

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
MEETING MINUTES
March 27, 2013
Executive Session
6:30 PM**

The regular executive session meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance: **Mayor Arthur Puglia, Committeeman Alfred Clark, Committeeman Sean Gable, Committeewoman Janice DiGiuseppe, Committeeman Sean Gable, Committeewoman, Solicitor Michael Magee, and Clerk Linda Semus.**

Mayor Puglia called the meeting to order followed by the following opening statement.

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 in the annual notice, which was adopted by the Mansfield Township Committee on January 3, 2013. Said Resolution was transmitted to the Burlington County Times and the Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, 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 7, 2013.

A motion was offered by **Committeeman Clark** and second by **Committeewoman DiGiuseppe** to go into executive session by adoption of the following Resolution. Motion carried.

RESOLUTION 2013-2-1

RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION

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

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

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

1. The public shall be excluded from discussion of, action on and reviewing the Minutes of the hereinafter specified matters.
2. The general nature of the subject matter to be discussed is as follows: on-going contract negotiations, pending litigation, and personnel.
3. It is anticipated at this time that the above subject matter will be made public when the matters have been resolved and approved for release by the Township Solicitor.

Regular Meeting
7:30PM

The regular meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance **Mayor Arthur Puglia, Deputy Mayor Robert Higgins, Committeewoman Janice DiGiuseppe, Committeeman, Fred Clark, Committeeman Sean Gable, Engineer Tim Staszewski, Attorney Michael Magee, CFO Joseph Monzo, Clerk Linda Semus, and Deputy Clerk Barbara Crammer.**

A motion was offered by **Committeeman Clark** and second by **Committeeman Gable** to come out of executive session. Motion carried.

Attorney Magee explained that matters discussed in executive session were on-going contract negotiations, pending litigation, and personnel.

The regular meeting was opened by **Mayor Puglia** followed by the flag salute and a moment of silence.

ENGINEER'S REPORT

Engineer Staszewski reported that, last Thursday, there was a walk through for punch lists for the new municipal complex. The contractor has been working on the punch lists items and anticipates completion by the end of next week.

Engineer Staszewski said he met with individual members of the Township Committee on the police and public works concept floor plan. He hopes to have

revisions to that some time before the next meeting to enable the Committee sufficient time for review before the meeting.

A motion was offered by **Committeeman Gable** and second by **Committeeman Clark** to accept the Engineer's Report. Motion carried.

PROCLAMATION

Committeewoman DiGiuseppe read the following proclamation.

PROCLAMATION
April 2013 as GRANGE MONTH
(American Values...Hometown Roots)

WHEREAS, the National Grange of the Patrons of Husbandry is celebrating 145 years of service to America; and

WHEREAS, the service through educational efforts of the Grange and its members have aided innumerable people, both in and out of the Order, to reach their full potential as leaders and people; and

WHEREAS, Grange members have performed uncountable hours of service projects to improve their Communities and to better the lives of their fellow citizens; and

WHEREAS, the service of non-partisan legislative advocacy of the Grange through the unified efforts of its membership have immeasurably benefited local communities and our nation as a whole; and

WHEREAS, the fellowship and family atmosphere of the Grange have served millions of Americans by Strengthening the social connections through a multitude of activities, and

WHEREAS, Grangers are supportive of agriculture, rural America, and American Values as these form the bedrock of American society; and

WHEREAS, the Grange continues to serve every American through our Hometown roots.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield hereby proclaims April as Grange month for the year 2013. As we celebrate our history, we are positive and enthused about our future and every Community Grange will open their doors to their community in pride.

BILL LIST

A motion was offered by **Deputy Mayor Higgins** and **Committeeman Clark** to approve the bill list as presented. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: HIGGINS, CLARK, GABLE (abstained on #1413),
DIGIUSEPPE (abstained on #5362), PUGLIA (abstained #5362)**

NAY: NONE

ABSENT: NONE

RESOLUTIONS

RESOLUTION 2013-3-11

2012 TONNAGE GRANT APPLICATION RESOLUTION

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L. 1987, c102 has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and,

WHEREAS, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and,

WHEREAS, the New Jersey Department of Environmental Protection has promulgated recycling regulations to Implement the Mandatory Source Separation and Recycling Act; and,

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and,

WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants for calendar year 2011 will memorialize the commitment of this municipality to recycling and to indicate the assent of Mansfield Township Committee to the efforts undertaken by the municipality and the requirements contained in; the Recycling Act and recycling regulations; and,

WHEREAS, such a resolution should designate the individual to ensure the application is properly completed and timely filed.

