

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
MEETING MINUTES
February 24, 2016
Executive Session Meeting
6:30PM**

The Regular Meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance: **Mayor Sean Gable, Deputy Mayor Robert Semptimphelter, Committeewoman Laverne Cholewa, Committeeman Arthur Puglia, Committeeman Robert J. Higgins, Tax Assessor Jeff Burd, Clerk Linda Semus, and Solicitor Michael H. Magee.** **Administrator Michael Fitzpatrick** was not in attendance.

Deputy Mayor Gable 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 4, 2016. 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 8, 2016.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to go into executive session as per the following resolution.

RESOLUTION 2016-2-6

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: Pending contract issues, pending litigation and personnel.
3. It is anticipated at this time that the above subject matter will be made public when the matter has been resolved and approved for release by the Township Solicitor.

The meeting was called to order by **Mayor Sean Gable** followed by the Salute to the Flag and a Moment of Silence.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to come out of executive session. Motion carried.

Attorney Magee explained the purpose of executive session as potential contract issues, pending litigation, and personnel.

ENGINEER'S REPORT

Engineer Rick Brown spoke of the resurfacing of Axe Factory Road and the proposed meeting with the County to discuss their monetary participation for the improvements to the road. He recommended that, if we don't hear back from them within the next 30 days, we redefine the project limits, revise the scope of the proposal accordingly, and proceed with the available funds from the DOT.

He will have the proposal for the FY 2015 CDBG Application to the Clerk's Office before March 3rd for the Committee's consideration for the March 9th meeting.

Engineer Brown said he will prepare a cost estimate for the firehouse drainage issue in efforts to rectify the problem.

As far as the projects in design, **Engineer Brown** said there was no change since the last report. We are waiting for the notification on the Mansfield Road East application.

Engineer Brown received documents from Remington & Vernick in regard to the fire protection system. He will have a report by the next meeting.

In regard to reconstruction of White Pine Road, he has prepared a revised bond estimate submitted to the applicant. As soon as the applicant deposits his fees, they will initiate work on the rest of the work which was done under Remington & Vernick. PSE&G will be relocating the poles.

The inlet abandonment at 959 Mansfield Road West and the drainage issues at 330 Mansfield Road East will be revisited with Mr. Jones in order to come up with a definitive plan of action.

Plans were received from French and Parrello for Mansfield Logistics Park. There is work they have to complete prior to the expiration of the Permit Extension Act. **Engineer Brown** is preparing construction cost estimates so they can post the appropriate inspection fees.

At the last meeting, Mr. Gottesman from Four Seasons asked for inspection of the cracked pavement at this development. **Administrator Fitzpatrick** and **Engineer Brown** met with him on February 17th and visited several areas in the neighborhood. **Engineer Brown** said he will come up with a plan of action to rectify the cracking.

Engineer Brown also inspection inlets on Millennium Drive on February 17th. He said there is inlet settlement which appears to be from a failed connection between the piping and the inlet structure. He will prepare a plan of action for that. In addition **Committeeman Higgins** had brought up a similar situation on Hansom Drive. He will come up with a plan of action at this location also.

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

ORDINANCE

ORDINANCE 2016-4

AN ORDINANCE AMENDING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF MANSFIELD ENTITLED "ZONING" BY ADDING AN ARTICLE XXXIII, ENTITLED REDEVELOPMENT ENTITY AND A CERTAIN REDEVELOPMENT PLAN OF THE TOWNSHIP OF MANSFIELD ESTABLISHING A REDEVELOPMENT ENTITY AND A CERTAIN REDEVELOPMENT PLAN IN THE TOWNSHIP OF MANSFIELD.

