

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY  
REGULAR MEETING MINUTES  
September 30, 2020  
7:00 PM**

The Special Meeting of the Mansfield Township Committee was held on the above mentioned date with the following in attendance: **Mayor DiGiuseppe, Deputy Mayor Cain, Committeeman Higgins, Committeeman Magee, Committeeman Ocello, Administrator Michael Fitzpatrick, CFO Grouser Deputy Clerk Ashley Jolly and Municipal Clerk Linda Semus.**

**Clerk Semus** called the meeting to order at 6:30 PM. It was noted that this meeting is being conducted during the current National Emergency with remote participation in accordance with guidance provided by the New Jersey Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this meeting.

The following Opening Statement was read by **Clerk Semus**:

“Adequate Notice” has been provided for this Special Meeting and has been posted on the Official Bulletin Board of the Township of Mansfield, Noticed to the Trenton Time and the Burlington County Times on August 24, 2020, placed on the official website for the Township and filed with the Municipal Clerk of the Township of Mansfield, notice of which contained the date, time, place, audio conference call number and pin/participant code for telephonic access to said meeting and purpose of this meeting stating that formal action may be taken on any and all subjects involving Mansfield Township, as so noted in NJS 10:4-8(d), Amended 1981, by including Section 10:4-18 which addresses Regular Meetings of a Public Body, which is addressed under “Annual Notice”.

**RESOLUTION 2020-9-1:**

**RESOLUTION 2020-9-1**

**RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION**

**WHEREAS**, Section 7 of the Open Public Meetings Act, Chapter 213, P.L. 1975 [NJS 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:
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.
- 4.

A motion to go into Executive Session was offered by **Committeeman Magee** and seconded by **Committeeman Ocello**. All ayes. Motion carried.

The Township Committee reconvened into regular session at 7:00 PM.

A motion to come out of Executive Session was offered by **Committeeman Ocello** and seconded by **Committeeman Magee**. All ayes. Motion carried.

**Attorney Prime** stated that the Executive Session consisted of discussion regarding matters of Attorney Client Privilege, Personnel and Litigation. No official action was taken pertaining to said matters.

#### **MAYOR'S STATEMENT:**

**Deputy Mayor Cain** explained that the past few meetings have been very inefficient, so the Township has contracted with Lubetkin Media Company who is now running the Zoom meetings. This was done to make the meetings much more efficient, better for everyone to hear and most importantly to enable the audience to easily make their public comments.

#### **ENGINEERS REPORT:**

**FY' 2019 NJDOT Trust Fund Resurfacing of White Pine Road – Engineer Johnson** explained that the project is scheduled to begin on or about October 19, 2020. Residents in the area prior to construction will receive notifications from the contractor indicating their approximate schedule, as well as, temporary traffic signs.

**FY' 2020 NJDOT Trust Fund Resurfacing of Railroad Avenue – Engineer Johnson** explained that the project is scheduled to begin on or about October 7, 2020. The residents will be notified prior to construction as well as, traffic control signs.

**FY' 2019 CDBG Municipal Complex Fishing Pier Improvements – Engineer Johnson** stated there were questions on the possibility of using said grant money for various projects; unfortunately, CDBG requires you to use the grant funding for the project that was applied for in that grant.

**Margolis Warehouse Distribution Facility – Engineer Johnson** explained that construction of Building 1 and associated site work is substantially complete and the completion of Building 2 and associated site work is anticipated to be completed in the coming weeks. Both the Water Main and Sewer Main extension projects are completed.

**Mansfield Realty North, LLC – Engineer Johnson** stated that the contractor is currently working on earth moving operations which is anticipated to continue for several weeks. Further construction activities are anticipated for October 2020.

**Country Walk Phase Six Maintenance Bond Inspection – Engineer Johnson** stated they will be performing inspection to ensure the contractor will make the required repairs prior to the release of the maintenance bond.

**Committeeman Magee** asked for an update on the daycare on Route 206.

**Engineer Johnson** explained that it was still shut down and he has not received any correspondence or indication that they are planning to move forward.

**Committeeman Magee** questioned if the building was salvageable and if there is any possible way of managing the stormwater at the current elevations.

**Engineer Johnson** stated it is possible, but there would need to be very specific engineering design to handle it.

**Committeeman Magee** explained that the township does not want to see that building sit there stagnant therefore, maybe someone could reach out to the contractor explaining that the township understands that there has been a major error and to the extent that they can satisfy the Engineer relative to the stormwater, maybe they can avoid demolition of their building.

**Engineer Johnson** wanted to note that this particular site has some environmentally sensitive areas and NJDOT, as well as, NJDEP are also involved with this site because of its location.

**Administrator Fitzpatrick** stated the township needs to come up with a way of finding out what direction they are looking to take. He will start having that conversation with them ASAP and will find out what their plans are moving forward.

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

**ORDINANCE:**

**Solicitor Prime** stated that there were two ordinances that were originally scheduled for second reading/public hearing. One of those ordinances was the conduct of public meetings, wherein, guidance was just received from the DLGS on handling of said meetings. He would like to ensure the new ordinance conforms to those guidelines. If changes need to be made, the ordinance would need to be reintroduced. The second ordinance was the financial agreement with the developer for Mansfield Road West/East and he did not want to adopt the ordinance without making sure it is similar to other agreements for comparable projects. Additionally, he needs to have more conversations with the Tax Assessor and Administrator prior to moving forward on same.

**FIRST READING/INTRODUCTION:**

**ORDINANCE 2020-16**

**AN ORDINANCE CREATING A NEW CHAPTER 17A OF THE MANSFIELD TOWNSHIP CODE ENTITLED "ENVIRONMENTAL CITIZENS ADVISORY COMMITTEE"**

**WHEREAS**, pursuant to Ordinance 2020-14 the Township Committee of Mansfield Township repealed former Mansfield Township Code Chapter 17A which had established an Environmental Commission; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:5D-27 provides that, after the appointment of the planning board, the mayor may appoint one or more persons as An Environmental Citizens Advisory Committee to assist or collaborate with the Planning Board in its duties; 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 exercises, 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 replacing the Environmental Commission with the Environmental Citizens Advisory Committee to assist the Planning Board and to collaborate with the Planning Board in its duties will further make the processing of land development applications more efficient and provide an appropriate and necessary method for citizen participation in the planning board process, including environmental matters, and is, therefore, 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 Municipal Land Use Law, N.J.S.A. 40:5D-27, the Township Committee hereby creates an Environmental Citizens Advisory Committee to assist or collaborate with the Planning Board in its duties, to be codified as Chapter 17A of the Mansfield Township Code.

**SECTION TWO:** Pursuant to the statute, the Mayor shall appoint one or more persons to serve on said Environmental Citizens Advisory Committee, and said person or persons shall serve at the pleasure of the Mayor.

**SECTION THREE:** Pursuant to the statute, the member or members of the Environmental Citizens Advisory Committee shall assist or collaborate with the Planning Board in its duties, but shall have no power to vote or take other action required by the Planning Board.

*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.

