

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
MEETING MINUTES
August 19, 2020
Regular Meeting 7:00PM**

The regular meeting of the Mansfield Township Committee was called to order via conference call at 7:00PM on the above shown date with the following in attendance: **Mayor DiGiuseppe, Deputy Mayor Cain, Committeeman Higgins, Committeeman Magee and Committeeman Ocello.** Also present **Solicitor Timothy Prime, Administrator Fitzpatrick, CFO Grouser, Engineer Doug Johnson, Deputy Clerk Jolly and Clerk Semus.**

Clerk Semus made the following statement: This meeting is being conducted during the current national emergency with remote participation in accordance with the guidance provided by the New Jersey Division of Local Government Service, Department of Community Affairs as set forth in the public notice of this meeting.

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, the Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, posted on the official website, filed with the members of this body and mailed to each person who has prepaid any charge fixed for such service. All of the mailings, postings and filing having been accomplished as January 10, 2020. An additional advertisement was made for the purpose of informing the public of the remote access information necessary to participate in this meeting. The additional advertisement and filing having been accomplished as August 16, 2020.

FLAG SALUTE:

Since the meeting is being conducted remotely, **Clerk Semus** asked everyone to mentally acknowledge the flag salute.

ENGINEERS REPORT:

General Discussion:

Engineer Johnson stated that his office is working with the Administrator to investigate the possibility of relocating the above ground fuel tank from the Public Works yard behind the old Municipal Building to the current Municipal Building.

FY' 2019 NJDOT Trust Fund Resurfacing of White Pine Road:

Engineer Johnson explained that the Township received notification from the NJDOT that they were awarded an allotment of \$250,000.00 for the resurfacing of Railroad Avenue and White Pine Road. Bids were received on July 22, 2020 and a recommendation to award was provided to the Township for review and consideration.

FY' 2020 NJDOT Trust Fund Resurfacing of Railroad Avenue:

Engineer Johnson stated the Township received notification from the NJDOT that they were awarded an allotment of \$231,500.00 for the resurfacing of Railroad Avenue. Bids were received on August 12, 2020 and a recommendation to award was provided to the Township for review and consideration.

Creation of Digital Tax Maps for State Compliance:

Engineer Johnson stated that his office is currently working on updating the tax maps to consist of revising/creating digital tax maps for the State of New Jersey Division of Compliance and State approval.

FY' 2019 Community Development Block Grant Municipal Complex Fishing Pier Improvements:

Engineer Johnson explained that the Township had received \$75,000.00 from Burlington County CDBG to make improvements to the existing fishing pier at the Municipal Complex. The project was advertised for a second time, but no bids were received. Since the project has been advertised twice with no successful bids, the law allows the Municipality to negotiate with vendors for costs. His office is negotiating directly with qualified vendors for cost proposals.

Zoning Map Update:

Engineer Johnson explained that based on recommendations from the Township Planner, R&V has provided a cost proposal for professional services to update and prepare a new digital zoning map. Currently R&V is coordinating with the Township Planner for the pertinent documents to perform the updates.

FY' 2016 NJDOT Roadway Improvements for Mansfield Road East (Phases I & II):

Engineer Johnson stated the close out documents have been submitted to the NJDOT for their review.

FY' 2018 NJDOT Trust Fund Resurfacing of Mount Pleasant Road & Georgetown-Chesterfield Road:

Engineer Johnson stated the close out documents have been submitted to the NJDOT for their review.

Margolis Warehouse Distribution Facility:

Engineer Johnson explained that the construction of building one and associated site work is substantially complete. The completion of building two and associated site work is anticipated mid to late August 2020. The water main extension has been completed and the sewer main extension is substantially complete. The Contractor is addressing "punch list" items.

Mansfield Realty North, LLC (Warehousing):

Engineer Johnson stated his office has received plans from the applicant and is in the process of preparing the bond and escrow amount estimate. A pre-construction meeting is anticipated for the week of August 17th.

Legends at Mansfield (Residential Development):

Engineer Johnson explained that his office performed an inspection for release of the Maintenance Bond. There were several outstanding items and R&V has provided the developer with a list of repairs which need to be addressed prior to release.

Committeeman Higgins questioned the relocation of the above ground fuel tank from the Public Works yard.

Administrator Fitzpatrick explained that there was discussion of moving all circuits presently within the Township Building to the generator; thereby allowing the computers to run during power outages. The current generator however, will not be able to handle the workload and the fuel tank would need constantly re-filling because it will be continuously running. Moving the fuel tank would allow for more fuel capacity.

Committeeman Magee questioned why the daycare on Route 206 is shut down.

Engineer Johnson stated that it has been shut down for two months. During construction it had appeared they were constructing the building much lower than the approved plans. The foundation location plans submitted verified they were constructed about 8 to 9 feet lower than what was approved. This would inhibit them from installing the other site improvements required. It was explained to them that they would have to reproduce new plans approved by the board or construct the site and improvements per the current approved plans.

Deputy Mayor Cain questioned the bids for the resurfacing for Railroad Ave and White Pine Road.

Engineer Johnson explained the Township received \$250,000.00 in the grant for White Pine Road. The base bid was \$194,840.00, which is under the allotted amount and allows the Township to get reimbursed for any inspection fees and the required testing.

Deputy Mayor Cain questioned if the Township could utilize the remaining balance for anything else.

Engineer Johnson stated it needs to be used on White Pine Road. There is an alternate bid to repair a section of White Pine Road, which was not in the grant application. His office can ask the State to reimburse it, but there is no guarantee they will agree to do so.

A motion to accept the Engineers report was offered by **Committeeman Magee** and seconded by **Deputy Mayor Cain**. All ayes. Motion carried.