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

submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Dorothy A. Wirth, CRP, Recycling Coordinator, to ensure that the application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

A motion was offered by **Deputy Mayor Higgins** and second by **Committeeman Gable** to adopt Resolution 2013-3-11. Motion carried on a Roll Call Vote, recorded as follows:

AYE: HIGGINS, GABLE, CLARK, DIGIUSEPPE
NAY: NONE ABSENT: NONE ABSTAIN: NONE

RESOLUTION 2013-3-12

RESOLUTION TO AWARD CONTRACT TO SMB PAVING, LLC OF DEPTFORD, NEW JERSEY FOR REPAIRING/MENDING THE NEW MUNICIPAL COMPLEX'S PARKING AREA

WHEREAS, the Township of Mansfield requires that the parking lot for the new municipal building be paved; and

WHEREAS, the Local Public Contracts law NJSA 40A:11-3 (a) and (c) determines that the current bid threshold is \$ 36,000 if the township has a designated Qualified Purchasing Agent (QPA) and that the quote threshold is 15 % of the bid threshold calculated to be \$ 5,400; and

WHEREAS, the townships Chief Financial Officer, Joseph P Monzo is designated as the township QPA; and

WHEREAS, the price quoted by SMB PAVING, LLC is \$ 5,400.00, and

WHEREAS, it is determined that no other quotes are required;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Burlington that a contract is awarded to SMB Paving, LLC in the amount of \$ 5,400 and that funds are available in account 04-215-20-121-810

A motion was offered by **Committeeman Clark** and second by **Committeeman Gable** to adopt Resolution 2013-3-12. Motion carried on a Roll Call Vote, recorded as follows:

AYE: CLARK, GABLE, DIGIUSEPPE, HIGGINS, PUGLIA
NAY: NONE ABSENT: NONE ABSTAIN: NONE

MINUTES: March 14, 2013

A motion was offered by **Committeeman Gable** and second by **Deputy Mayor Higgins** to approve the minutes of the March 14, 2013 meeting. Motion carried on a Roll Call Vote, recorded as follows:

AYE: GABLE, HIGGINS, DIGIUSEPPE, PUGLIA
NAY: NONE ABSTAIN: CLARK ABSENT: NONE

DISCUSSION/ACTION

- a. **Invitation to Township Committee to attend the Opening Day for the 2013 Baseball/Softball Season. Also approval is needed to spend \$1,000.00 for the celebration.**

Mayor Puglia asked if the ball signed by Anthony Meduri's son, the pitcher for the team, had been presented. He was told the ball is available and will be presented to the Committee.

A motion was offered by **Committeeman Gable** and second by **Committeeman Clark** to approve the \$1,000.00 expenditure. Motion carried on a Roll Call Vote, recorded as follows:

AYE: GABLE, CLARK, DIGIUSEPPE, HIGGINS, PUGLIA
NAY: NONE ABSENT: NONE ABSTAIN: NONE

- b. **Sponsor signs to be displayed in the indoor facility at a \$500.00 cost per year.**

The Recreation Committee has requested approval to allow sponsor signs to be displayed in the indoor facility at a charge of \$500.00 per year. A motion was offered by

Committeeman Gable and second by **Committeewoman DiGiuseppe** to permit the signs. Motion carried on a Roll Call Vote, recorded as follows:

AYE: GABLE, DIGIUSEPPE, GABLE, HIGGINS, PUGLIA
NAY: NONE ABSENT: NONE ABSTAIN: NONE

c. Approval to restock the concession stands for start of season - \$3,000.00

A motion was offered by **Committeeman Clark** and second by **Committeewoman DiGiuseppe** to approve this request. Motion carried on a Roll Call Vote, recorded as follows:

