

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
May 6, 2021**

The regular meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance: **Mayor Michael Magee, Deputy Mayor Robert Tallon, Committeeman Rudy Ocello, Committeeman Robert Higgins, Committeeman Daniel Golenda, Township Solicitor Tyler Prime, CFO Bonnie Grouser, Deputy Clerk Ashley Jolly and Clerk Linda Semus.**

Clerk Semus read the following: 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.

“Public notice of this meeting pursuant to the Open Public Meetings Act NJSA 10:4-6 to 10:4-21 has been satisfied. Notice of this meeting was properly given via Resolution 2021-1-8. Resolution was transmitted to the Burlington County Times and the Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, posted on the official website, filed with the members of this body and mailed to each person who has prepaid any charge fixed for such service. All of the mailing, posting and filing having been accomplished as of January 8, 2021.

FINANCE:

**RESOLUTION 2021-5-3
RESOLUTION TO AUTHORIZE READING BUDGET
BY TITLE ONLY**

WHEREAS, N.J.S.A. 40A:4-8, as amended by Chapter 259, P.L. 1995 provides that the Budget may be read by title only at the time of the Public Hearing if a Resolution is passed by not less than a majority of the full Governing Body, providing that at least one week prior to the date of hearing a complete copy of the Budget had been made available for public inspection.

WHEREAS, these conditions have been met.

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

1. That the Township Committee, for the aforementioned reasons, hereby determines that the Budget shall be read by title only.

A motion to adopt the above resolution was offered by **Committeeman Ocello** and seconded by **Committeeman Golenda**. Motion carried on a roll call vote recorded as follows:

AYE: Ocello, Golenda, Higgins, Tallon, Magee
NAY: None ABSENT: None

**RESOLUTION 2021-5-2
MUNICIPAL BUDGET OF THE TOWNSHIP OF MANSFIELD
COUNTY OF BURLINGTON
FOR THE FISCAL YEAR 2021
(A copy is attached)**

CFO Grouser explained that this resolution will be finally adopting the budget for the 2021 fiscal year. Same was approved by the State this afternoon.

A motion to adopt the above resolution (see attached) was offered by **Deputy Mayor Tallon** and seconded by **Mayor Magee**.

PUBLIC HEARING:

Mayor Magee opened the meeting up for public hearing in regards to the budget.

There were no comments from the public therefore, a motion to close the public hearing was offered by **Committeeman Ocello** and seconded by **Committeeman Golenda**. All ayes. Motion carried.

The above resolution was adopted by roll call vote as follows:

AYE: Tallon, Magee, Golenda, Higgins, Ocello
NAY: None ABSENT: None

ORDINANCE:

First Reading/Introduction

ORDINANCE 2021-9

AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$1,980,600 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$1,881,570 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), pursuant to the Local Bond Law, L. 1960, Chapter 169 of the Laws of the State of New Jersey, as amended and supplemented ("Local Bond Law"), AS FOLLOWS:

Section 1. The several improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Mansfield, in the County of Burlington, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3 hereof, there is hereby appropriated the respective sums amounting in the aggregate to \$1,980,600, including the aggregate sum of \$99,030 as the several down payments for the improvements and purposes required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the several down payments or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$1,881,570, pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the bonds or notes are to be issued are as follows:

I. Purpose. Acquisition of Capital Equipment for the Police Department, including but not limited two (2) SUVs (Tahoe or Equivalent), as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

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| <u>Appropriated and Estimated Cost:</u> | \$110,000.00 |
| <u>Estimated Maximum Amount of Bonds or Notes:</u> | \$104,500.00 |
| <u>Period or Average Period of Usefulness:</u> | 5 years |
| <u>Amount of Down Payment:</u> | \$5,500.00 |

II. Purpose. Acquisition of Capital Equipment for the EMS Services, including but not limited to remounting of Current Ambulance with Power Load System, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

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| <u>Appropriated and Estimated Cost:</u> | \$201,745.00 |
| <u>Estimated Maximum Amount of Bonds or Notes:</u> | \$191,658.00 |
| <u>Period or Average Period of Usefulness:</u> | 5 years |
| <u>Amount of Down Payment:</u> | \$10,087.00 |