A motion to introduce the above Ordinance 2020-16 was offered by **Committeeman Magee** and seconded by **Committeeman Ocello**. Motion carried on a roll call vote recorded as follows:

**AYE: Magee, Ocello, Higgins, DiGiuseppe**

**NAY: None ABSTAIN: Cain ABSENT: None**

**CONSENT AGENDA:**

**NOTE: 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.**

**RESOLUTION 2020-9-2**

**RESOLUTION AMENDING THE FIXED TIME AND PLACE OF REGULAR MEETINGS OF THE TOWNSHIP COMMITTEE AND THE BOARD OF HEALTH, MAKING PROVISIONS RELATIVE TO SPECIAL AND EMERGENCY MEETINGS AND ADOPTING CERTAIN PROCEDURES AND FORMS**

**WHEREAS**, the “Open Public Meetings Act” requires that advance written notice of all meetings of the Township Committee be posted in one public place designated by the Township Committee and faxed, mailed, telephoned, telegraphed or hand delivered to two newspapers designated by resolution and mailed to all persons requesting a copy of same upon payment of an established fee, let the following be known that:

1. Written notice of all **Agenda Sessions, Regular Meetings** and **Special Meetings** of the Mansfield Township Committee shall be posted *in advance* by the Municipal Clerk on the official Bulletin Board located in the main hallway of the Municipal Complex at 3135 Rt. 206 S, Suite 1, Columbus, New Jersey AND will additionally be placed on the Official Website for the Township under “Township Committee Agendas & Documents.” Written notice of all **Emergency Meetings** will be so posted *as soon as possible* following the calling of such meeting in accordance with said Act.
2. All advance written notice of said meetings of the Township Committee shall be given to the following two newspapers: Burlington County Times and Trenton Times.
3. All advance written notices of said meetings of the Township Committee throughout the year shall be mailed to all persons requesting a copy of same after payment by such persons of a fee of \$10.00. News media shall be exempt from such fees.
4. The times and places of the remaining dates for said official Township Committee meetings for the period from this meeting until the Reorganization Meeting in January 2021 shall be in accordance with the dates, times and places for such meetings annexed hereto under the title “Notice of Annual Scheduled Meetings”, which is hereby adopted as the form of notice to be given of said meetings and so used by the Municipal Clerk for that purpose.

## NOTICE OF ANNUAL SCHEDULED MEETINGS

**NOTICE** is hereby given by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey that all Regular Township Committee Meetings will be held at 7:00PM on the schedule of meetings listed below except as otherwise specifically provided.

All Regular Meetings of the Mansfield Township Committee are open to the public, in compliance with the Open Public Meetings Act., N.J.S.A. 10:4-6 to 10:4-21. Formal, official action may be taken at any said open public meeting on any and all issues involving the Township of Mansfield.

Note: Executive/Closed Sessions of the Mansfield Township Committee will be held at 6:00 PM prior to the Regular Scheduled Township Committee meetings below, as needed, to discuss items pursuant to NJSA 10:4-12(b). In the event that an Executive/Closed Session is not necessary, the 6:00 PM meeting will be cancelled.

**Mansfield Township Board of Health Meetings** will take place prior to the Mansfield Township Committee meetings at 6:45 PM, if necessary, on the following dates: December 16.

### REMAINING 2020 Mansfield Township Committee Meeting Dates

October 21<sup>st</sup> at 7:00 PM

November 5<sup>th</sup> at 7:00 PM

November 18<sup>th</sup>-Regular Meeting- paying Township Bills and any other action that may be necessary followed by

RFP Review & 4:00 PM)

December 16<sup>th</sup> 7:00 PM

January 4<sup>th</sup> (Monday)- (Re-organization-6:00 PM)

First Regular Meeting in 2021 – January 7, 2021 Thurs at 7:00 PM

### RESOLUTION 2020-9-3

#### LIQUOR MART, INC.:

#### 2020-2021 PLENARY RETAIL DISTRIBUTION LICENSE RENEWAL

**WHEREAS, Liquor Mart, Inc.** Plenary Retail Distribution License #0318-44-004-001, located at 3224 Route 206, Bordentown, NJ 08505 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic at their establishment; and

**WHEREAS,** said application for the 2020-2021 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$2,500.00 to Mansfield Township and \$200.00 to the State of new Jersey Division of Alcoholic Beverage Control; and

**WHEREAS,** a Tax Clearance Certificate has been received from the Division of Taxation indicating that the Liquor Mart Inc. is in compliance with Chapter 161, Laws of NJ 1955; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Distribution License #0318-44-004-001 in the name of Liquor Mart Inc. be renewed for the 2020-2021 Licensing Year.

### RESOLUTION 2020-9-4

#### OLDE COLUMBUS INNE BAR, LLC: T/A “OLDE COLUMBUS INNE”

#### 2020-2021 LIQUOR LICENSE RENEWAL

**WHEREAS, Olde Columbus Inne Bar, LLC: T/A “Olde Columbus Inne”** Plenary Retail Consumption License #0318-33-002-008 located at 24491 West Main Street, Columbus, NJ 08022 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic beverages at their establishment; and,

**WHEREAS**, said application for the 2020-2021 licensing year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

**WHEREAS**, a Tax Clearance Certificate has been received from the Division of Taxation indicating that Olde Columbus Inne Bar, LLC: T/A “Olde Columbus Inne” is in compliance with Chapter 161, Laws of NJ 1955; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-002-008 in the name of Olde Columbus Inne Bar, LLC: T/A “Olde Columbus Inne” be renewed for the 2020-2021 Licensing Year.

**RESOLUTION 2020-9-5**  
**CABOBE, INC: T/A “CORNER HOUSE”**  
**2020-2021 LIQUOR LICENSE RENEWAL**

**WHEREAS, Cabobe, Inc., T/A “Corner House”** Plenary Retail Consumption License #0318-33-001-003 located at 24549 East Main Street, Columbus, NJ 08022 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic beverages at their establishment; and,

**WHEREAS**, said application for the 2020-2021 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

**WHEREAS**, a Tax Clearance Certificate has been received from the Division of Taxation indicating that Cabobe, Inc., T/A “Corner House” is in compliance with Chapter 161, Laws of NJ 1955; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-001-003 in the name of Cabobe, Inc., T/A “Corner House” be renewed for the 2020-2021 Licensing Year.

**RESOLUTION 2020-9-6**  
**C REED’S INC.: T/A C REED’S PLACE**  
**2020-2021 LIQUOR LICENSE RENEWAL**

**WHEREAS, C. Reed’s Inc. T/A C. Reed’s Place**, Plenary Retail Consumption License #0318-33-003-002 located at 5234 Route 130, PO Box 92, Columbus, NJ 08022 has applied to the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey for renewal of said license to permit the sale of alcoholic beverages at their establishment; and,

**WHEREAS**, said application for the 2020-2021 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

**WHEREAS**, a Tax Clearance Certificate has been received from the Division of Taxation indicating that C. Reed’s Inc. T/A “C. Reed’s Inc.” is in compliance with Chapter 161, Laws of NJ 1955; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-003-002 in the name of C. Reed’s Inc. be renewed for the 2020-2021 Licensing Year.

