. All areas that do not contain buildings, structures, or paving shall be landscaped with plantings and/or lawn.
  - 2. All plant materials shall be in accordance with "The American Standards for Nursery Stock".
- B. Access, Circulation, and Parking Design for all Permitted Uses.
  - 1. All access, circulation, and parking dimensions shall be in accordance with RSIS and the ADA.
  - 2. Parking areas shall be permitted in any yard, including the front yard, provided the buffer requirements set forth above are met.
- C. Stormwater and Utility Design.
  - 1. All stormwater management shall be in accordance with RSIS and New Jersey Department of Environmental Protection ("NJDEP") requirements.
  - 2. All utility design shall be in accordance with RSIS and NJDEP requirements.
- D. Lighting.
  - 1. All freestanding light fixtures shall be no higher than 20 feet above grade level.
  - 2. The maximum illumination at all abutting existing residential property lines shall be 0.5 footcandles.
  - 3. Light fixtures shall be shielded and shall utilize metal halide, LED, or other white light source.
- E. Fences and Walls.
  - 1. Fences and walls shall be permitted in any yard, including the front.
  - 2. Fences and walls in the front yard shall be a maximum of 4 feet high.
  - 3. Fences in the front yard shall be 50% open.
  - 4. Fences and walls in yards other than the front yard shall be a maximum of 6 feet high.
- F. Refuse and Recycling. All refuse and recycling storage shall be fully enclosed and screened within the building or, if outside, within a refuse enclosure that is a minimum of 6 feet high.
- G. Signs.
  - 1. Roadside Signs.
    - (a) One roadside entry sign shall be permitted at each access point along each road.
    - (b) The maximum sign area for any roadside entry sign shall be 60 square feet.
    - (c) The maximum sign height for any roadside entry shall be 8 feet.
  - 2. Building Signs.
    - (a) Commercial signage shall be limited to one architectural wall sign per tenant per facade, having a maximum sign area of 60 square feet, or 10% of the storefront, whichever is lesser; and further provided that such signs shall be affixed to the principal elevation and located below the second story. For tenants located in an end-cap or a single-tenant building, two (2) wall signs shall be permitted.

(b) Multi-Family Buildings shall be limited to one sign per Multi-Family Building, having a maximum sign area of 60 square feet.

3. Directory Signs.

(a) Directory ground signs shall be permitted within the interior of the Tract, to identify or distinguish different neighborhoods or clusters of building types within the development.

(b) Directory signs shall not exceed 16 square feet in area.

(c) Directory signs shall not exceed 8 feet in height.

4. Directional (wayfinding) Signs.

(a) Directional ground signs shall be permitted within the interior of the Tract, to facilitate wayfinding to amenity areas such as clubhouses or neighborhoods or clusters of building types within the development.

(b) Directional signs shall not exceed 16 square feet in area.

(c) Directional signs shall not exceed 8 feet in height.

5. All signs within the Tract shall be designed in a cohesive manner.

6. All signs on Townhouse lots shall be subject to Section 69-112.

H. Mechanical Equipment. Air conditioning units, HVAC systems, exhaust pipes or stacks, electric and gas utility meters, and related mechanical equipment and elevator housing shall be screened to minimize visual impact.

**65-200 Affordable Housing Requirements**

A. Fifteen percent (15%) of the Dwelling Units constructed within an inclusionary development within the Mixed Use Zone up to four hundred eighty eight (488) and thirty percent (30%) of those Dwelling Units in excess of four hundred eighty eight (488) are to be affordable to low and moderate income households (“Affordable Units”) in accordance with the Superior Court’s February 18, 2020 Order approving the Settlement Agreement in the matter of Tower Gate Associates v. Township of Mansfield, et al, Docket No.: L-1739-18. Accordingly, in the event of a total development of up to 488 units, fifteen percent (15%) of those units shall be reserved as Affordable Units (*i.e.* 74 Affordable Units if the inclusionary development consists of a total of 488 dwelling units). Further, in the event in of an inclusionary development consisting of 489-560 total dwelling units, thirty percent (30%) of the dwelling units in excess of 488 shall be reserved as Affordable Units (*i.e.*, 22 additional Affordable Units (96 Affordable Units in total) if the inclusionary development consists of a total of 560 dwelling units).