AYE: CLARK, DIGIUSEPPE, GABLE, HIGGIN, PUGLIA
NAY: NONE ABSENT: NONE ABSTAIN: NONE

d. Recycling Coordinator, Dorothy Wirth requests authorization

Clerk Semus said Dorothy Wirth has asked for permission to hire an individual for \$50.00 to help her deliver all of the recycling for the businesses within the Township. A motion was offered by **Committeeman Clark** and second by **Committeewoman DiGiuseppe** to permit hiring of the individual for \$50.00. Motion carried on a Roll Call Vote, recorded as follows:

AYE: CLARK, DIGIUSEPPE, HIGGINS, PUGLIA
NAY: NONE ABSTAIN: GABLE ABSENT: NONE

e. Maintenance of Vacant and Abandoned Properties – Draft Ordinance for review

A draft ordinance has been provided for review by the Committee. Comments should be sent to **Clerk Semus**. If the Ordinance is found to be feasible, it could be discussed further at the next meeting or considered for introduction.

f. Survey – County pooled Bond program

Committeewoman DiGiuseppe had questioned whether the survey was completed. She noted that there was no participation necessary. However, **Mayor Puglia** said that we get a better deal than the County would give us. **CFO Monzo** explained that, years ago, we were a member of that pool. However, over the past 7 or 8 years, we have been issuing our own debt. We get a better rate as we have one bond counsel and one financial advisor. If you get lumped in with other users, the rate is usually higher.

g. CPR – personnel authorization.

Eleven people did sign up for CPR. The Township Committee will have to make a decision as to whether we want to move forward. In the mean time, **Clerk Semus** said she received another quote. **Committeewoman DiGiuseppe** explained that Shirley Fisher, a registered trainer from Four Seasons, gave a quote from \$30 to \$35 depending on the type of mask she can get. The other quote is for \$60 to \$65. **Committeewoman DiGiuseppe** asked if the Committee is agreeable to allow Mrs. Fisher to start the training. This is for the Township Employees, not including the Police. **Committeewoman DiGiuseppe** questioned whether it will be necessary to have 11 employees. She suggested having one employee in each department which she felt would be sufficient. **Clerk Semus** noted that we do have the AED and, whether this training is approved or not, she felt that one or two people need to be trained for this. **Clerk Semus** advised the Committee that, of the 11 people who have signed up, all but three are re-certifications. The total cost would be about \$330.00 **Committeeman Gable** questioned when the classes would be scheduled. **Clerk Semus** noted that this has not been decided. **Committeeman Gable** felt that any employee that wants to be involved should be allowed as long as it is after regular hours. If employees are chosen, then it should be during their working time. He said we could probably pay for the training from our safety money we get from the Insurance Company. A motion was offered by

Committeeman Gable and second by **Committeewoman DiGiuseppe** to permit all 11 people to be trained. The motion was carried on a Roll Call Vote, recorded as follows:

AYE: GABLE, DIGIUSEPPE, CLARK, HIGGINA, PUGLIA

NAY: NONE ABSENT: NONE ABSTAIN: NONE

h. EMS Billing – Richard Archer – Appearing

Richard Archer, EMS Coordinator, said they recently did a survey of 2010 and 2011 people who have not paid their service fees for ambulance service. They are looking to turn those over to a collection agency. Initially, the people who owe will be sent a letter as a reminder that they are in debt for the individual amount of money. The other people will receive a collection's notice that they have not paid their bill within two years and are expected to pay the monies owed. Mr. Archer said the people they are going after are the people who have co-pay and haven't paid their co-pay insurance. They are responsible to pay the co-pay. If it is determined that anyone they send a letter to cannot afford to pay for the service, they will be reviewed and a determination will be made as to whether the Ambulance Squad will write it off or go through collections. A good percentage are Mansfield Township residents. Mr. Archer said the Ambulance Squad wants to make sure they afford the residents the opportunity to pay the bill. He asked that, during this period of time, if any residents calls the Township, the call should be forwarded to the Ambulance Squad for explanation of the bill.