**RESOLUTION NO. 2020-9-7**  
**RESOLUTION AUTHORIZING ASSISTANCE AND GUIDANCE FOR TOWNSHIP'S NEWLY**  
**APPOINTED TAX COLLECTOR**

**WHEREAS**, there is a need to provide guidance and support to the newly appointed Tax Collector; and

**WHEREAS**, Elaine Fortin possesses a certification as Tax Collector and is willing to provide such services;  
and

**WHEREAS**, the Township Committee desires to retain Elaine Fortin on an "as needed basis to provide such assistance to the newly appointed Tax Collector.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey, that the Township Finance Officer and Township Tax Collector are authorized to utilize Elaine Fortin to provide assistance and guidance to the Township within the Tax Collector's Office on an "as needed" basis during calendar year 2020 as an independent contractor at the hourly rate of \$35.00 dollars per hour, and a total amount not to exceed \$5,000.00.

**RESOLUTION 2020-9-8**  
**RESOLUTION MEMORIALIZING THE AUTHORIZATION OF AWARD OF A NON-FAIR AND OPEN**  
**CONTRACT FOR ROAD REPAIR OF POTHOLES**

**WHEREAS**, the Township of Mansfield has the need for a contractor to perform the services of Road Repair of Potholes; and

**WHEREAS**, as permitted by the New Jersey Local Public Contracts Law, N.J.S.A. 40A: 11-3. since the anticipated amount of the contract did not exceed the statutory maximum of \$44,000, the Township Purchasing Agent authorized the award of a contract for the Road Repair of Potholes to Patchwork Management Inc. ("Contractor") as a non-fair and open contract based on quotations pursuant to the aforesaid statutory provisions; and

**WHEREAS**, Contractor has performed services to date in the approximate amount of \$12,000 and has submitted a proposal dated September 14, 2020, that additional services required to complete the Contractor will be approximately \$6,000, and the total amount of the Contract will exceed the \$17,500 statutory maximum in the aggregate set forth in N.J.S.A. 19:44A-20.5, concerning eligibility for municipal contracts; and

**WHEREAS**, the anticipated term of this contract is two (2) years from September 8, 2020, but in no event shall the total amount of the contract amount, including the original amount and this extension, exceed the bid threshold of \$44,000 pursuant to N.J.A.C. 5:34-8.1(b); and

**WHEREAS**, to satisfy the provisions of N.J.S.A. 19:44A-20.5, concerning eligibility for municipal contracts, Contractor has completed and submitted a Business Entity Disclosure Certification which certifies that Patchwork Management Inc. has not made any reportable contributions to a political or candidate committee in the Township of Mansfield to Mayor Janice A. DiGiuseppe, Deputy Mayor Frederick Cain, Committeeman Robert J. Higgins, Committeeman Michael H. Magee or Committeeman Rude Ocello in the previous one year, and that the contract will prohibit Patchwork Management Inc. from making any reportable contributions through the term of the contract, and

**WHEREAS**, the Chief Financial Officer, Bonnie Grouser, has certified that sufficient funds are available to award said contract; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township of the Township of Mansfield Governing Body of the Township of Mansfield authorizes the Purchasing Agent to enter into a contract with Patchwork Management Inc. as described herein; and,

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

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

**RESOLUTION 2020-9-9  
AUTHORIZATION PARTICIPATION IN AN ELECTRONIC 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**, Mansfield Township authorizes Real Auction.com to be the vendor to conduct the electronic tax sale; and

**WHEREAS**, the term of the agreement shall be for one (1) year, commencing September 16, 2020 and expiring on September 16, 2021; and

**WHEREAS**, in consideration of the services provided by Real Auction.com shall be paid \$15 per property listed on the initial Tax Sale listing; and

**WHEREAS**, Mansfield Township wishes to participate in an electronic tax sale, which is scheduled for Tuesday, December 8, 2020.

**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.

**RESOLUTION 2020-9-10  
COUNTY APPEAL 2020 - REFUND OF TAX OVERPAYMENT**

**WHEREAS**, a County Appeal for 2020 Property Taxes was granted to property listed below and,

**WHEREAS**, this Appeal resulted in an overpayment which is due to the homeowner.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, State of New Jersey authorizes the refunding of the following by the Tax Collector:

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Appeal Amount</u>	<u>Interest to 09/30/20</u>	<u>4<sup>th</sup> Qtr. 2020 Overpaid</u>	<u>Total Refund Due</u>
47.02	9	Wainwright Family LTD	\$2,060.86			\$,2060.86
52	3.01	Lawrence & Carol Durr	\$1,417.96			\$1,417.96
50.01	9.01	Robert Carabelli Jacksonville Road	\$4,837.26	\$90.97	-	\$4,928.23
11	1.01	Kevin & Meredith Quinn 45 Chesterfield Road	\$ 6.21	\$ .05	-	\$ 6.26
22	6.05	Scott & Sara Shumway 26688 Mount Pleasant Road	\$ 207.02	\$ 1.52	\$435.81	\$ 644.35

**RESOLUTION 2020-9-11**  
**COUNTY APPEAL 2020 - REFUND OF TAX OVERPAYMENT**

**WHEREAS**, a County Appeal for 2020 Property Taxes was granted to property listed below and,

**WHEREAS**, this Appeal resulted in an overpayment which is due to the filing petitioner on the behalf of the homeowner.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, State of New Jersey authorizes the refunding of the following by the Tax Collector:

Block	Lot	Name	Amount
25	10	Jonas Singer, Esq. c/o V & J Estate of V Gilardi 501 Mansfield Road East	\$439.36

**RESOLUTION 2020-9-12**  
**TRANSFER OF TAX OVERPAYMENTS TO 1<sup>ST</sup> QTR 2021**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, the overpayment was due to property's assessed value changed from 628,000 to 252,600.

**WHEREAS**, the remaining amount of \$1,799.36 is to transferred to 1<sup>st</sup> qtr. 2021 per the request from homeowner

**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 September 16, 2020 hereby authorizes the refunding of the following by the Tax Collector.

Block	Lot	Property Owner
50.01	2.01	Robert Carabelli

**RESOLUTION 2020-9-13**  
**TRANSFER OF TAX OVERPAYMENTS TO 1<sup>ST</sup> QTR 2021**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, the overpayment was due to property's assessed value changed from 381,500 to 172,500.

**WHEREAS**, the remaining amount of \$452.04 is to transferred to 1<sup>st</sup> qtr. 2021 per the mortgage company Corelogic (Chase)

**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 September 16, 2020 hereby authorizes the refunding of the following by the Tax Collector.

Block	Lot	Property Owner
40	4	Walter & Jane Johnson

**RESOLUTION 2020-9-14  
TRANSFER OF TAX OVERPAYMENTS TO 2021**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, the overpayment was due to duplicate online WIPP payments on August 10, 2020 by property owner; and

**WHEREAS**, the overpayment was applied to 4<sup>th</sup> qtr. 2020 property taxes; and

**WHEREAS**, the remaining amount of \$1.08 is to transferred to 1st qtr. 2021

**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 September 16, 2020 hereby authorizes the refunding of the following by the Tax Collector.