CONSENT AGENDA:

Clerk Semus stated that Consent Agenda Items are considered to be routine and Expenditures are supported by certification of Availability of Funds. Any items requiring discussion will be removed from the Consent Agenda. The consent agenda consists of Resolution 2020-8-1 through Resolution 2020-8-9.

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
RESOLUTION NO. 2020-8-1**

RESOLUTION TO AMEND RESOLUTION 2020-5-11 FOR THE APPOINTMENT OF TECHNICAL ASSISTANT TO CONSTRUCTION OFFICIAL AND SECRETARY TO THE JOINT LAND USE BOARD

WHEREAS, there is a need in the Township for a Technical Assistant to the Construction Official to assist the Construction Official in compliance with the New Jersey Uniform Construction Code and related tasks and responsibilities; and

WHEREAS, there further is a need in the Township of Mansfield for a Secretary for the Joint Land Use Board to provide support for said Board, including, but not limited to, attendance at the regular and special meetings of said Board, taking and recording minutes, correspondence and similar, related tasks.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey, hereby amends Resolution 2020-5-11, adopted on May 20, 2020 clarifying the wage and distribution for JULIA A. BAKER-DICAMILLO as the appointed Technical Assistant to Construction Official and Secretary to the Mansfield Joint Land Use Board, on the terms and conditions as negotiated by the Township Administrator, at an annual salary of \$32,500.00 per year, (\$16,250.00 under the Construction Department's salary and wage budget and \$16,250.00 under the Land Use Department's salary and wage budget) with all benefits associated with said full-time position.

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
RESOLUTION 2020-8-2**

**RESOLUTION AUTHORIZING SALE OF MUNICIPALLY-OWNED REAL PROPERTY NO LONGER
NEEDED FOR PUBLIC USE**

WHEREAS, the Township of Mansfield is the owner of certain property known as 190 Atlantic Avenue., also known as Block 28, Lot 38, and the Township Committee has determined that said property is not needed for public use; and

WHEREAS, the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 *et seq.* authorizes the sale of municipal property not needed for public use, at public auction subject to certain terms and conditions; and

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, that the Township Administrator, Township Purchasing Agent and Township Solicitor are hereby authorized and directed to take such action as is necessary to place said property for sale, at public auction, in accordance with the provisions of N.J.S.A. 40A:12-13, said sale to be conducted by no later than **September 30, 2020**.

BE IT FURTHER RESOLVED that the following conditions shall apply to said sale:

1. Sales Price: for property 190 Atlantic Avenue: A minimum price of Two Hundred and Fifty Thousand Dollars (\$250,000.00) shall be required. A ten percent (10%) deposit shall be required at the time the bid is awarded.
2. The property is zoned as an R-4 (Residential Zone--Village Center District--within Redevelopment Area).
3. The Township Committee reserves the right to reject any and all bids for any reason that it deems appropriate and in the municipality's best interest.
4. The successful bidder will be required to enter into an Agreement of Sale, a copy of which shall be on file with the Township Clerk, at the time of the bid, if said bid is the highest bid; the Agreement of Sale will then be submitted to the governing body for its approval and/or rejection. If approved, Closing shall take place no later than thirty (30) days from the date of the governing body's approval by Resolution of the acceptance of the bid.
5. Said property shall be sold "as is, where is", and the governing body makes no warranties or representations regarding the condition of title. Title shall be conveyed by way of QuitClaim Deed.

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

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 vehicles are hereby declared to be surplus property and no longer needed for public use:

2003 Dodge Neon VIN: 1B3ES 56CX3 D143244

2. The Chief Of Police 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.

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

RESOLUTION 2020-8 -4

RESOLUTION FOR THE REFUND OF TAX OVERPAYMENTS

WHEREAS, Property Taxes for 3rd Qtr. 2020 were overpaid on the properties listed below; and
WHEREAS, these overpayments are due to a wire transfer payment from Corelogic ., and they are requesting a refund;

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on August 19, 2020 hereby authorizes the refunding of the following to Corelogic

<u>Block</u>	<u>Lot</u>	<u>Property Address</u>	<u>Amount</u>
10.02	2.49	98 August Drive	\$ 663.46
10.10	9	45 Greenbrook Drive	\$ 1,486.08
23.01	27	36 Fitzgerald Lane	\$ 2,589.46
23.03	25	34 Vandevere Lane	\$ 2,161.18
33.03	18	53 Sheffield Drive	\$ 162.43
42.07	104	105 Deep Hollow Circle	\$ 1,062.62
42.14	31	21 Horseshoe Lane North	\$ 1,363.96
42.30	28	13 Heather Court	\$ 3,297.24
42.30	30	14 Heather Court	\$ 3,284.34
42.31	90	9 Wildflower Court	\$ 4,177.02
42.31	92	5 Wildflower Court	\$ 3,210.38
59	4.05	2215 Old York Road	\$ 1,527.36
60	2.01	2769 Kinkora Road	\$ 2,229.12
60	7	18 Stratton Avenue	<u>\$ 101.90</u>
Total			\$ 27,316.55

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
RESOLUTION 2020-8-5**

RESOLUTION RELEASING ESCROW MONIES

WHEREAS, Chris Pukenas submitted an application to the Joint Land Use Board for use variance and bulk variance approval for property located at 189 Public Road, known as Block 24, Lot 42.05 for the purpose of constructing a single family dwelling, and

WHEREAS, during review of said application, it was determined by the Land Use Board Planner that this application does not require a use variance; however, a bulk variance is still required, and

WHEREAS, Mr. Pukenas submitted escrow monies with his application on May 11, 2020 in the amount of \$3,500.00 for a use variance and \$2,500.00 for a bulk variance, and

WHEREAS, Mr. Pukenas has requested release of his escrow monies in the amount of \$3,500.00 because a use variance is not required.