Mayor Puglia asked if this action is new. He was told yes as there is a concern about the money owed. In most cases, the people are under the assumption that, if they are a resident, they don't have to pay the bill. Mr. Archer said this was never the case. They want to proceed as courteously as possible. If the resident cannot financially afford the payment, they will entertain this. He said they are owed in excess of \$100,000. **CFO Monzo** asked if the company being hired is being paid a flat fee or a percentage. Mr. Archer said they are being paid 4% of what they collect.

Mr. Archer asked what class of CPR we are signing up for. He noted that there are many types of classes and was interested in know what class has been signed up for. There are many classes and many fees. He felt the Township should seek out more in depth about the information about CPR. He questioned who the certifying agent is.

i. Field Day – Closing of Recycling Yard

Clerk Semus said the Special Events Committee had met and questioned the feasibility of shutting down the recycling yard for the one morning of the parade as there will be about 100 antique cars parked in the parking lot. People coming to the recycling yard with recyclables, etc. may pose a hazard to the antique cars. It has been suggested possibility of having the recycling yard opened the Friday night before. **Mayor Puglia** spoke to Jef who said he could put cones up to keep the recycling to one side. He felt it was not a good idea to close the yard as people are use to Saturdays. **Clerk Semus** advised the Committee that the parade will start at 11am rather than 1pm. This may pose problem as the roads will be closed and residents cannot get through. Advertisement for the change can be through the website, newspaper, and signs. **Committeeman Gable** felt that, if the parade starts at 11am, we have no choice but to close the yard. It was the general consensus to close the recycling yard on June 8th and set it up for Friday night. **Mayor Puglia** expressed concern over enough parking for the residents and guests. It was suggested additional parking at the lumber yard, churches and school as well as a portion of the park.

j. Mark Remsa and Harry McVey Appearing – discuss TDR

Mayor Puglia introduced the top by explaining that a meeting had been held by the Planning Board and Township Committee. Concerns from the residents were heard. At that meeting, it was determined that we need about 450 houses for build out for Mansfield township. Discussions were held with the Planner and County and, from those discussions, it was learned that we have 450 homes on ½ to 1 acre with no townhouses and in keeping with the rural look. We are trying to stop massive growth and, at the same time, we don't want to build any more schools. He introduced Harry McVey and Mark Remsa. **Deputy Mayor Higgins** said we did not come up with a plan although the build

out is 450 homes. We have not agreed to anything. **Mayor Puglia** said this is an idea being presented that will cover us for the build out of Mansfield Township.

Harry McVey, Township Planner was present with mark Remsa from the Burlington County Bridge Commission, Planning Division. Mr. McVey said this program has been in transition for over 10 years. Input has been taken from the Committee, Planning Board, Zoning Board, and residents. Concerns were expressed at the meeting several weeks ago. Because of the concerns, he and Mr. Remsa have been working to try to accommodate all concerns. Based on the existing zoning, there is a potential for over 400 homes. The goal is to take the 400 homes and have them transferred to the town center with no net increase in the number of homes. This is the goal they have set out to do.

Mark Remsa thanked the public for the excellent input. Any good planning has to be flexible. The plan was fine tuned after hearing the concerns. He referred to two sketches, one of which represents the build out with the current zoning. It reflects about 2,050 acres of development land with 430 units spread throughout the township. This represents 1 unit per 3 acres. He also spoke of the cluster ordinance. The other plan represented the build out with TDR which includes a sending area with transferred units to a receiving area. They have achieved no net increase with TDR. If we have TDR, the water lines can be extended and there is also the ability to provide sewer. The developers will pay the bills to provide the sewers to also benefit the residents in town. You wind up with 430 homes with or without TDR. TDR will provide for more preserved land that can never be built.