Block	Lot	Property Owner	Amount
41	7.01 QFarm	Martin & Laura Mannion	\$1.08

**RESOLUTION 2020-9-15  
TRANSFER OF TAX OVERPAYMENTS TO 2021**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, owner approved moving the 4<sup>th</sup> quarter 2020 overpayment; and

**WHEREAS**, the overpayment was applied to 1<sup>st</sup> qtr. 2021 property taxes.

**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 September 30, 2020 hereby authorizes the transfer of the following by the Tax Collector.

Block	Lot	Property Owner	Amount
9.03	7.05	Eric Mariani	\$2080.68

**RESOLUTION 2020-9-16  
TRANSFER OF TAX OVERPAYMENTS TO NEW LOT**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, the overpayment was due to deletion of lot

**WHEREAS**, the remaining amount of \$1,245.04 is to transferred to new lot listed below

**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 September 16, 2020 hereby authorizes the refunding of the following by the Tax Collector.

<u>Deleted Lot</u>			<u>New Lot</u>			
<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>
65	5	Mill Stream Enterprises	65	5.01	Mill Stream Enterprises	\$1,245.04

**RESOLUTION 2020-9-17  
 APPLYING OVERPAYMENT OF TAXES**

**WHEREAS**, taxes were paid in error on deleted properties listed below; and

**WHEREAS**, taxes are to be applied to open balances on the primary properties

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey memorializes the application of overpayment of taxes by the Tax Collector to the following:

<b>FROM</b>	<b>TO</b>
Block 3, Lot 7.01 QFarm \$54.69 Li, Ren & Wang, Haixia	Block 3, Lot 7.01 \$54.69 Li, Ren & Wang, Haixia
Block 4, Lot 8.01 QFarm \$33.97 Katzman Greenbrok Realty, LLC	Block 4, Lot 8.01 \$33.97 Katzman Greenbrok Realty, LLC
Block 11, Lot 1.04 QFarm \$2.94 Herman, Leon & Estelle	Block 11, Lot 1.04 \$2.94 Herman, Leon & Estelle
Block 11, Lot 1.07 QFarm \$37.40 Herman, Leon & Estelle	Block 11, Lot 1.07 \$37.40 Herman, Leon & Estelle
Block 22, Lot 6.02 QFarm \$65.04 Ellingham, Edward Paul & Dawn	Block 22, Lot 6.02 \$65.04 Ellingham, Edward Paul & Dawn
Block 22, Lot 6.05 QFarm \$78.05 Shumway, Scott & Sara	Block 22, Lot 6.05 \$78.05 Shumway, Scott & Sara
Block 25, Lot 10 QFarm \$660.16 Gilardi, V&J-Est of % V Gilardi III	Block 25, Lot 10 \$660.16 Gilardi, V&J-Est of % V Gilardi III
Block 30, Lot 9.02 QFarm \$328.45 CPLB Land Associates, LLC	Block 30, Lot 9.02 \$328.45 CPLB Land Associates, LLC
Block 33.01, Lot 14.10 QFarm \$9.76 Rice, Steven	Block 33.01, Lot 14.10 \$9.76 Rice, Steven
Block 43, Lot 2.04 QFarm \$100.81 Krochta, Elzbieta	Block 43, Lot 2.04 \$100.81 Krochta, Elzbieta
Block 43, Lot 2.06 QFarm \$14.62 Senachai, Selena	Block 43, Lot 2.06 \$14.62 Senachai, Selena
Block 45.01, Lot 4 QFarm \$1.63 Bleznak, C R % American Refrig	Block 22, Lot 6.05 \$1.63 Bleznak, C R % American Refrig
Block 45.02, Lot 4 QFarm \$73.17 Bleznak, C R % American Refrig	Block 22, Lot 6.05 \$73.17 Bleznak, C R % American Refrig

**RESOLUTION 2020-9-18**

**TRANSFER OF TAX OVERPAYMENTS TO 2020**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, the overpayment was applied via wire transfer from Wells Fargo to 4<sup>th</sup> qtr. 2019' and

**WHEREAS**, the amount of \$34.26 is to be transferred to 3<sup>rd</sup> qtr. 2020

**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 September 30, 2020 hereby authorizes the refunding of the following by the Tax Collector.

Block	Lot	Property Owner	Amount
46	1.01 QFarm	Gary & Kathleen Underwood	\$34.26

**RESOLUTION 2020-19**

**CANCELATION OF PROPERTY TAXES DUE TO ASSESSOR'S ADJUSTMENT**

**WHEREAS**, the assessments listed below were assessed twice in error; and

**WHEREAS**, based on the assessment error, taxes should not have been billed for 2<sup>nd</sup> half 2020 and 1<sup>st</sup> half 2021

**WHEREAS**, cancelation of property taxes are due on the original block and lot listed below

**NOW, THEREFORE, BE IT RESOLVED**, as recommended by the Tax Assessor in accordance with N.J.S.A.54:4-54, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on September 30, 2020 hereby authorizes the cancelation of the following by the Tax Collector.

Original		New		Name	Amount
Block	Lot	Block	Lot		
42	13.02	42	13.021	Michael & Susan Leonard	\$14,582.91
42	14	42	14.01	William & Ellen Spain	\$13,887.78

**RESOLUTION 2020-9-20**

**CANCELATION OF PROPERTY TAXES DUE TO ASSESSOR'S ADJUSTMENT**

**WHEREAS**, the assessment listed below was assessed in error; and

**WHEREAS**, the assessed line should not have been billed for 2<sup>nd</sup> half 2020 and 1<sup>st</sup> half 2021; and

**WHEREAS**, cancelation of property taxes are due since its already in Block 22, Lot 6.01 (class 2) line item.

**NOW, THEREFORE, BE IT RESOLVED**, as recommended by the Tax Assessor in accordance with N.J.S.A.54:4-54, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on September 30, 2020 hereby authorizes the cancellation of the following by the Tax Collector.

**RESOLUTION 2020-9-21**  
**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; and

**WHEREAS**, Property Taxes were overpaid by wire transfer from Corelogic on the behalf of the property owner listed below; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey reimbursement the above Mortgage Company for Tax Overpayment due to 100% Disabled Veteran Exemption.

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>
13.04	3	Rafael Castro	\$ 861.13
10.10	29	Aumtep Hill	\$2,106.78
42.08	1	Leroy Johnson	\$1,111.82

**RESOLUTION 2020-9-22**  
**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; and

**WHEREAS**, Property Taxes were overpaid by wire transfer from Wells Fargo Mortgage Company on the behalf of the property owner listed below; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey reimbursement the above Mortgage Company for Tax Overpayment due to 100% Disabled Veteran Exemption.