NOW THEREFORE BE IT RESOLVED that the gratuitous escrow amount of \$3,500.00 is hereby refunded to Mr. Chris Pukenas.

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

RESOLUTION 2020-8-6

**RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ROADWAY IMPROVEMENTS
FOR WHITE PINE ROAD**

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

WHEREAS, funds are available for this purpose through a 2019 NJDOT Municipal Aid Grant; and

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

WHEREAS, the Municipal Engineer, Remington and Vernick Engineers, has reviewed the bid proposal in connection with a certain bid package for the purpose of Roadway Improvements for White Pine Road; and

WHEREAS, the Municipal Engineer has recommended, by way of correspondence dated July 22, 2020, that the award of contract for Roadway Improvements for White Pine Road be made to Richard T. Parrett Paving Co., 400 Prospect Street, Trenton, New Jersey 08618; and

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

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

Section 1. Upon approval of the contract by the Municipal Solicitor, the Mayor and Municipal Clerk are hereby authorized and directed to execute the approved contract with Richard T. Barrett Paving Co., 400 Prospect Street, Trenton, New Jersey 08618 to provide for Roadway Improvements to White Pine Road, according to the attached Bid Proposal Form.

Section 2. After the solicitation of bids, Richard T. Barrett Paving Co. was the contractor submitting the lowest responsible bid for the contract for the services sought.

Section 3. The maximum amount of the contract for the services referenced in the bid specifications is one hundred ninety four thousand eight hundred forty dollars and fifty-five cents (\$194,840.55) Said funds are available in the respective appropriations, grants, contributions, or escrow accounts maintained by the Township of Mansfield.

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

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

RESOLUTION 2020-8-7

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

WHEREAS, there exists a need for Roadway Improvements for Railroad Avenue in the Township of Mansfield; and

WHEREAS, funds are available for this purpose through a 2020 NJDOT Municipal Aid Grant; and

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

WHEREAS, the Municipal Engineer, Remington and Vernick Engineers, has reviewed the bid proposal in connection with a certain bid package for the purpose of Roadway Improvements for Railroad Avenue; and

WHEREAS, the Municipal Engineer has recommended, by way of correspondence dated August 13,2020, that the award of contract for Roadway Improvements for Railroad Avenue be made to Earle Asphalt Company, P.O. Box 556, Farmingdale, New Jersey 07727; and

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

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

Section 1. Upon approval of the contract by the Municipal Solicitor, the Mayor and Municipal Clerk are hereby authorized and directed to execute the approved contract with Earle Asphalt Company, P.O. Box 556, Farmingdale, New Jersey 07727 to provide for Roadway Improvements to Railroad Avenue, according to the attached Bid Proposal Form.

Section 2. After the solicitation of bids, Earle Asphalt Company was the contractor submitting the lowest responsible bid for the contract for the services sought.

Section 3. The maximum amount of the contract for the services referenced in the bid specifications is one hundred and ninety-one thousand, two hundred and thirteen dollars and thirteen cents (\$191,213.13), which represents Items 1 through 27 of the Base Bid. Said funds are available in the respective appropriations, grants, contributions, or escrow accounts maintained by the Township of Mansfield.

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

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

RESOLUTION 2020-8-8

**RESOLUTION ACCEPTING PROPOSAL FROM REMINGTON & VERNICK ENGINEERS
FOR THE REVIEW AND CERTIFYING OF AN UPDATED DIGITAL ZONING OVERLAY MAP FOR
INCORPORATION INTO THE DIGITAL TAX MAPPING FOR THE TOWNSHIP OF MANSFIELD,
COUNTY OF BURLINGTON AND STATE OF NEW JERSEY**

WHEREAS, the Township Committee of the Township of Mansfield received recommendation from their Township Planner, Environmental Resolutions Inc. for changes to the Township's Zoning map to reflect the several recent rezoning and redevelopment plans adopted by the Township Committee; and

WHEREAS, the Township Committee of the Township of Mansfield, at their July 15, 2020 Township Committee Meeting, reviewed and approved a proposal presented by its Township Engineers, Remington and Vernick Engineers to undergo the review and certification of a new updated digital zoning map as recommended by the Township Planner.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey, hereby memorializes the authorization for Remington and Vernick Engineers to undergo the review and certification of a new updated digital zoning map at the cost of services, not to exceed, \$3,295.00.

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
RESOLUTION 2020-8-9
RESOLUTION FOR AUTHORIZATION OF ONLINE TAX SALE**

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investor/RealAuction.com to conduct electronic tax sales, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the municipality of MANSFIELD TOWNSHIP wishes to participate in an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Tax Collector is hereby authorized to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

A motion to approve all of the above resolutions via the consent agenda was offered by **Deputy Mayor Cain** and seconded by **Committeeman Ocello**. Motion carried on a roll call vote recorded as follows:

AYE: Cain, Ocello, Magee, Higgins, DiGiuseppe

NAY: None ABSENT: None

BILL LIST: Regular & Escrow

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

AYE: Cain, Ocello, Magee (except as noted below), Higgins (except as noted below), DiGiuseppe
NAY: None ABSTAIN: Magee check #10703, Higgins check #10703 ABSENT: None

MINUTES: July 15, 2020

A motion to approve the minutes 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, Ocello, DiGiuseppe
NAY: None ABSENT: None

DISCUSSION/ACTION:

A. Construction Department Vehicle Fleet – **Administrator Fitzpatrick** explained that in conversations with Mr. Jones the Construction Department utilizing the Construction Rider which has been replenished with various project going on, is looking to purchase a 2020 Ford F-350 pickup truck through the Construction Rider; hence, no cost whatsoever to the taxpayer. That vehicle will cost \$25,874.00 out of said Rider.