Harry McVey said the benefits remain with the scenario and the ability to tie in with public water. Currently you cannot tap onto a water line in front of your house, this being a state law. If we have a TDR program, you can extend and tap onto water lines. Secondly, there will be the ability to provide sewer. The Reed farm will probably support the entire development without any other distribution or disposal fields. This will help with the problems in the Village of Columbus. In addition, we have wanted a by-pass around the Village of Columbus. If and when it is built, it will be a county road. With TDR, there will be more units in the village, thus allowing for the by-pass to be built at the developer's cost. More importantly is COAH which will not increase with the 430 units. 20% of that is what we are planning for. These will have to be built at some point and it will have to be in a sewer area. This will allow us to satisfy that. What happens if we don't satisfy? You run the risk of having another Mapleton. We wound up with 900 plus homes in Mapleton with very little planning oversight and very little public input although we do have some low and mod income housing. We lost the ability to plan for it. The goal is to accommodate the COAH units and maintain the control and the planning in the township. These are all important elements. **Mayor Puglia** added that some of the senior development and Project Freedom will help with COAH. If we have to add COAH, we want to do twin houses mixed in with other homes.

Mark Remsa said the concept keeps in tact the commercial areas that the township wants along Route 206 and the Bypass. It does not alter or change the route of the Bypass. He thanked the public for their input as well as the concern for the Committee. Mr. McVey said that, at this point, it is a concept.

Mayor Puglia said the Committee listened to the public, and then spoke with the Planner. They met with both Superintendents of Schools who were satisfied. Property values will not be affected as houses will be on $\frac{3}{4}$ of an acre, keeping with the country look. He feels the Committee is working for the public.

Mayor Puglia opened the public hearing.

Carl Schwartz, 40 Fitzgerald, felt positive work was done since the last meeting. He asked the sequence or contingency of the plan. He felt we should probably have developers signed and committed before the sewerage is started. **Mayor Puglia** said our first goal is to get sewers to the town of Columbus. The people in town will pay for it. However, we already have 1 million, 300,000 already for the sewers. **Attorney Magee** explained that, when doing something such as a sewer, a cost share ordinance is adopted.

The properties benefiting by the sewer are identified followed by a cost share agreement so that those that are here would pay and those that come later will pay based on it. The properties that are going to be improved and benefit from it are the ones who will be paying for it. **Deputy Mayor Higgins** explained that we received possession of the Reed Farm which is the land where the sewerage treatment plant will be built. Therefore we have the cost of the land. We also have a development on Petticoat Bridge Road that has contributed \$1,000,000 to start the sewerage treatment plan. On January 1, they owe us another \$382,000. We have a sewer utility that would issue bonds. The users are subject to pay for the bonds. We have started receiving requests about when the sewerage treatment plant will be developed and put into place. We have a commercial area that the owner wants to develop but can't develop without a sewer utility. They are also the same people who, when we start building the sewerage treatment plant, will give up the property and actually pay for the by-pass. When you create a utility, you normally charge a user connection fee which goes toward the construction and payment of the bonds. Then, afterwards, they are charged a user fee which pays for the operations and helps pay for the debt.

Mr. Schwartz asked if people not using the sewer will pay for it. He was told no. Non-users will not be responsible for any debt service. **Mayor Puglia** said our goal is to get commercial to help with taxes.

Jarrod Fantasia, 18 Waverly Drive asked how many units will be built adjacent to Meadows. Mr. McVey said it would be about 30 homes. He asked about out parcels across the street. Mr. McVey said he didn't have those numbers now as we are dealing with gross numbers, not details. The next step would be to develop the plan with feedback from the community. Mr. Fantasia asked where the COAH would be. This couldn't be answered at this point although the Committee is in favor of having it spread out through the community.

Colleen Herbert, 2 Millennium Drive, thanked the Committee for listening to the concerns of the residents. She asked if the plan is driven by the County or the Municipality. Is this something we have to have or is it something wants. **Mayor Puglia** said we want a plan for the future. We lack commercial now but we need sewer first. We don't want a builder to come here and sue us and then build all the low and moderate housing in one spot. We want a plan to mix in the affordable housing. **Committeeman Gable** said that, if we have a plan, it stops the developer from purchasing land and building a development that the community doesn't want.