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>
6.04	7	Sean Hoggs	\$ 71.28
10.06	3	Mark Pospischil	\$2,065.17

**RESOLUTION 2020-9-23**  
**REFUND OF TAX OVERPAYMENTS DUE TO SURVIVING SPOUSE**  
**OF A 100% DISABLED VETERAN EXEMPTION**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, This overpayment was due to the approval of Surviving Spouse of a 100% Disabled Veteran Exemption; and

**WHEREAS**, Property Taxes were overpaid by property owner listed below; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey reimbursement the above Mortgage Company for Tax Overpayment due to 100% Disabled Veteran Exemption.

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Amount</u>
42.16	22	Adele Weber	\$791.67

**RESOLUTION 2020-9-24**

**REFUND PROPERTY TAXES – 3<sup>RD</sup> QTR 2020 – ACH DIRECT WITHDRAWAL ERROR**

**WHEREAS**, Property Taxes were overpaid on the property listed below; and

**WHEREAS**, ACH Direct Withdrawal information was not removed and updated when prior homeowner Laura Leonard sold property.

**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 September 16, 2020 hereby authorizes the refunding of the following by the Tax Collector.

Block	Lot	Property Owner	Amount
42.12	21	Laura Leonard (prior owner)	\$1,392.34

**RESOLUTION 2020-9-25**

**CANCELLATION OF TAXES DUE TO VETERAN EXEMPTION**

**WHEREAS**, N.J.S.A.54:4-3.30A allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute; and,

**WHEREAS**, the properties listed below are owned by a 100% Disabled Veteran;

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby memorializes the cancellation of the following taxes for 2020:

Block	Lot	Property Owner	Amount
13.04	3	Rafael Castro	\$13,919.91 (Effective 03/11/20)
10.10	29	Aumtep Hill	\$ 6,280.08 (Effective 03/11/20)
6.04	7	Sean Hoggs	\$ 8,987.04 (Effective 06/25/20)
42.08	1	LeRoy Johnson	\$ 2,393.40 (Effective 07/10/20)
10.06	3	Mark Pospichil	\$ 5,569.69 (Effective 04/09/20)

**RESOLUTION 2020-9-26**

**CANCELLATION OF TAXES DUE TO VETERAN EXEMPTION**

**WHEREAS**, N.J.S.A.54:4-3.30A allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute; and,

**WHEREAS**, the properties listed below are owned by a Surviving Spouse of a 100% Disabled Veteran;

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby memorializes the cancellation of the following taxes for 2020:

Block	Lot	Property Owner	Amount
42.16	22	Adele Weber	\$4,830.31 (Effective 02/04/20)

**RESOLUTION 2020-9-27**  
**RESOLUTION AMENDING RESOLUTION 2020-8-6 AND AUTHORIZING AN AWARD OF AMENDED**  
**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 solicited bids for the provisions of the services required; and

**WHEREAS**, the Municipal Engineer, Remington and Vernick Engineers, 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 recommended, by way of correspondence dated July 22, 2020, that the award of contract for the Base Bid Roadway Improvements for White Pine Road, in the amount of \$194,840.55, representing Items 1 through 34 of the Base Bid be made to the lowest responsible bidder, Richard T. Barrett Paving Co., 400 Prospect Street, Trenton, New Jersey 08618; and

**WHEREAS**, by adoption of Resolution 2020-8-6, the Township Committee authorized the award of the contract for the Base Bid Roadway Improvements for White Pine Road. in the amount of \$194,840.55, representing Items 1 through 34 of the Base Bid to the lowest responsible bidder, Richard T. Barrett Paving Co., 400 Prospect Street, Trenton, New Jersey 08618; and

**WHEREAS**, in the same July 22, 2020 correspondence, the Municipal Engineer recommended, at the option of the Township Committee, an award of a contract for the Base Bid improvements and an Alternate Bid No. 1 improvements to the lowest responsible bidder, Richard T. Barrett Paving Co., 400 Prospect Street, Trenton, New Jersey 08618, in the amount of \$231,775.51 representing items 1 through 34 of the Base Bid and Items 1A through 34A of the Alternate Bid No. 1; and

**WHEREAS**, The Municipal Engineer has confirmed that funding for the additional improvements in Alternate Bid No. 1 is also through the 2019 NJDOT Municipal Aid Grant.

**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.** The Mayor and Municipal Clerk are hereby authorized and directed to execute an amended contract for Roadway Improvements to White Pine Road, to the lowest responsible bidder, Richard T. Barrett Paving Co., 400 Prospect Street, Trenton, New Jersey 08618 in the amount of \$231,775.51 representing items 1 through 34 of the Base Bid and Items 1A through 34A of the Alternate Bid No. 1.

**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 two hundred thirty one thousand seven hundred seventy five dollars and fifty-one cents (\$231,775.51). 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.

**RESOLUTION 2020-9-28**  
**RESOLUTION TO AMEND RESOLUTION 2020-1-6, "APPOINTMENT OF MUNICIPAL POSITIONS/BOARDS/EMPLOYEES"**

**BE IT HEREBY RESOLVED** that the following individuals were recommended by the Mansfield Township Committee as members to various boards and committees for the year 2020; and

**WHEREAS**, Resolution 2020-1-6, which was adopted by the Mansfield Township Committee at their Reorganization Meeting of January 6, 2020, be and is hereby amended as follows:

**ADMINISTRATION:**

Title Search Officer: Linda Hannawacker - effective: 7/6/20

**JOINT LAND USE BOARD:**

Judith Oiler Class IV (filling unexpired term: 12/31/20)

Alternate #1 – Efthimios Tsiknakis (filling unexpired term: 12/31/21)

Alternate #2 - Jeffrey Grouser (filling unexpired term: 12/31/21)

Alternate #3 - Barbara Crammer (filling unexpired term: 12/30/20)

**RESOLUTION 2020-9-29**

**RESOLUTION AUTHORIZING SHORT-TERM SERVICES TO ASSIST THE TAX ASSESSMENT DATA FOR MANSFIELD TOWNSHIP**

**WHEREAS**, the Township Administrator has advised the Township Committee that there is a need to provide short-term services to assist the Tax Assessment data for Mansfield Township; and

**WHEREAS**, the services to be performed will include; 2020 County Tax Appeals, General Record Maintenance, including 2020 added/omitted Assessments, Farmland Applications and field inspection as needed; and

**WHEREAS**, the Tax Assessor has stated that J.H. Services whose address is 520 Stokes Road, Suite d-2, Medford, NJ 08055 are qualified to perform the services outlined; and

**WHEREAS**, the Administrator in consultation with the Tax Assessor is recommending that the short-term services be awarded to J.H. Services, Inc. for the reasons stated herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township Of Mansfield, County of Burlington, State of New Jersey, that the short-term services be awarded to J.H. Services in an amount not to exceed \$7,500.00 for the year 2020.