A motion to move forward with the above purchase was offered by **Committeeman Ocello** and was seconded by **Deputy Mayor Cain**. Motion carried on a roll call vote recorded as follows:

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

B. Recreation Report

1. NB Jr. Greyhounds & NB Soccer Club Facilities Use Permits

Clerk Semus explained that everything is in order for these permits and if there is anything that is missing Recreation will have that done before they move forward with the use of the facilities.

Committeeman Higgins stated that he is not an advocate of using fields for practice. He would like to propose, if acceptable to the Recreation Committee, that they use 9 acres for practices instead of the fields.

Ms. Herbert stated the Recreation Committee always talk about 9 acres, but she is aware that it is a wet piece of property and has not been viable to use over the years, but the Recreation Committee is open to discuss and will work with the Public Works Department to make sure that it is acceptable to use.

Committeeman Higgins would like to first look at 9 acres and if that is not acceptable then he would agree to use the Babe Ruth Field as long as Recreation agrees to same.

A motion to approve the above two permits with the suggested amendments was offered by **Committeeman Higgins** and seconded by **Committeeman Magee**. Motion carried on a roll call vote recorded as follows:

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

2. Amended Fee Permit Policy

Ms. Herbert explained that the Recreation Committee has put forth the idea for outside organizations, non-rec sports, for anyone that would like to use the fields to be charged a permit fee. She reached out to other municipalities and they do charge permit fees for nonresidents. The permit would be good for one year and would follow the timeline for the insurance.

Deputy Mayor Cain questioned what the fee would be.

Ms. Herbert stated it would be \$350.00.

Committeeman Higgins stated he encourages younger individuals playing sports as long as the field usage does not affect Mansfield Township Recreation.

Ms. Herbert stated that Mansfield Township Recreation would be given priority.

A motion to approve the new fee permit policy was offered by **Committeeman Higgins** and seconded by **Deputy Mayor Cain**. Motion carried on a roll call vote recorded as follows:

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

3. Opening of Restroom Facilities

Clerk Semus stated that the Recreation Committee is still getting questioned in regards to opening the restrooms at the different parks.

Administrator Fitzpatrick explained that he had participated in a conference call with the Burlington County Health Department and in discussions with Dr. Conway it was determined that towns are not able to follow the guidelines that are currently in place by the CDC as it pertains to park restrooms. Towns that are following said guidelines have not opened their park restrooms.

Mayor DiGiuseppe stated she agrees with the above philosophy as she does not see how it's possible to control the use of the public restrooms.

All Township Committee members agreed with same. The park restrooms will remained closed.

4. Cameras for the Mansfield Community Park

Clerk Semus stated the Recreation Committee is looking for the Township Committee's opinion on Cameras for the park.

Administrator Fitzpatrick added that cameras were installed at Georgetown Park in 2014 with grant monies in the amount of \$30,402.59. In moving forward with next year's grant money perhaps this item could be added to said grant application.

All Township Committee members agreed with adding cameras to Mansfield Community Park to the next park grant application.

ORDINANCE:
SECOND READING/FINAL ADOPTION

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
ORDINANCE 2020-14
AN ORDINANCE REPEALING MANSFIELD TOWNSHIP CODE CHAPTER 17A, ENTITLED
“ENVIRONMENTAL COMMISSION”**

WHEREAS, pursuant to N.J.S. 40: 56A-1, and by adoption of Mansfield Township Code, Chapter 17A, the Township Committee of Mansfield Township established an Environmental Commission; and

WHEREAS, by adoption of Ordinance 2020-5 the Township Committee created a consolidated Land Use Board, whereby, as permitted by the New Jersey Municipal Land Use Law, the Mansfield Township Planning Board shall exercise, to the same extent and subject to the same restrictions, all the powers of the Zoning Board of Adjustment; and

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

WHEREAS, the Township Committee finds that the Environmental Commission, in the exercise of its powers as set forth in Chapter 17A, duplicates and results in inefficient reviews of land use applications by the Consolidate Land Use Board, especially by the Board and its professional staff; and

WHEREAS, the Township Committee further finds that elimination of the Environmental Commission, as was the case with the creation of the Consolidated Land Use Board, will result in a more efficient processing of land use applications in the Township and a more cost-effective utilization of professional reviews of land use applications, and is, therefore, be in the overall best interests of the Township and its residents; 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:

SECTION ONE: Chapter 17A of the Mansfield Township Code is hereby deleted and repealed in its entirety.

SECTION TWO: Any reference in the various chapters of the Code of the Township of Mansfield, specifically including "Land Use Legislation" to the "Environmental Commission" are hereby likewise deleted and repealed.

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.

PUBLIC HEARING:

Clerk Semus stated that public comment regarding the above ordinance would be limited to two minutes and she has obtained the list of all the individuals who have registered to comment.

Mayor DiGiuseppe made the following statement:

Before I open the Public Comments session on this Ordinance I will make a statement to provide information and comments as Mayor. Be informed that the Township Committee acts in accordance with legislated laws and pursuant compliance accordingly.

The Land Use Law, specifically NJSA 40:55D-27 provides that a municipality may either appoint a **citizens advisory committee** or has the discretion to establish an Environmental Commission (EC) by Ordinance as an advisory group to the Joint Land Use Board (JLUB) and the governing body of the municipality. Township Ordinance C.17A was adopted under the Natural Resources Law, specifically NJSA40:56-1. Informational copies of developments submitted to the JLUB shall be provided for review and comment only. In addition, the law states that failure of the JLUB to provide such informational copies shall not invalidate any hearing or proceeding. The law also requires that an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands are to be provided as an assist in an annual report to the governing body. In checking with the Township Clerk for filed reports for 2017, 2018 and 2019, none have been filed with the township.