Mr. Remsa added that the County does not dictate to any municipality. They listen to Communities and provide help when they ask for help. **Deputy Mayor Higgins** explained that, many of the developments in our Township were result of law suits. We have different sewerage treatment plants in the different developments. The State was encouraging doing more of the village concept because, if you have a village, it is more efficient to provide services rather than scattered communities. It was more than 10 years ago that the committees started working on the village concept. It has taken this long to get through the DEP. Now that they have come through, we have started going with this planning. Originally we had over 900 houses which are now 400. Mr. Remsa explained how there was a decrease by shrinking the sending area. In addition, the lot size of the receiving area increased to a $\frac{3}{4}$ area lot. **Deputy Mayor Higgins** noted those years ago, we had more sending areas but with the increase of Farmland Preservation, we now have less sending areas.

Mrs. Herbert asked if the schools think they can handle this without being detrimental to the children. **Attorney Magee** said there was no doubt that they could handle the increase. Mrs. Herbert also questioned whether Governor Christie had plans to abolish the COAH. **Attorney Magee** answered by saying the courts wouldn't allow this. Mrs. Herbert said she does a lot of work with Burlington Township who has a great program. He recommended speaking to their planners. **Mayor Puglia** said we have a specific sewer area. Mrs. Herbert was concerned that most people are concerned on the burden of the taxes. She asked if people who are not hooking up to sewers will be financially responsible. She was told no. Her taxes won't rise as a result of the sewers. **Mayor Puglia** stressed the need for commercial and referred to a big ratable with

potential warehouses but the tenants are no longer interested. We have had obstacles and the ratable for this project would have helped. Now we don't know what is happening. Another project will be before the Planning Board in May and this will be a big ratable. We have another on Route 206. Our goal is pushing for ratable. Mrs. Herbert felt ratable are great but control is better as we don't want another Hamilton or Robbinsville.

Dan Klotz, 41 Waverly Drive said he doesn't understand the logic. He referred to the outskirts of the Georgetown area which will remain the 3 acre minimum. He didn't understand why you wouldn't put clusters there opposed to inside the village. He felt there will be congestion and traffic in the village. However, the Georgetown area is more rural. **Mr. McVey** explained that Georgetown does not have the land mass or sewerage. The by-pass is an attempt to deal with traffic. Mr. Klotz then asked what is the maximum number of houses you can put in the receiving area now that they have shrunk. **Mayor Puglia** said that if we have about 1,300 acres that can be built out. This is how they came up with around 400 to 420 houses. This would be with three acre zoning. Mr. Klotz questioned whether some areas are developed and some are wet. Mr. Remsa then explained the process wherein the environmentally sensitive lands are pulled out of the calculations. You end up with net developable area which has inefficiencies in its shape and, with construction of roads and Stormwater management, you wind up with about 75% of the land which can be developed with houses. Mr. Klotz questioned whether 430 was all we could get. Mr. McVey said the number depends on the size of the lot that you approve. Originally, we were looking at ¼ acre or less lot sizes which led to 960 homes. Now we are considering ¾ acre lots which leads to 430. **Mayor Puglia** said he was in favor of having TDR as long as the number of homes is 430 because this will preserve big sections of farmland. **Deputy Mayor Higgins** also said he was in favor of TDR.

Phillip Bracken, 4 Pederson Court asked who will oversee the sewerage treatment plant as he knew of Florence who was having trouble with odors. **Mayor Puglia** said the town would be in charge. He also informed Mr. Bracken that the area in Florence he was speaking of was the landfill, not the sewerage treatment plant. **Attorney Magee** said the operator of the plant will have rules and regulations to follow. **Mayor Puglia** added that it is going to be a process but we are going to do what is right for the town.