**RESOLUTION 2020-9-30**

**RESOLUTION MEMORIALIZING AND ACCEPTING QUOTE FROM CNS CLEANING COMPANY FOR ADDITIONAL JANITORIAL CLEANING SERVICES WITHIN THE MANSFIELD TOWNSHIP MUNICIPAL COMPLEX**

**WHEREAS**, CNS Cleaning Company has provided general janitorial services for the Mansfield Township Municipal Building, the Police Station, The Training Center, Columbus Park and Georgetown Park since February 1, 2020; and

**WHEREAS**, the Township Committee is desirous of increasing the amount of cleaning to be done in the Municipal Building by adding the cleaning of the public works hallway, offices and restrooms twice per week; and

**WHEREAS**, a quote was received from CNS Cleaning Company., on August 25, 2020, which quote was for an amount of \$350.00 per month, bringing the total overall monthly price to \$1,010.00 per month pursuant to the attached quotation; and

**WHEREAS**, CNS Cleaning Company has agreed to perform said additional janitorial services as scheduled, pursuant to the attached quote, commencing August 27, 2020; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available in that amount; and

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

1. The Township Committee hereby amends the original Contract award to CNS Cleaning Company, for additional janitorial services at the Mansfield Township Municipal Building, by adding the public works hallway, offices, and restrooms pursuant to the attached quote, which is made a part hereof, and scheduled cleaning dates/times, in the additional amount not to exceed \$350.00 per month, to be combined with the contract which began on February 1, 2020 and runs through January 31, 2021 with an option of two one year term renewals; and
2. This award is made available through the following account: 01-201-26-310-124
3. The Township Administrator and/or Township Purchasing Agent , as necessary, are hereby authorized to execute an amended Contract and any related documents necessary to effectuate this award in a form substantially the same as that included in the specifications.

**RESOLUTION NO. 2020-9-31**  
**RESOLUTION MEMORIALIZING AN AWARD OF CONTRACT FOR THE ACQUISITION OF A 2020**  
**FORD F350 4X4 PICK UP TRUCK FOR THE MANSFIELD TOWNSHIP CONSTRUCTION**  
**DEPARTMENT**

**WHEREAS**, the Township of Mansfield is desirous to acquire a vehicle to be used by the Mansfield Township Construction Department; and

**WHEREAS**, said vehicle is being purchased through the Mansfield Township's Construction Rider; and

**WHEREAS**, said purchase is being made through State Contract; and

**WHEREAS**, the Chief Financial Officer, Bonnie Grouser, has determined that sufficient funds are available through the Rider to finance same; and

**WHEREAS**, the vehicle is to be titled to the Township of Mansfield.

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

1. The Township Committee hereby awards a Contract to Winner Ford, 250 Haddonfield-Berlin Rd, Cherry Hill, NJ 08034 in accordance with the Mansfield Township's Construction Department's specification and their proposal in the amount of \$28,284.00
2. The Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, does hereby authorize the Township Administrator and/or Township Purchasing Agent to execute any and all documents necessary for said purchase.
3. The vehicle is to be titled to the Township of Mansfield.
4. This award is made available through the following account: **18 201 201 099**

**BE IT FURTHER RESOLVED** that this Resolution shall be effective immediately upon adoption hereof.

A motion to adopt Resolutions 2020-9-2 through 2020-9-31 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 ABSTAIN: None ABSENT: None**

**BILL LIST: Regular & Escrow**

A motion to approve the bill lists (regular and escrow) was offered by **Committeeman Higgins** and seconded by **Deputy Mayor Cain**. Motion carried on a roll call vote recorded as follows:

**AYE: Higgins (except as stated below), Cain, Magee (except as stated below), Ocello, DiGiuseppe**

**NAY: None ABSTAIN: Higgins and Magee from check #'s 10832 and 10833**

**MINUTES:**

**August 19, 2020**

A motion to approve the minutes from August 19<sup>th</sup> was offered by **Committeeman Ocello** and seconded by **Committeeman Magee**. All ayes. Motion carried

**August 27, 2020**

A motion to approve the minutes from August 27<sup>th</sup> was offered by **Committeeman Magee** and seconded by **Committeeman Ocello**. Motion carried on a roll call vote recorded as follows:

**AYE: Magee, Ocello, Cain, DiGiuseppe**

**NAY: None ABSTAIN: Higgins ABSENT: None**

**DISCUSSION/ACTION:**

**A. County Response to Mayor's Letter – Mayor DiGiuseppe** made the following statement: Since these letters have already been posted on the township website, I will provide a synopsis and update. On February 19, 2020, Committeeman Ocello, Administrator Fitzpatrick and myself met with Burlington County Traffic representatives. The objective was to prohibit truck traffic of a specific weight from traveling off US RT206 onto Atlantic Ave and making left-hand turns onto West Main Street, both county roads. At that meeting the county requested a crash history report at the intersection of Atlantic Ave. & West Main St. The report was furnished to Burlington County by the Mansfield Township Police Chief.

On June 22, 2020, the county responded to the Police Chief that all the crashes were the result of driver error and there was no further action required by the county office On August 20, 2020, I wrote a letter to the county asking that all the safety factors we represented at the meeting be reconsidered for the safety of the township. On September 9, 2020, the township received a letter from the county outlining specifics:

1. US Rt206 is 55 miles per hour to Atlantic Avenue's 25 miles per hour; county recommended more enforcement;
2. Township can enter into a Shared Service with the county to install a dynamic driver feedback sign;
3. Provide push-buttons and pedestrian signal heads to direct pedestrian crossings;
4. Add an "exclusive pedestrian phase" during school hours or 24/7;
5. Informed as background, the subject intersection was **ORIGINALLY** designed by the State NJDOT to carry US Rt206 traffic through the **VILLAGE OF COLUMBUS**;
6. Informed that truck prohibitions/weight restrictions require approval by the NJDOT Commissioner;

7. Informed the county is engaging a firm (Adams Rehman & Hagan) to perform a Manual Turning Movement Count at Main St. (CR543) and Atlantic/New York Aves. (CR680). And it will also be collecting statistical data regarding current truck traffic traveling between US Rt206 and US Rt 130 in addition to collecting Classification Counts at various routes along CR543. Once these counts have been completed, the data will be used to determine the origin and destination of truck traffic between US Rt206 and US Rt130—all which involves municipalities of Mansfield, Bordentown Township, Florence Township and Springfield Township. All will have to provide resolutions or ordinances supporting a proposed alternate route. When we receive that data, the Township Committee will make it available to the residents.

## **B. Recreation Report:**

**I. Permission for 25% capacity at indoor facility – Administrator Fitzpatrick** explained that he has been in contact with the Recreation Coordinator and currently the Township does not have the manpower or the dollars to fund what would be needed to follow proper CDC protocol. **Committeeman Magee** agreed that if CDC guidelines cannot be adhered to, then the indoor facility should remain closed at this time. **Committeeman Higgins** also agreed it would be too much to ensure all of the equipment was cleaned in between groups coming in and out. **Mayor DiGiuseppe** also agreed with keeping the indoor facility closed as did **Committeeman Ocello** and **Deputy Mayor Cain**.

## **II. Approval of Facilities Use Permits:**

**a) Outlaws Softball, Contact Dan Berg, Dates 9/15/20 to 1/17/21 Civic Club and Mansfield Community Park**

**b) Outlaws Softball, Softball Tournament, Contact Dan Berg, Dates 10/11/20 and 10/12/20 Mansfield Community Park & Civic Club**

A motion to approve the above facilities use permits was offered by **Committeeman Higgins** and seconded by **Committeeman Ocello**. All ayes. Motion carried.