C17A-2 ...establishes that the EC shall be composed of seven members appointed by the mayor of the township; that all members must be residents of the municipality; it establishes that “No member shall be permitted to act on any matter in which he or she has either directly or indirectly, any personal or financial interest”; it establishes that the EC shall have the power to conduct research to obtain and coordinate information for the benefit of the JLUB and the governing body, but shall have no power to act due to its appointment as the Advisory group for the benefit of the JLUB and the Governing Body.

This ordinance is part of the township committee’s efforts to efficiently assist the land use application process in Mansfield Township. Earlier this year, the township committee combined the powers of the zoning board of adjustment with the planning board in order to have one meeting each month to produce a more efficient review and consideration of land use applications. Through discussions with the governing body, the administrator, the CFO and the previous land use administrator, such a co-ordination was determined to be favorable and cost effective for the township. Such a joint board is established in many other municipalities within many other counties within NJ. This ordinance continues that effort.

The recent demands as an advisory appointed group to receive and review all land development applications, as well as act by submitting correspondence to the NJDEP representing the township without consultation or approval from the JLUB or the governing body is contrary to the township ordinance which states that only applications involving 10 acres or more are to be submitted for review; and the NJ statute under which the environmental commission was adopted directs it should have no power to act. The function of thorough review and voting power is authorized by law to the JLUB members who work in conjunction with the board’s professionals and legal experts. There is no doubt that an environmental expert’s recommendations and opinions would serve the JLUB and the governing body enormous insight. However, that advisory objectivity for which the EC ordinance was adopted has been lost. For that reason, the township committee will be reviewing the creation of a “citizens advisory committee” for which resume’s from interested applicants will be requested for appointment.

In opening the public comments portion of the township meeting, I ask for meeting decorum in presenting your comments with respect. I defer this portion of the township meeting to the township clerk.

Todd Kokotajlo – He understands the committee’s concerns with wanting to improve the efficiency regarding the various projects; however, he finds the committee’s decision to abolish the Environmental Commission, to not be in the best interests of the township and its residents. He questioned how the committee has come to the conclusion that the Environmental Commission (EC) is inefficient. The EC’s burden to the township consists of only \$1,500 per year. He further stated that there is a petition with over 1,500 signatures of residents who oppose the above ordinance. He added that the EC protects the open space in the township. He is very concerned with the possible adoption of the above ordinance.

Frank Pinto – He questioned which member of the Township Committee had the idea of abolishing the EC. **Solicitor Prime** clarified that the Township Committee members are not required to answer questions. Mr.

Pinto continued stating that the committee does not look at the reporting done by the EC and cost is not an issue because the local watershed association offered to cover all costs. In his opinion the committee is eliminating the EC to remove a hurdle for developers. The EC members are volunteers who care about this community. Furthermore, the EC is an advisory commission and the committee is not required to abide by their recommendations. He feels adopting this ordinance is a disservice to the residents of the township.

Linda Pullen-Stout – She questioned if any of the individuals on the committee have any idea of the history of the EC. In the 1980's the Hedding-Jacksonville area had several cancer victims, which lead to Springfield, Mansfield and Florence to come together to clean up the "Super Fund" site. This took several trips to Washington D.C. to get the site cleaned up; soon after the cleanup, the EC was formed. Dottie Wirth is one of the founding members and is a wealth of knowledge and not one of the committee members has reached out to her. The EC has done a lot of good for the community and has helped to protect the residents. She feels the Township Committee only cares about the developers.

Jennifer Thompson – She is a new resident of Columbus and she is in support of keeping the EC. She has concerns regarding all of the warehouse development going on in the township, while there are a ton of vacant warehouses in the state. There is also the concern regarding all of the increased truck traffic and the deterioration of the roads. She is also opposed to the development around Crystal Lake Park. The EC provides good checks and balance for the township.

Katherine Szatkowski – She had started a petition with her sister, to show the communities support of the EC. Every town deserves and needs an EC to protect the land and community. The actions of one town affect surrounding towns and the world as well. As of today at 7 PM the petition has 1,639 signatures and counting. While the pandemic has made it difficult to get signatures from community members, this petition shows that this community and other communities support and believe in the importance of an EC for this town.

Rebecca Szatkowski – As a resident of Mansfield Township, she questioned how disbanding the EC has a positive change to the community. **Solicitor Prime** reiterated that the Township Committee is not obligated to answer questions during public comment.

Paul Tsiknakis – He is a proud resident of Mansfield Township and he would like to thank the Township Committee and members of the Joint Land Use Board for making difficult decisions based on what is best for the township fiscally and environmentally. The EC is not the best and has seemed to go rouge, blatantly personally attacking the committee members. The commission's authority was always the research and give recommendations for committee and they have strayed far away from their job. Where they could have provided the committee with findings and research; they only caused hate towards people that care about the town and commit a lot of their time to make decisions for the residents of Mansfield. They were the founding members of the Facebook page which should be meant to keep the residents aware of information rather it seems to be place for biased political rants. He recommends a forfeiture of this account and it needs to be demanded. He has no problem with freedom of speech, but this page is not representing the municipality. He added that the previous administration are the cause of most of the issues that are continually brought up.

Joe Walder – He is calling from Maryland and he is from a long line of Mayors from Columbus. He has multiple generational ties to Columbus and still has land interests in Mansfield. He finds it extremely irresponsible of the committee to disband the EC, which is there to protect the citizens and the land. He does not feel there is any benefit to disband the commission. Any issues should have been addressed within. It seems the interests of the citizens is not really important to the committee. The protection of open space is more important than development.

Tom Knezick – His family started Pineland’s Nursery back in 1987 and as such he has had the opportunity to speak with many educated individuals who all agree that environmental resources need to be protected. There are many species that are at risk of going extinct. Now is not the time to get rid of the EC; it is actually the time to have more oversight on environmental impact, especially while looking at the major changes within the town. Many towns are actually empowering their EC’s to help protect their natural eco-systems.