Boris Vilic, 30 Waverly Drive, thanked the Committee for listening and said he felt this is a big improvement. He thanked the Committee for posting the Planning Board minutes on line and suggested posting the entire plan and how it will affect the township. He referred to Chesterfield and how this community was impacted negatively. Mr. Vilic said he spoke to Mrs. Bacher today who had told him she wasn't concerned but that she asked for projection of the number of students before even being able to determine if it will impact the schools. **Attorney Magee** said that Dr. Sarruda gave her a projection of the number of students based upon 430 houses at the current statistics. **Mayor Puglia** spoke of a past proposed project with 700 to 800 houses which had a bearing on the size of the present elementary school. The county purchased that project and this took 700 to 800 houses out of the projection. Therefore he felt we have some room for our students. Mr. Vilic then referred to Chesterfield where the taxes went up 460% and asked the Committee to project the taxes in this community. **Mayor Puglia** said we have no idea of how soon people will build here. It might be a long time if the economy says the same as it is. Mr. Vilic asked the projection if this were done today and how much would be spent on additional police and firemen. **Mayor Puglia** said we are pushing for ratables which will offset our taxes.

Mark Remsa felt that comparing Chesterfield with Mansfield is like comparing apples to oranges. He explained the differences followed by **Mayor Puglia** commented that Chesterfield has no senior housing where Mansfield has two large developments. This contributes a lot of money to the schools. In addition, Chesterfield does not have any ratables such as NADE.

Michael McKeon, 5 Landview Lane asked if COAH units would be for rent or purchase. He was told this is undecided at this point. Mr. McKeon said he was concerned with this since he thought renting affects the value of the surrounding area. If

you purchase, you take more care of the property. Mr. McKeon asked where the by-pass would start and stop. Mr. Remsa responded saying from the intersection of Petticoat Bridge Road and Columbus Road through farm fields to Route 206. Mr. McKeon asked where sewers will start and stop. **Mayor Puglia** explained it is for the village of Columbus currently. Mr. McKeon asked if it will be mandated to hook up to sewers and will it be over a period of time. **Attorney Magee** explained the Department of Health will dictate this. Mr. McKeon also questioned whether the septic or cesspools will be removed. **Mayor Puglia** explained that they are filled with sand. Mr. McKeon asked if there will be plans for the waste gas from the sewer plant to be used in any way. He was told this has not been discussed yet. **Mayor Puglia** was not sure what type of plant will be built. Mr. McKeon felt there is reusable energy in waste gas and this should be considered.

Horace Lippincott, 3036 Route 206, asked what will happen to the town of Columbus when the Municipal Building is moved out of town. He felt Atlantic Avenue is falling apart as some houses are in bad shape. **Mayor Puglia** explained we are looking to a redevelopment for the town of Columbus. Mr. Lippincott hates to see the town go to pieces. **Mayor Puglia** said things take a long time but everything is dependent on sewers. Mr. Lippincott was still concerned over the future of the village of Columbus.

Carol Foster, 191 Atlantic Avenue, said the by-pass looks as if it will split up the area where development will be clustered. She was concerned over people crossing the street and wondered how the community will be kept whole with a by-pass going through. Mr. Remsa said the by-pass will be a tree lined boulevard with a grass median. Speeds will be lower and there will be cross walks. There will be one traffic lane each way. Mrs. Foster was also concerned about property values will be affected negatively if the SAT scores go down. She referred to US Department of Education data indicating a direct correlation between property value and SAT scores which is a direct result of social economic status factor. Education level is directly based on the value of your property. This ties into our real estate values and property taxes. She was concerned that, if we go with $\frac{3}{4}$ acre lots rather than 1 acre lots, are we going to lower our rating with the State. She was told the values will be equal and could be more because sewer and water is available. She felt that, currently, Mansfield Township is at the point of a bell curve, and, if we drop a little bit, we will be on the negative end of the bell curve. Her concern is that we have to keep everything in perspective because we can't afford to have our real estate drop or the educational levels will drop. This will be because we put too many houses in. She wants the Committee to take into account of not letting our real estate values go down. **Mayor Puglia** felt that no one wants to let our property values go down.

Mr. Remsa added that the $\frac{3}{4}$ acre lot with sewer and water equals a one acre lot.