B. The Affordable Units shall be deed restricted in accordance with the provisions of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), which shall govern the number of bedrooms and rents for the Affordable Units.

C. Phasing for construction of the Affordable Units shall be in accordance with COAH's phasing schedule established by N.J.A.C. 5:93-5.6(d).

D. All Affordable Units shall comply with the regulations of UHAC and/or the New Jersey Council on Affordable Housing (“COAH”), as may be applicable, including, but not limited to those concerning (a) income qualification, (b) controls on affordability for a period of thirty (30) years, (c) deed restrictions, (d) bedroom distribution, (e) low/moderate income split, (f) affirmative marketing, and (g) handicap accessibility.

E. All Affordable Units shall be subject to affordability controls for a period of at least thirty (30) years following the initial certificate of occupancy for the affordable unit and upon the conclusion of that thirty (30) year period the municipality’s decision as to when and whether to extinguish affordability controls shall be governed by the applicable UHAC provisions.

F. Townhouses shall be permitted to be arranged in a stacked or interlocking fashion, whereby an Affordable Unit shall be permitted to be located vertically above or vertically below a market-rate unit.

*REPEALER, SEVERABILITY AND EFFECTIVE DATE*

G. 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

H. 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.

I. This Ordinance shall take effect immediately upon final passage and publication according to law.

A motion to introduce the above Ordinance was offered by **Committeeman Magee** and seconded by **Committeeman Higgins**. Motion carried on a roll call vote recorded as follows:

**AYE: Magee, Higgins, Cain, DiGiuseppe**  
**NAY: None ABSENT: Ocello**

**CONSENT AGENDA:**

**Consent Agenda items are considered to be routine and expenditures are supported by a Certification of Availability of Funds. Any items requiring discussion will be removed from the Consent Agenda.**

**MANSFIELD TOWNSHIP**  
**BURLINGTON COUNTY**  
**RESOLUTION 2020-3-2**

**AUTHORIZING EXECUTION OF A CHARITABLE DONATION AGREEMENT BETWEEN VA FLORENCE, LLC , THE FRANKLIN FIRE ENGINE COMPANY D/B/A FRANKLIN FIRE COMPANY NO. 1, AND THE TOWNSHIP OF MANSFIELD**

**WHEREAS**, the Franklin Fire Engine Company d/b/a Franklin Fire Company No. 1 (hereinafter the “Fire Co.”) is a non-profit corporation of the State of New Jersey which is located and operates in, and serves the residents of, the Township of Mansfield (hereinafter the “Township,” and, together with the Fire Co., “Recipient”); and

**WHEREAS**, VA Florence, LLC (hereinafter “Donor”) has expressed a desire to make a charitable donation in the form of new equipment (hereinafter the “Donation”) to the Fire Co.; and

**WHEREAS**, the Fire Co. has expressed a desire to accept the Donation; and

**WHEREAS**, the Township and the Township Committee, having considered Donor’s offer, have determined that the Fire Co. and, ultimately, the Township, are permitted to accept the Donation pursuant to the authority granted it by N.J.S.A. 40A:5-29; and

**WHEREAS**, Donor and Recipient have negotiated a formal charitable donation agreement (the “Agreement”), a true and correct copy of which is attached hereto, incorporated herein and marked as “Exhibit A,” and heretofore desire to enter into the Agreement for the Donation upon the terms and conditions set forth therein; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, that the Mayor and Clerk of the Township are hereby authorized to execute that certain Agreement, a copy of which is attached hereto, incorporated herein and marked as “Exhibit A,” and to deliver the original, fully-executed Agreement to the Township Administrator.