Bob Tallon – He stated that the fact that the committee wants to eliminate the EC which consists of volunteers who are concerned about the environment in the township and that has been in existence for over 40 years; is advisory only with no power to stop or change committee options looks suspect at best. The local watershed association has offered to cover any of the costs. If the EC has not been reporting efficiently, that should have been brought to their attention prior to the last month. The motivation for this action is disturbing because it is to create a clear path for development regardless of potential environmental impact. He has been involved with this township for a long time and is not going away no matter what.

Kurt Fenstermacher – He is disappointed with the above ordinance. There are many people on the call who are against it, as well as, over 1,500 people who have signed a petition against abolishing the EC. He wished the township and the EC could work together and hopes that the committee will reconsider this ordinance.

Kate Tallon – She stated that she wanted to read the history of the EC. The residents of Mansfield banded together to form an organization known as “The People United for a clean Environment” to challenge siting of the County Landfill. The EC came to be when it was discovered that the township could not collect the money being used for the recycling tonnage grant unless the EC was formally established by ordinance. The township was concerned that the planned landfill surrounding the existing FOR adding to that concern was cases of cancer around that area. The EC collected data regarding cancer patients which led to the EPA investigation that placed FOR on the super fund list for clean-up. The EC accompanied Township on several trips to Washington D.C. to meet with congressional representatives. The EC has also helped to save trees and brokered a deal with Burlington County open space. **Solicitor Prime** advised Ms. Tallon that she was over her time limit.

Steven Knezick – He agrees with what his brother had stated earlier. He would like to see the township add to the EC and apply for grants. The warehouses are a quick fix that may not work. The township should instead, be doing something that will help to keep the town stable for the future.

John O’Callaghan – He stated that the EC is a place for the community to go and have their environmental concerns heard. The individuals on the EC are very experienced. In his opinion the logic of combining the Land Use Board was extremely flawed. He believes the committee has no intention of creating an advisory board. He added that the EC has other functions besides reviewing land use applications and the petition with over 1,600 signatures proves that this is not what the residents and surrounding communities want.

Jennifer Coffey – She is the Executive Director of the Association of NJ Environmental Commission. She objects to the actions of the committee in regards to the above ordinance. Nor, does she agree with creating an EAC (environmental advisory committee). It’s her opinion that Mansfield’s EC is essential to protect the local environment. The move to abolish the EC is harmful to residents and is very short sighted. The EC has very experienced individuals who are volunteers with a passion to help the township and saving its natural resources.

John Doyle – He stated that the residents of Mansfield need to put someone else on the ballot because he does not agree with what the current committee is doing. He thanked the other callers who had participated thus far.

Dottie Wirth – She is one of the founding members of the EC and over the last 40 years the EC was lucky to have many people who were very involved with looking out for the environment of Mansfield. She went on to describe the different individuals who were involved such as someone from the National Weather Service, a botanist and an individual who graduated with a degree in Environmental Science from Rutgers as well as many other experienced individuals. She thanked all of the members for their service.

Karen Perry – She believes getting rid of the EC is not a financial but a personal decision. If there is a petition with over 1,600 signatures and all of the calls have been in favor of keeping the EC; it seems clear that the township should not adopt the above ordinance.

Melissa Knezick – She is a resident and teacher at NBHS. She read a poem she wrote called Silent Citizens in support of the EC.

Brian Giancola – He does not support abolishing the EC as they do much more than just reviewing Land Use applications. The EC does good things for the community and abolishing them would have a negative impact on the community.

Karen Butler – She does not agree with eliminating the EC and feels that it may have been purposeful to make it easier on developers and get rid of diversity of opinion.

Clerk Semus stated that was the last person on the list for comment.

A motion to close public comment was offered by **Committeeman Ocello** and seconded by **Committeeman Magee**. All ayes. Motion carried.

Clerk Semus asked for a motion to adopted Ordinance 2020-14.

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Ocello** to adopt Ordinance 2020-14.

Clerk Semus asked for any committee comments.

Committeeman Magee agreed with the Mayors opening comments.

Committeeman Ocello no comment.

Committeeman Higgins has been on the committee for a number of years and has worked with the EC in the past. The committee has always had a hard time finding members for the EC, however he asked the committee if possibly this ordinance should be tabled.

Deputy Mayor Cain is opposed to the ordinance as he feels the EC is a benefit to the township and he does not feel it's in the best interest to abolish it.

Mayor DiGiuseppe - To be clear, regarding the petition that I received had 1,436 signatures. 214 identified as Mansfield/Columbus; 87 identified as Bordentown for a total of 302. The balance was other municipalities within NJ; other states within the USA; other countries such as; Greece, Poland Singapore, Canada, Norway, Sweden, India, up, Malta, Macedonia, Peru, France, Ecuador, Albania, Slovakia, Belgium, south Africa, Lebanon, Mexico, Hong Kong, Philippines, Chile, turkey, Israel, Estonia, south Jordan, Luxembourg. Again the total for Mansfield residents was 302.

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

AYE: Magee, Ocello, DiGiuseppe

NAY: Higgins, Cain ABSTAIN: None ABSENT: None

FIRST READING/INTRODUCTION:
ORDINANCE 2020-15:

TOWNSHIP OF MANSFIELD
ORDINANCE 2020-15

AN ORDINANCE AMENDING THE MANSFIELD TOWNSHIP CODE, CHAPTER 2,
“ADMINISTRATION OF GOVERNMENT” TO CREATE A NEW SECTION 2-18 ENTITLED
“CONDUCT OF PUBLIC MEETINGS”

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. Purpose and intent. The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 *et. seq.* provides that “Nothing herein shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation of the public at any meeting except that a municipal governing body and a board of education shall be required to set aside a portion of every meeting of the municipal governing body or board of education, for public comment on any governmental or school district issue that a member of the public feels may be of concern to the residents of the municipality or school district.” This Ordinance amends the Mansfield Township Code so as to establish regulations pertaining to the conduct of public meetings in Mansfield, with the express intent being to enact regulations in a manner which ensures the orderly and efficient conduct of public meetings in the Township and protects the safety, health and welfare of residents of the Township and the public at large.