Tony Quinto, 27 Waverly Drive, confirmed that the indoor training facility was built at no expense to the tax payers. **Mayor Puglia** said the cost of the building was no expense to the local tax payers as it came from the Bridge Commission. He then asked if the sewer will be built at no cost to the taxpayer. **Mayor Puglia** said the user will pay for it in a long run. The town will put up a bond but the money will be replaced by the users. **Deputy Mayor Higgins** added that, if you are not hooked up to the system, you will not have any liability. Mr. Quinto spoke of the Bridge Commission's initiative to put the by-pass in. Mr. Remsa informed Mr. Quinto that it was not the Bridge Commission's initiative. Mr. Remsa said the by-pass came from the public who did not want heavy traffic through town. The Bridge Commission agreed that it made sense. Mr. Quinto asked the benefit of the by-pass as well as the cost. **Attorney Magee** said the developer of the property will have to construct the road. There will be no costs after construction because the road will belong to the county. **Deputy Mayor Higgins** said there is a large area on Route 206 toward Springfield subject to a development. This won't happen until sewerage. He has committee to the by-pass road once sewer is there. The benefit to the Township is the elimination of dump trucks and tractor trailers going through town. He feels water and sewer will help create a town atmosphere in the village and the elimination of the trucks will also improve the area for development.

Brian Baumley, 37 Waverly Drive, asked if the town was following the new laws of the state for TDR. Mr. McVey said the town is set up with Burlington County. Mr. Baumley asked the legal basis for not operating under the laws. Mr. McVey said we got approval from the state. Mark Remsa added that the legal basis is that we have an option. We can either go under the Burlington County Demonstration Act or the State wide TDR Act. The difference between the two is that the state wide act costs tremendously to achieve TDR. Under the County, the program is less costly, less burdensome, and less onerous Mr. Baumley felt the requirements aren't as rigid under the Demonstration Act. He also felt that the state wide TDR would create tremendous cost to the township. Mr. Baumley added that he thought it would be done right. Mr. Remsa said that there is no indication that the Demonstration Act adopted in the early 90's is any weaker or lesser. This program will get the TDR up running faster and will be more effective, preserving the farmland and balancing it with the growth. The other program will take longer.

Mr. Baumley questioned the minimum size lot under Senario B. He was told 30,000 square feet or $\frac{3}{4}$ of an acre. Mr. Baumley questioned the development potential of the sending areas. He was told it was all developable land. The wetlands and flood plains were removed. Mr. Baumley asked that, before passing an ordinance for TDR, are the traffic and engineering going to be done. He was told we are in the very beginning of the process. We need an Economic Base Study, Zoning Ordinance, Master Plan Amendments, Traffic Studies, a designed sewer plant, and infrastructure. Mr. McVey felt it would take a minimum of 6 years. The Township, State and County have to approve what the Township approves. Mr. Remsa added that the county helped to provide a grant for the town to fund the traffic and circulation study. Mr. Baumley asked if it was possible to scatter the COAH housing in one place. Mr. McVey said that, as designs are developed, this is what we have in mind and, after getting opinions from various groups, if it has to be re-worked, that will be done. Mr. Baumley referred to the Township represented to Orleans that they could build 86 homes on the 40 acres at the end of Waverly Drive currently owned by Orleans. McVey said that Orleans are misspeaking. The lots at the Meadows were approved in clusters. The 40 acres is reserved as open space unless the township incorporates a TDR program. Nothing is guaranteed. He assured Mr. Baumley that that particular property will be 30,000 square foot lots.

At this time, **Mayor Puglia** closed the public portion.

COMMITTEE COMMENTS

Committeeman Gable thanked the residents for coming out and expressing their comments. Their input is appreciated

Deputy Mayor Higgins thanked the residents for attending.

Committeewoman DiGiuseppe asked if the 20% COAH was included in the 430 homes. Mr. McVey said no, it was 20% of that number. As indicated earlier, the COAH issue is before the Supreme Court of NJ at the present time. Whether the state steps up and develops new rules and regulations or the court does it remains to be seen. We believe the 20% is the worse case scenario although we are hoping for the best. It is 430 plus the COAH.

MOTION FOR ADJOURNMENT

A motion was offered by **Committeeman Gable** and second by **Deputy Mayor Higgins** to adjourn. Motion carried.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Barbara A. Crammer
Deputy Clerk

Linda Semus, RMC
Municipal Clerk