### **PUBLIC COMMENT:**

**Colleen Herbert, 2 Millennium Drive-** She questioned if Administrator Fitzpatrick could send her the CDC guidelines for indoor facilities so the Recreation Committee can prepare for eventually reopening. **Administrator Fitzpatrick** asked Ms. Herbert to contact him and they can go over the guidelines together. Ms. Herbert added that regarding the Facilities Use Permits the Civic Club would not be included because of the current renovations occurring there.

**Robert Tallon, 2454 Axe Factory Road-** He brought up the traffic concerns in the town of Columbus. He mentioned that with the warehouses the township had approve, they could bring close to 6200 extra trips per day through the Columbus area, and possibly 3800 trucks. He was curious if that kind of traffic impact was a concern when the redevelopment areas were being designated. He added that ten years ago through the Growth and Preservation Plan the County met with Township residents and many volunteers for envision meetings to plan the future of the township, a bypass was discussed during that time as well as a sewer plant and affordable housing to avoid builders remedy suits. He questioned if TDR was back on the table as he had initially thought the township had said it was too expensive.

**Committeeman Higgins** explained that 99% of the Master Plan was based upon TDR. In order for TDR to work a receiving area is required however, the problem lies with a lack of a receiving area in town as all of the land was purchased through Farmland Preservation. The bypass funding was supposed to come from developers of that area and since that has not been developed, the bypass has never come to fruition. The sewage treatment plant was also based on TDR and the Pulte property, which was not ever developed. Unfortunately, the Master Plan was faulted because it was all based on theories that did not work. In regards to the truck traffic there were traffic studies done by the county regarding the Margolis application that stated there would be very minimal truck traffic through town. He is unsure why the county has changed their opinion on this issue.

**Mayor DiGiuseppe** added that the letter from the County was not received until September 29, 2020 thereby the township did not have those numbers.

**Committeeman Magee** added that the sewer for downtown was not ever done because the township could not get prior administrations to agree to a 208 amendment that would allow sewer to go down Route 206. He added that anyone questioning the current warehouse development should read the redevelopment report from the Township's Planner.

**Todd Kokatajlo, 12 Summerhill Court-** He questioned the new stormwater regulations and when the township would be addressing same. He is concerned that there is no environmental oversight especially with the elimination of the environmental commission.

**Administrator Fitzpatrick** explained that the land use professionals have obtained the necessary training for the new stormwater regulations and surely are applying same to all new applications. He further stated that the township has an individual who assists with stormwater and he is also aware of the new regulations

**Committeeman Higgins** questioned the number of basins that have been cleaned up within the last few weeks.

**Administrator Fitzpatrick** stated North American Pipe Company has cleaned out 22 basins, vacuumed 27 yards of silt; this was between Country House Way, Surry Court and Bridle Way. Over 111 basins were inspected and 31 had issues from sinkholes to block problems. These are items that will be taken care of moving forward.

**Mr. Kokatajlo-** questioned if the new regulations put more burden on a developer as it seems it would be more costly.

**Solicitor Prime** confirmed that it does.

**Daniela Golenda 18 Georgetown Road-** questioned financial matters such as the disbanding of the Environmental Commission based on financial concerns as well as the inability to open the indoor facility for recreation and the hiring of a firm to handle the meetings.

**Joseph VanMater, 26954 Mount Pleasant Road-** He is concerned with the Ordinance regarding conduct during public meetings. He is glad that it is being further reviewed, but wanted to add that during public comment anything that has to do with local government is allowed to be brought up and is constitutionally protected.

**Thomas Flannigan, 50 Barbary Lane-** He had previously approached the Township Committee about the safety issue of not having a driver for the Fire Department during the day from 6am – 6pm. He feels this is still an issue. Formerly, he had asked the Committee to hire a driver during the times there is no one available. He is again requesting to hire a driver who can man the truck during the day.

**Deputy Mayor Cain** explained that the biggest issue is financial and that is the reason it was not done this year. He is hoping the money can be found in the 2021 budget.

**Committeeman Ocello** stated that a discussion regarding his request did take place but it was discovered that the finances are not there.

**Committeeman Magee** agrees it is a safety issue and is hopefully to find it in the budget next year to address it. Additionally, the cause for low volunteers needs to be discussed.

**Committeeman Higgins** agrees this needs to be addressed as well and believes the warehouses will aid in allowing the funds to help the Fire Department.

**Amy Burns, 95 Mansfield Road East-** She had reached out previously inquiring about adding speed bumps to her road between the High School and Route 68. She would like to find out more information on the possibility of adding speed bumps or lowering the speed limit.

**Administrator Fitzpatrick** explained he is open to having that conversation. Traffic studies would be required to see the amount of traffic. Mansfield Road East is a very heavily trafficked road.

**Engineer Johnson-** explained that there are several standards per the state as far as the placement and recommendation for speed bumps thereby, there would be several hurdles to get speed bumps on a road such as Mansfield Road East.

**Solicitor Prime** added that he does not think speed bumps would be approved on that road.

**Ms. Burns** questioned the possibility of getting the speed limit on Mansfield Road East dropped.

**Solicitor Prime** explained that there is a procedure for that as well and the Administrator can share said procedure.

**Administrator Fitzpatrick** added that if the committee so chooses he will look into the process of getting the speed limit lowered

**Ms. Burns** then brought up the warehouses currently approved or seeking approval and the effect of same on affordable housing.

**Solicitor Prime** explained that commercial projects do not affect affordable housing.

**Kristina Dyson, 24719 East Main Street-** questioned if there was a plan to assist the small businesses that are still not able to open. Additionally, she has asked via email regarding concerns with traffic and questioned why her boss was contacted in regards to said emails.

**Mayor DiGiuseppe** explained that there were at least 4 – 5 emails sent by Ms. Dyson and most were answered. The emails were repetitive asking the same questions that were already answered. Emails of this nature should not be sent from your employers email therefore, your boss was contacted so that he was aware of what was taking place.

**Steve Knezick, 323 Island Road-** questioned regarding Public Road and if there were plans for another warehouse in that area.

**Administrator Fitzpatrick** stated that there are no plans or applications for another warehouse as far as he is aware.

**Committeeman Magee** stated he has seen an application that had gone to DEP in terms of looking for a delineation. Most of that area he believes to be zoned Residential.

**Mr. Knezick** then questioned regarding the indoor facility and whether the parents of the children could volunteer to help with the cleaning of equipment. He also questioned whether the township applies for the many grants that are available.

**Administrator Fitzpatrick** added that the township applies for many grants that are available. As far as having parents volunteer to help, it may be possible however, that is not what the CDC Guidelines are recommending.

**Mr. Knezick** apologized for his conduct during prior meetings.

**John O'Callaghan, 53 Oak Lane, New Egypt-** stated that a lot of people were upset about the Environmental Commission being disbanded, but he questioned what the difference was between the Citizens Advisory Committee and what was previously in place.