SECTION 2. Amendment: The Mansfield Township Code, Chapter 2, entitled “Administration of Government,” is hereby amended to adopt a new Section 2-18 entitled “Conduct of Public Meetings”, as follows:

§ 2-18 Conduct of Public Meetings.

- A. Applicability: This Ordinance shall apply to all public meetings conducted by any “public body” in Mansfield Township (as defined in the Open Public Meetings Act, N.J.S.A. 10:4-8.a), specifically including the Mansfield Township Committee and the Mansfield Township Planning Board operating as a Joint Land Use Board, but shall not apply to the Board of Education or any committee or subcommittee thereof, who may establish its own rules and regulations for public comment. For purposes of this Ordinance, the term “Chair” shall mean the Mayor, Planning Board Chairperson or other person in charge of conducting the meeting of the public body.
- B. Rules of conduct:
 1. Compliance with Open Public Meetings Act. All meetings of public bodies to which this Ordinance is applicable, including the Township Committee, shall comply with all provisions of the State of New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 *et. seq.*, specifically including, but not limited to, establishing its regular meeting time, its standing order of business, and its agenda for each meeting.
 2. Roberts Rules of Order. Except as may be modified by this § 2-18 or any rules of procedure duly adopted by the Township Committee, all public meetings shall be conducted pursuant to Robert's Rules of Order.

3. **Public Comment.** Persons addressing the Township Committee shall be allowed a maximum of three (3) minutes for comment, and shall not be permitted to comment more than one time. Time cannot be shared with or allotted to other speakers. The allotted time of three (3) minutes shall commence from the beginning of the speaker's remarks and shall include any time that passes during questioning or colloquy between the speaker and members of the Township Committee or its professionals.
 4. **Agenda Public Hearings.** If the item on which the public comment is addressed is a matter on the Township Committee agenda for which there is a scheduled public hearing, all comments must be addressed to the Township Committee during the public hearing on that matter and not during the general Public Comment period of the Township Committee agenda.
 5. **Notice.** Any person wishing to comment during a public hearing on any matter on the Township Committee agenda, or during the general Public Comment period of the Township Committee agenda, may notify the Township Clerk no later than twelve o'clock noon on the date of the scheduled Township Committee meeting that the person intends to comment. The Township Clerk shall maintain the list and call the speaker to address the Township Committee in the order in which the speakers have notified the Township Clerk. Notice is not required for public comment; however, any person who provides the notice herein shall be entitled to priority and shall be permitted to comment prior to any person who has not provided notice.
 6. **Overall Time Limit.** Unless relaxed for good cause by the Chair, the total time period of a Township Committee meeting shall not exceed two and one-half hours, excluding any executive session during which the public is excluded pursuant to N.J.S. A. 10:4-12(b).
 7. **Planning Board.** All public comment at meetings conducted by the Mansfield Township Planning Board operating as a Joint Land Use Board shall be limited to matters on the agenda and for which a public hearing is required. There shall be no general Public Comment period. All public comment at meetings conducted by the Mansfield Township Planning Board operating as a Joint Land Use Board shall be limited to matters on the agenda and for which a public hearing is required. There shall be no general Public Comment period. There shall be no fixed time limit for the presentation or hearing of applications for development or objections or comments thereto, but the Planning Board shall establish by Resolution, for its own meetings (a) the overall maximum time of its meeting; (b) the maximum time limit for consideration of any matter on its agenda and (c) the maximum time limit for any public comment.
- C. **Violations; removal from meeting.** All persons, including members of the public body, attending any meeting of a public body in Mansfield Township shall observe order and decorum during the meeting. No person in the audience shall engage in noisy or disruptive conduct such as hand clapping, stamping of feet, whistling, using profane language, shouting or other similar demonstration which may disturb the peace and order of the meeting. Any person(s) making personal, defamatory or profane remarks or who willfully utters loud, threatening or abusive language or engages in any disruptive conduct which disturbs or disrupts the orderly conduct of any meeting shall be called to order by the Chair. If such conduct continues, after the call to order by the Chair, the Chair may order such person removed from that meeting by the Sergeant at Arms.
- D. **Sergeant at Arms.** The Chief of Police, or such member of the Department of Police as the Chair of the meeting may designate, shall be available as Sergeant of Arms at the meetings. Nothing herein shall require a police officer to be present during any meeting but the Sergeant at Arms shall be available to carry out all orders given by the Chair of the meeting for the purpose of maintaining order and decorum at the meeting. On instruction of the Chair, the Sergeant at Arms shall remove from the meeting any person who disturbs the proceedings of the public meeting.
- E. **Resisting removal.** Any person who resists removal from the meeting by the Sergeant of Arms, when directed by the Chair, may be charged with a violation of N.J.S.A. 2C:33-8, Disrupting

Meetings and Processions, and the penalties for a disorderly person offense as set forth in N.J.S.A. 2C:52-3.

A motion to introduce Ordinance 2020-15 was offered by **Mayor DiGiuseppe** and seconded by **Committeeman Higgins**. Motion carried on roll call vote recorded as follows:

AYE: Mayor DiGiuseppe, Committeeman Higgins, Committeeman Ocello, Deputy Mayor Cain

NAY: None ABSTAIN: None ABSENT: None

PUBLIC COMMENT:

Clerk Semus reminded everyone about the two minute limit for comments.