**MANSFIELD TOWNSHIP**  
**BURLINGTON COUNTY**  
**RESOLUTION 2020-3-3**

**A RESOLUTION APPOINTING EDWARD RUGGIANO AS A PART-TIME LANDUSE COORDINATOR/ZONING OFFICIAL FOR THE TOWNSHIP OF MANSFIELD**

**WHEREAS**, the Mansfield Township Committee has determined the need to fill, in a part-time capacity, the vacant positions of Land Use Coordinator and Zoning Official to efficiently and economically cover the needs of the Township; and

**WHEREAS**, said part-time position will fall under the supervision of the Township Administrator; and

**WHEREAS**, **Edward Ruggiano** had been employed by the Township in previous years as its Property Maintenance Official, and at said time, demonstrated exceptional work ethics; and

**WHEREAS**, with said new part-time position becoming available within the Township, **Mr. Ruggiano** has expressed a willingness to return to Mansfield Township and take on the part-time Land Use Coordinator and Zoning Official responsibilities; and

**WHEREAS**, the Township Committee, has decided to accept the recommendation of the Township Administrator to appoint **Edward Ruggiano** as the Land Use Coordinator and Zoning Official.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on March 5, 2020 at the Municipal Complex at 7:00 PM hereby appoints **Edward Ruggiano** as the part-time Land Use Coordinator and Zoning Official an annual salary of \$30,000.00 (\$21,700.00 Land Use Coordinator and \$8,300.00 Zoning Official), effective February 24, 2020, with no benefits associated with said part-time positions.

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
RESOLUTION 2020-3-4  
RESOLUTION FOR MEMBER PARTICIPATION IN A COOPERATIVE PRICING SYSTEM AND  
AUTHORIZING THE TOWNSHIP OF MANSFIELD TO ENTER INTO A COOPERATIVE PRICING  
AGREEMENT**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Somerset County Cooperative Pricing System, #2-SOCCP, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

**WHEREAS**, on March 5, 2020, the governing body of the Township of Mansfield, County of Burlington, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

**WHEREAS**, the Township of Mansfield desires to become a member of the Somerset County Cooperative Pricing System, #2-SOCCP, effective March 5, 2020 and, that such membership shall be for the period ending December 31, 2023 and each renewal, thereafter of the system, unless elects to formally withdraw from the system.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield hereby authorizes The Mayor and Township Clerk to execute said agreement to effectuate such membership.

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
RESOLUTION 2020-3-5  
RESOLUTION FOR THE REFUND OF TAX OVERPAYMENTS DUE TO  
100% DISABLED VETERAN EXEMPTION**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and  
**WHEREAS**, this overpayment was due to the approval of 100% Disabled Veteran Exemption

**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 5, 2020 hereby authorizes the refunding of the following to the homeowner

<b>Block</b>	<b>Lot</b>	<b>Property Owner</b>	<b>Amount</b>
8.01	4	Gary White	\$4,132.50 (2019)
			<u>\$4,143.86 (2020)</u>
			\$8,276.36

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
RESOLUTION 2020-3-6  
RESOLUTION FOR THE REFUNDING OF TAX OVERPAYMENTS**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and  
**WHEREAS**, the overpayment was due to duplicate payments by Title Evolution and Corelogic Real Estate Tax Service in 2018, and **Title Evolution** is due 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 March 5, 2020 hereby authorizes the refunding of the following by the Tax Collector.

<b>Block</b>	<b>Lot</b>	<b>Property Owner</b>	<b>Amount</b>
23.01	19	Jeffrey & Tura Dickert	\$2,673.06

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
RESOLUTION 2020-03-7**

**RESOLUTION FOR THE REDEMPTION OF MUNICIPAL TAX LIEN**

**WHEREAS**, at the Mansfield Township Tax Sale held on June 26, 2019, a lien was sold to The Township of Mansfield on Block 32, Lot 2, also known as 24387 West Main Street for 2018 delinquent taxes; and,

**WHEREAS**, Rushmore Loan Management Services has affected redemption of Certificate #18-00007 on January 22, 2020, and this resolution memorializes that redemption.