**Mayor DiGiuseppe** explained that everything that is published in the Burlington County Times is not true. She had never said that eliminating the Environmental Commission was singly cost effective. What she had said was the cost efficiency was realized while combining the Planning and Zoning Boards in conjunction with removal of the Environmental Commission. The Environmental Commission is mandated statutorily with requirements and duties that have not been done for years. The Environmental Citizens Advisory Committee is not mandated by any of those statutory requirements. She further described some of the duties of the Environmental Citizens Advisory Committee and clarified that the Committee will not be mandated by statutory requirements.

**John O'Callaghan** then questioned the PILOT programs and the cost benefits, stating that he had sent in an OPRA request on same and has not heard back.

**Solicitor Prime** explained that there are no spreadsheets or records that are kept by the Township. The PILOT serves two functions; it's the incentive to redevelop the property and the Township will make more money off of the PILOT than it would for regular taxes even with the tax break to redevelop the property. Essentially, and OPRA request can only be answered by documents that the township is required to keep as a public record and in regards to the PILOT there are none.

**Committeeman Higgins** added that there is a misconception that the schools do not receive any benefits however, in many instances the land was assessed at farmland assessed property, when it gets rolled back it will then get assessed at commercial value and the schools receive the benefit of the taxes on that land.

**Solicitor Prime** stated that was correct, but only on the land taxes.

**John O'Callaghan** then stated how if warehouses are brought into the town the increase in jobs would require a larger fair share in the future.

**Solicitor Prime** stated that perhaps, but that is the old growth share philosophy that has been invalidated by the Supreme Court in Mount Laurel 4. The goal is to keep flexibility has the Township goes into round 4.

**John O'Callaghan** added that he is not a fan of social media and there are a lot of people that feel personally attacked. The Township is going through a lot changes during the pandemic and he asked the leadership to be kinder to the people

**Colleen Herbert-** stated that maybe there needs to be more enforcement in regards to the traffic concerns and possibly more police presence in the areas of concern.

**Katherine Tallon, 53 Oak Lane, New Egypt-** brought up the daycare on Route 206 wherein, the construction of same has been halted. The Environmental Commission did say that was not a good location for that type of a project. She questioned whether there was any correspondence sent from the Township Committee to the Environmental Commission before it was disbanded noting that they were not doing things by the book.

**Administrator Fitzpatrick** explained that everything was moving forward with the daycare project however, their lack of engineering caused that project to be shut down. When the elevations were incorrect the Township Engineers had to shut the project down.

**Committeeman Higgins** added that the township had tried to tell the individuals trying to develop the property that they should have professionals and yet they decided to do it on their own.

**Administrator Fitzpatrick** confirmed Committeeman Higgins statement stating that there was a pre-construction meeting however, the Township had no right to tell them how to go about their project. There were environmental issues that were caught and stopped.

**Engineer Johnson** added that prior to the building being erected there were concerns regarding the elevations and it was brought to their attention that it appeared to not conform to the approved plans. It took them several months to verify that while they continued to work on the project. It was shut down once it came out that they were not in compliance.

**Ms. Tallon** stated that her point was that the Environmental Commission had warned against this project because of the location and other issues. She again questioned if the Environmental Commission was ever informed that they were not following procedure.

**Solicitor Prime** explained that the Environmental Commission being statutory knew what their obligations were. He is unsure who if anyone was notified.

**Frank Pinto, 420 Island Road-** questioned if the guidance from DLGS regarding public meetings is available to the public.

**Solicitor Prime** believes that is public information. It is a Local Finance Guidance Memo that is on their website.

**Mr. Pinto** questioned what the plan is for future warehousing and how many PILOT agreements will be necessary.

**Solicitor Prime** explained that each warehouse development is considered on an individual basis.

**Mr. Pinto** added that he does not understand why the Township Committee would not work with the Environmental Commission, rather than just disbanding them. The statutory requirements and lack of reporting was only looked at after it was decided to disband the commission. He will be submitting his resume for the new Environmental Advisory Committee.

**Thomas Flannigan-** in regards to his proposal for a full time driver during the day for the Fire Department, he wanted to add that it would cost between \$45,000 - \$50,000, he does not understand how a public safety issue such as this could be let go for so long.

**Todd Kokotjilo-** questioned what would be done with the daycare site on Route 206 if they are unable to fix the issues and are there any fines for same.

**Solicitor Prime** explained that the state changed the bonding law. It used to be that bonds were required even for construction on private property in the event something happened that prevented the finishing of the project. The bond would allow the town to finish the project or demolish the structure. The law was changed so the town could only bond projects in the public right of way or that would be dedicated to the public. If that project does not get fixed the township would need to resort to litigation or some alternative remedy.

**Joseph VanMater-** stated that the Mayor is appointed by the Township Committee and is the chairperson who presides over the meetings. Additionally, he does not believe there has been a properly adopted ordinance as of yet to govern any time limits.

**Solicitor Prime** added that the Open Public Meetings Act does not require an ordinance.

**Kristianne Dowd, 28126 Gaunts Bridge Road-** questioned what requirements were not being met by the Environmental Commission.

**Solicitor Prime** explained that there is a state statute that lists everything.

**Ms. Dowd** questioned why the township did not work with the commission prior to disbanding.

There were no further comments from the public.

**Clerk Semus** asked for a motion to close public comment.

A motion was offered by **Committeeman Higgins** and seconded by **Committeeman Ocello**. All ayes. Motion carried.

**MAYOR AND COMMITTEE COMMENTS:**

**Committeeman Ocello** stated that he hopes everyone stays safe and that the Committee will continue to do a good job moving forward.

**Committeeman Magee** stated that it's been a very difficult year especially for those in leadership. His main concern is doing what is good for the entire community.

**Committeeman Higgins** thanked everyone and if there was anything he had mentioned that anyone would want to follow up on, to please contact either the Clerk or the Administrator.

**Deputy Mayor Cain** stated that he thought the meeting went well and it shows that bringing in the Lubetkin Media Company was the right thing to do. The Township Committee will continue to do what it believes to be right.

**Mayor DiGiuseppe** deferred to Administrator Fitzpatrick.

**Administrator Fitzpatrick** went through the following report from Public Works:

North American Pipe Company cleaned out 22 basins cleaning out 27 yards as silt. The roads completed were Country House Way, Surry Court and Bridle Way. 111 basin inspections were completed with issues ranging from sinkholes to block issues. The grass and trash have been maintained in all of the parks. The lock on the women's bathroom door was repaired. The retention basins were cut and weed wacked throughout all of the parks. All of the lawn mowers were serviced. The trash truck was taken for safety and emissions certification. The F550 is going in October to have the plow mounted and salt spreader installed. The air filters in the municipal building were all changed. Leaf bags are being handed out at the recycling yard every Saturday. A four ton weight limit sign was installed on White Pine Road. Sinkholes were fixed in Covington Manor, Country Walk and Four Seasons. 27 basins were cleaned off of Holly Drive, Queens Court and Cloverdale Way.

**ADJOURNMENT:**

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

**PREPARED BY:**

**RESPECTFULLY SUBMITTED BY:**

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**Ashley Jolly, Deputy Clerk**

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**Linda Semus, RMC, CMR**