Andrew Arengé – He visits Crystal Lake Park often and he is very disappointed in the committee’s actions this evening. He is hopeful that there will be a better procedure moving forward to allow for more public engagement. He understands the two minute limit, but does not agree with having to register to comment ahead of time.

Frank Pinto – He has been involved with public hearings in Mansfield for many years and in the past the committee has always answered questions; yet they chose not to this evening, which is very telling. First the committee has combined the Planning & Zoning Boards, next they limit public comment to two minutes, now requiring pre-registration of comments and lastly the elimination of the EC. It seems the committee does not want to take into consideration different points of views. He feels the committee is not acting in the best interests of the township.

Linda Pullen-Stout – She is disgusted with the actions of the Township Committee this evening.

Colleen Herbert – She brought up the issue with property maintenance in Mansfield. There are dilapidated and vacant houses in town. She feels the property maintenance officer needs to do a little bit more investigation and the township needs to be more proactive.

Joe VanMater – He is disappointed in what happened with the EC. He feels that repetitive comments shows that a lot of residents share the same point of view and should be taken into consideration by the committee. Additionally, there is not much communication from the committee. He feels the township should have a Facebook page to help with same.

Paul Tsiknakis – He wanted to address how the EC was always an advisory board, therefore replacing the EC with an advisory committee would basically be the same thing.

Abby Harris – She is concerned with the substantial restrictions to public comment during township meetings. She feels that such a change should have been announced in a more widespread manner. It is a privilege of the government to hear from its residents. She is especially troubled by the statement of limiting repetitive comments.

Joe Walder – Even though the petition may not have signatures from only Mansfield residents does not make it any less valid. He is extremely disappointed with the decision to eliminate the EC.

Bob Tallon – He is concerned with all of the warehouses in the works and the wastewater treatment plants that will operate them, which will take miles of forced main that the township will be required to

maintain. He used Bordentown as an example of a town with a lot of commercial/industrial ratable and the taxes are still as high as towns such as Mansfield and Chesterfield.

Kurt Fenstimacher – He is disappointed with the elimination of the EC and he agrees with Mr. Tallon’s comments regarding the warehouses. It seems that Mansfield has a lot of people who want to get involved but it seems the committee does not want to hear it.

Kate Tallon – She brought of the intent of OPMA and how it requires electronic notice option be limited to discussions of matters are that are necessary for the continuing operation of government and which relate to the applicable emergency declaration. She was curious to how Mansfield’s long standing EC is applicable to that.

John O’Callaghan – During the last township meeting there was a comment made regarding the public not being educated on warehousing. He thanked Administrator Fitzpatrick and Clerk Semus for still working with him regarding same while the committee refuses. He wished the committee would be willing to talk with its residents. He mentioned how there is a large amount of people who do not have access to electronics necessary to participate in public meetings. He feels his rights have been violated in regards to the new rules for making public comment.

Stephen Knezick – He thinks using Zoom for public meetings would be beneficial because there would be more engagement. He does not agree with conducting this type of business during a pandemic and feels there is flawed leadership within the Township Committee.

Jennifer Coffey – As the executive director of ANJAC, in the past 18 years she has been to at least 500 municipal meetings and this is the first time she has ever seen action discouraging public comment. Additionally, when you have a first reading of an ordinance it is good government to have the ordinance available to read.

John Doyle – As far as everyone is concerned, it is clear that there are a lot of people who care. He gave out his phone number for anyone who would like to get together to see what can be done to make a difference.

Eric Talerico – He is a business owner in the community and is concerned with what is going on. He does not see the benefit of getting rid of the EC. He feels what is happening is not in the best interests of the residents.

Karen Perry – Thanked the committee for their time. She stated she had emailed the Mayor but has not yet received a response. Additionally, she had emailed the full committee regarding the restrictions on public comment and again has received no responses. She asked that the committee please stop with the warehouses and to do something with the land that is more meaningful. She thanked Clerk Semus for doing an outstanding job.

Tom Knezick – He is not necessarily against the building of warehouse if there is a benefit to them, but he would like some transparency as to what those benefits are. He questioned when the municipal building would be open to the public.

Suzanne Knezick – She is disappointed in the vote to eliminate the EC. She thanked Deputy Mayor Cain and Committeeman Higgins for having an open mind. She has lived in the township for over 32 years and is really disappointed with the warehouses. Mansfield has always been a farming/rural community even through the development of residential homes and many people live here because of the rural feel. She is opposed to the development of more warehouse throughout the township.

Clerk Semus stated that ends the list for public comment, therefore she asked for a motion to close public comment.

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Higgins** to close public comment. All ayes. Motion carried.

MAYOR AND COMMITTEE COMMENTS:

Committeeman Magee – No comment

Committeeman Ocello – No comment

Committeeman Higgins – He appreciates everyone calling in, but he is disappointed that the public says the committee does not explain themselves; yet many people hang up prior to the end of the meeting. He applauds all who stay on for the entire meeting and believes it's important for people to hear both sides.

Deputy Mayor Cain – He feels the level of civility has gone up since the last meeting and he thanked everyone for expressing their opinions. He stated that everyone does not agree on everything and there are things that need to be worked on. Additionally, he spoke his thoughts regarding Ordinance 2020-15. Lastly, he brought up recycling pizza boxes, which has been done in other towns and he feels this would be good for Mansfield. The Knezicks have offered to pick up the boxes because they can use them.

Mayor DiGiuseppe – No comment

MOTION FOR ADJOURNMENT:

Clerk Semus asked for a motion to adjourn the meeting.

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

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

ASHLEY JOLLY, CMR
Deputy Clerk

LINDA SEMUS, RMC, CMR
Municipal Clerk