III. Purpose. Acquisition of Capital Equipment for the Fire Prevention Services, including but not limited to 4WD SUV/Pick Up inspection vehicle, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

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| <u>Appropriated and Estimated Cost:</u> | \$60,000.00 |
| <u>Estimated Maximum Amount of Bonds or Notes:</u> | \$57,000.00 |
| <u>Period or Average Period of Usefulness:</u> | 5 years |
| <u>Amount of Down Payment:</u> | \$10,087.00 |

IV. Purpose. Acquisition of Capital Equipment for the Fire Department, including but not limited to a 4WD SUV/Pick Up for Department officials and HGAC grade Pumper, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

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| <u>Appropriated and Estimated Cost:</u> | \$760,000.00 |
| <u>Estimated Maximum Amount of Bonds or Notes:</u> | \$722,000.00 |
| <u>Period or Average Period of Usefulness:</u> | 9.6 years |
| <u>Amount of Down Payment:</u> | \$38,000.00 |

V. Purpose. Acquisition of Capital Equipment for the Public Works Department, including but not limited to 2021 Backhoe, two heavy duty pick-up trucks with plow and safety lights, super heavy duty Dump Truck with Plow and Salt Spreader, two (2) Single Axle Trucks with Plow and Spreader, Flail Arm for tractor, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

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| <u>Appropriated and Estimated Cost:</u> | \$567,355.00 |
| <u>Estimated Maximum Amount of Bonds or Notes:</u> | \$538,987.00 |
| <u>Period or Average Period of Usefulness:</u> | 7.29 years |
| <u>Amount of Down Payment:</u> | \$28,368.00 |

VI. Purpose. Construction of Capital Improvements for the Public Works Department, including but not limited to an addition to the existing Public Works Building and fencing around Public Works yard, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

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| <u>Appropriated and Estimated Cost:</u> | \$567,355.00 |
| <u>Estimated Maximum Amount of Bonds or Notes:</u> | \$538,987.00 |
| <u>Period or Average Period of Usefulness:</u> | 7.29 years |
| <u>Amount of Down Payment:</u> | \$28,368.00 |

VII. Purpose. Improvements and repairs to Township Parks and recreational assets, including but not limited to repairs to tennis, basketball and hockey facilities and Mapleton Park and repairs to basketball facilities and playground facilities and Mansfield Community Park, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor or incidental thereto.

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| <u>Appropriated and Estimated Cost:</u> | \$92,500.00 |
| <u>Estimated Maximum Amount of Bonds or Notes:</u> | \$87,875.00 |
| <u>Period or Average Period of Usefulness:</u> | 15 years |
| <u>Amount of Down Payment:</u> | \$4,625.00 |

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes authorized herein is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8(a). The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of respective amounts or obligations for the several purposes and the respective reasonable life thereof within the limitations of the Local Bond Law, is 10.16 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,881,570, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$200,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

(e) The Township reasonably expects to commence the acquisition of the several improvements or purposes described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Township further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 1 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the Township is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct,

unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. The Township Council hereby covenants on behalf of the Township to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder

Section 10. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Clerk Semus stated that second reading, public hearing and final adoption for the above ordinance is scheduled for May 19, 2021 at 7:00pm.

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

AYE: Higgins, Magee, Golenda, Ocello, Tallon

NAY: None ABSENT: None

BILL LIST:

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

AYE: Tallon, Golenda Higgins, Ocello, Magee

NAY: None ABSENT: None

PUBLIC COMMENT:

Ellen Beth Middleton Chianese, 6 Lantern Lane – She had some concerns over gum ball trees that Homestead’s HOA would be removing because they claim they are a hazard. They are replacing the trees they remove with smaller trees. She does not want the trees removed as they are large and provide shade. She noted that the HOA had stated if the trees are on private properties the property owner can refuse removal however, they will be removing the trees from common areas.

Carl Schwartz, 40 Fitzgerald Lane – He thanked CFO Grouser and the Committee for their work on the budget this year. He is happy that monies are being spent to provide more services to the town.

Dalpat Patel, 525 Route 68 – He questioned why he was not able to see the bond ordinance prior to introduction.