**NOW, THEREFORE, BE IT RESOLVED**, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, memorializes that redemption.

<u>Lien Holder</u>	<u>Lien #</u>	<u>Amount</u>
Township of Mansfield	18-00007	\$8,515.98

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
RESOLUTION 2020-3-8**

**RESOLUTION AUTHORIZING AN EXCHANGE OF CONSTRUCTION UCC CODE SERVICES FOR CONFLICT OF INTEREST AND EMERGENCY SITUATIONS**

**WHEREAS**, NJAC 5:23-4.5(j), sets forth the circumstances under which a conflict of interest or an emergency would arise for Municipal Construction Officials, Sub-code Officials and Inspectors; and

**WHEREAS**, it is in the township's best interest to have a plan in place which will provide for these services in the event a conflict of interest or an emergency arises; and

**WHEREAS**, The Township of Mansfield wishes to authorize an exchange of construction code services with the Township of Bordentown, Township of Chesterfield, Township of Florence, Township of Lumberton and Township of Wrightstown to exchange the services of their Construction Officials, Sub-code Official and Inspectors as needed to comply with NJAC 5:23-4.5(j).

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

1. The Township Committee of the Township of Mansfield hereby authorizes the exchange of Construction Code Services with the Township of Bordentown, Township of Chesterfield, Township of Florence, and Township of Lumberton and Township of Wrightstown for conflict of interest or emergency situations for the 2020 Calendar Year.
2. The Mayor and Township Clerk are hereby authorized to execute any documents necessary to have the work performed in connection with the services outlined above.

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
RESOLUTION 2020-3-9**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD AUTHORIZING THE RENEWAL OF THE TERM OF AN INTERLOCAL SERVICE AGREEMENT WITH BORDENTOWN TOWNSHIP, BORDENTOWN CITY, CHESTERFIELD TOWNSHIP, NORTH HANOVER TOWNSHIP AND SPRINGFIELD TOWNSHIP CONCERNING EXTRA DUTY ASSIGNMENT OF POLICE OFFICERS**

**WHEREAS**, Bordentown Township, Bordentown City, Chesterfield Township, North Hanover Township and Springfield Township are neighboring Townships in Northern Burlington County; and

**WHEREAS**, their Police Departments provide traffic control and other off-duty police services to third parties; and

**WHEREAS**, the municipalities often rely upon each other for additional officers to provide such services to third parties; and

**WHEREAS**, the Township of Mansfield has entered into an Interlocal Services Agreement with the aforementioned Township which requires annual renewal; and

**WHEREAS**, the Mansfield Township Police Department agrees to accept the rate in effect for off-duty police services to third parties of the municipality in which the officer is providing services; and

**WHEREAS**, the Township of Mansfield wishes to renew the Interlocal Services Agreement until December 31, 2020;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, New Jersey, that the Mayor and Township Clerk are hereby authorized and directed to notify the Townships of Bordentown, Chesterfield, Springfield, North Hanover and City of Bordentown that the Township Committee has elected to renew the agreement for the ensuing year until December 31, 2020, and provide each Township with a certified copy of this Resolution.

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
RESOLUTION 2020-3-10**

**RESOLUTION TO AMEND RESOLUTION 2020-1-3 ENTITLED "APPOINTMENT OF PROFESSIONAL STAFF 2020"**

**WHEREAS**, during the 2020 Reorganization Meeting for Mansfield Township, under Resolution 2020-1-3, William R. Burns, Esq. of Malamut & Associates was appointed as Labor Attorney for Mansfield Township; and

**WHEREAS**, since said appointment, Mr. Burns has left the firm of Malamut and Associates and thereby Evan H.C. Crook, Esq. has replaced Mr. Burns on all labor associated cases on behalf of the firm of Malamut and

Associates.