Clerk Semus explained that all ordinances are posted on the township website for the public after introduction and prior to final adoption.

John O’Callaghan, 53 Oak Lane, New Egypt – He is aware that the Environmental Commission has just begun having meetings. He questioned the stormwater ordinance and whether the township is still looking to enhance same with zoning ordinances as previously discussed. He also questioned the ability to have vision meetings which had been done in the past.

Mayor Magee mentioned that although Committeeman Golenda and Deputy Mayor Tallon wanted to discuss these issues, it would be best to hold off until the May 19th meeting when the Administrator and Township Attorney Tim Prime would be present to discuss.

Fred Cain, 39 Fitzgerald Lane – In regards to the trees he stated that the Environmental Commission will be following up on this matter. He added that he is pleased to see money being spent wisely in this years’ budget.

Jeffrey Grouser, 24059 West Main Street – He mentioned the possibility of a developer that is looking to develop the remaining farms in the township. He questioned if it would be possible to form a sub committee to speak with said developer. He would rather see the township get at least some benefit from a developer coming in with intentions to develop the remaining farms and he feels the residents should have a say in the process.

Some discussion ensued in regards to Mr. Grouser’s comment. Solicitor Tyler Prime added that if a use variance is required MLUL will not permit any meetings to discuss an application prior to the hearing.

It was agreed that more discussion and information provided to the public is important prior to major developments. Further discussion will need to be had to determine how best to provide said information correctly and legally.

Todd Kokotajlo, 12 Summerhill Court – He is hopeful that the Township Committee will continue to be mindfull moving forward. He questioned the tenants at the newly completed warehouse on Florence-Columbus Road.

Mayor Magee explained that the best person to answer that question would be the Administrator who is not in attendance.

Mr. Kokotajlo asked for an update on the daycare site on Route 206.

Mayor Magee stated that currently the township is looking at different options since it seems the owner will not be able to finish construction.

Kristiann Dowd Goodenough, 28126 Gaunts Bridge Road – She wanted to echo Mr. Grouser's comments making sure township officials are involved when developers come in. There needs to be more communication with the township residents regarding developments such as warehouses.

Colleen Herbert, 2 Millennium Drive – She suggested contacting other townships to see how they handled situations with developers in keeping their residents informed as well as sub committee discussions with a developer.

Fred Cain, 39 Fitzgerald Lane – He suggested revisiting the Master Plan in order to make changes prior to any further development.

John O'Callaghan, 53 Oak Lane, New Egypt – He understands that ODL zones are the only areas wherein warehouses are a permitted use. He does not believe the township has anymore properties zoned ODL at this point. He discussed the C-2 and LI zones and added that he a redevelopment plan would be necessary to develop a warehouse in those areas.

Joseph VanMater, 26954 Mount Pleasant Road – He thanked everyone for the work on the budget and for the good discussions this evening.

Tony Quinto, 27 Waverly Drive – He thanked all for the budget this year and is happy to see money being spent on services for the township. He questioned the cost of revisiting the Master Plan prior to the 10 year minimum.

Mayor Magee added that there would be a significant cost.

There being no further public comment, a motion to close public comment was offered by **Committeeman Ocello** and seconded by **Mayor Magee**. All ayes. Motion carried.

MAYOR & COMMITTEE UPDATES/COMMENTS:

Committeeman Higgins – He enjoyed the dialogue and stressed the importance of making decisions. He thanked all for their participation.

Deputy Mayor Tallon – He thanked the residents and committee.

Committeeman Golenda - He explained that Deputy Mayor Tallon and he had met with the Delaware Valley Regional Planning Commission to discuss updating the townships ERI which has not been done since 2011. He then thanked the public for their participation.

Committeeman Ocello – He hopes everyone has a goodnight.

Mayor Magee – He thanked all for their participation and is glad that there was some good conversation this evening. He wished all the mothers a Happy Mother's Day as well.

MOTION FOR ADJOURNMENT:

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

PREPARED BY:

Ashley Jolly, Deputy Clerk

RESPECTFULLY SUBMITTED BY:

Linda Semus, RMC, CMR