**NOW, THEREFORE, BE IT RESOLVED** by the Mansfield Township Committee, County of Burlington, State of New Jersey hereby authorizes and appoints Evan H.C. Crook, Esq. to replace William R. Burns as Labor Attorney for the Township of Mansfield for the calendar year 2020.

A motion to approve Resolution 2020-3-2 through Resolution 2020-3-10 was offered by **Deputy Mayor Cain** and seconded by **Committeeman Magee**. Motion carried on a roll call vote recorded as follows:

**AYE: Cain, Magee, Higgins, DiGiuseppe**  
**NAY: None ABSENT: Ocello**

**Bill List:**

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

**AYE: Cain, Magee, Higgins, DiGiuseppe**  
**NAY: None ABSENT: Ocello**

**Discussion Items:**

a. Recreation - Facilities Use Permit: NBIAA - Mike Vasil, Indoor Facility March 9, 2020 to June 20, 2020.

**Clerk Semus** explained that in addition to the indoor facility the organization would like use of all of the baseball fields. The Recreation Committee has approved same.

A motion to approve the above Facilities Use Permit was offered by **Committeeman Magee** and seconded by **Deputy Mayor Cain**. All ayes. Motion carried.

b. Metal Garage for Police and Public Works

**Administrator Fitzpatrick** explained that the Mayor and Committeeman Ocello had the opportunity to meet with the Police Department to discuss their needs. Committeeman Ocello then set up a meeting with all involved. The Police Chief is asking for a metal garage in the rear of the property to store vehicles that are being held as evidence. Currently there is no place to store these vehicles. The Police Chief has come up with a quote of \$6,375.00 for his metal garage.

At the same time Committeeman Ocello worked on an idea to possibly install a pole barn for public works, which would allow the equipment currently at the old township facilities to come to the Municipal Complex, in the hope of selling the old facilities. Administrator Fitzpatrick stated that Township Superintendent Mr. Jones had confirmed that a 60x60 pole building would fit in the location that Committeeman Ocello had wanted. The one concern from Mr. Jones was the recycling center and how it would flow at the Municipal Complex. A 60x60 pole barn would cost between \$40,000 - \$50,000.

**Deputy Mayor Cain** questioned if there was a way to combine the two buildings into one.

**Administrator Fitzpatrick** explained the restrictions the township has in regards to land and thereby, space for a larger building. Engineering would need to get involved if the Committee wishes to move forward.

**Mayor DiGiuseppe** stated that she believes more information is needed before a decision can be made. This can be looked into for further discussion.

**PUBLIC COMMENT:**

**Virginia Lippincott, 3036 Route 206** - questioned what the Township is doing with the existing area that is attached to the park, where the Police and Fire Department were previously located.

**Mayor DiGiuseppe** stated the Township is looking into selling the old Police and Fire Department buildings.

There were no further comments from the public, therefore the public comment session was closed.

The Mayor and Committee thanked everyone for coming out.

**Mayor DiGiuseppe** added that CFO Grouser has reached out for a quote for additional microphones, so each individual can have their own, which should help with the sound quality.

**CFO Grouser** stated the quote for said microphones was roughly \$2,200.

**Mayor DiGiuseppe** asked the Township Committee for confirmation to allow CFO Grouser to purchase the additional microphones. All Township Committee members agreed.

A motion to return to executive session was offered by **Deputy Mayor Cain** and Seconded by **Committeeman Magee**. All ayes. Motion carried.

At 7:29pm the Township Committee returned to Executive Session.

At 7:41pm the Township Committee came out of executive session.

A motion to adjourn the meeting was offered by **Deputy Mayor Cain** and seconded by **Committeeman Higgins**. All ayes. Motion carried.

**Respectfully submitted by:**

**Prepared by:**

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

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**Ashley Jolly, Deputy Clerk**

**APPROVED:**