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey as follows:

WHEREAS, the Township Committee of the Township of Mansfield has directed the Township of Mansfield's Planning Board (by Resolution No. 2015-4-5 to conduct a preliminary-redevelopment investigation of Block 45.01 Lots 2.01, 2.02, 3.01 and 3.02; Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12; and

WHEREAS, the Township Committee of the Township of Mansfield has received and approved the preliminary-investigation studies of these areas, which were previously submitted to and have been accepted by the Planning Board; and

NOW, THEREFORE, BE IT ORDAINED by the Township committee of the Township of Mansfield that the Land Development Ordinance includes the following:

Section 191, Redevelopment Entity and Redevelopment Plan

1. The Township Committee of the Township of Mansfield shall function as the redevelopment entity in the Township of Mansfield and have the ability to exercise all the powers set forth in **N.J.S.A. 48:12A-4(3)(c) and N.J.S.A. 40A:12A-8.**
2. The Township Committee shall adopt, by ordinance, a redevelopment plan for Block 45.01 Lots 2.01, 2.02, 3.01 and 3.02; Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12; are hereby designated as redevelopment zones within the Township of Mansfield.

REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Mayor Gable explained Ordinance 2016-4 is scheduled for re-introduction with revisions. **Clerk Semus** read the Ordinance by title and announced the public hearing scheduled for March 9, 2016 at 7:30 pm.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to introduce Ordinance 2016-4. Motion carried on a Roll Call Vote, recorded as follows:

Committeeman Higgins said the above ordinance had to be changed from the last meeting. As a result, the Planning Board meeting was canceled this month. Therefore, he felt the Board should hold a special meeting prior to the Committee's next meeting.

AYE: PUGLIC, CHOLEWA, HIGGINS, SEMPTIMPHELTER, GABLE
NAY: NONE ABSENT: NONE ABSTAIN:NONE

ORDINANCE 2016-5

AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING CHAPTER 39A OF THE CODE OF THE TOWNSHIP OF MANSFIELD ENTITLED "PURCHASING: CLAIMS APPROVAL"

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey as follows:

Article I

The Code of the Township of Mansfield is hereby amended by adding thereto new subchapter, §39A-7(c) to read as follows:

39A-7(c) Tuition and/or Registration Fees needed for employment certification/license required by New Jersey Statute.

The following procedure shall be set forth for all requests for authorization for payment of or reimbursement for tuition and/or registration fees for classes attended by an employee for certification/license purposes for positions requiring same by New Jersey Statute.

CRITERIA

1. An employee within the Township who is seeking to possess certain certifications/license is eligible to apply to the Township Committee for payment for tuition and/or registration fees for classes attended in furtherance of acquiring or maintaining the necessary certification/license to perform all the duties of said position. Any approvals are at the discretion of the Township Committee, with recommendation by the employee's Supervisor and Township Administrator, and will be reviewed on a case by case situation.
2. The employee must have been employed for a minimum of six (6) months, full time.
3. Training and development classes are identified in conjunction with the employee's supervisor and the Township Administrator.
4. The supervisor and Administrator can include a variety of courses from an array of options, with the ultimate goal of certification or licensure.
5. Prior approval from both the employee's supervisor and Township Administrator.
6. Employee has an obligation to attend classes and seminars paid for by the Township, and maintain a passing grade. If a passing grade is not achieved, it is incumbent upon the employee to either reimburse the Township within three (3) months of notification of grade results or the employee will pay on their own for the retaking of said class.
7. The employee must remain for a period of thirty-six (36) months following any reimbursement for tuition and/or registration fees. The thirty-six (36) month period will be begin upon successful completion of the class reimbursed.
8. If the employee leaves employee with the Township prior to the expiration of the thirty-six (36) month employment requirement referred herein, employee will be required to pay back the full amount of any reimbursed tuition and/or registration fees.

REIMBURSEMENT

1. Tuition and/or registration fees
2. Books and Supplies
3. Parking
4. Travel mileage

REPEALER, SEVERABILITY AND EFFECTIVE DATE.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Clerk Semus read the ordinance by title and announced the public hearing to be held on March 9, 2016 at 7:30 pm.

Mayor Gable explained the ordinance sets up a procedure for tuition for employees who want to take classes for certifications or license requirements.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to introduce Ordinance 2016 -5. Motion carried on a Roll Call Vote, recorded as follows:

AYE: PUGLIA, CHOLEWA, HIGGINS, SEMPTIMPHELTER, GABLE
NAY: NONE ABSENT: NONE ABSTAIN: NONE

RESOLUTIONS

RESOLUTION 2016 -2-7

RESOLUTION REVISING CHANGE ORDER #3 AND ACCEPTING SAME FOR THE CONSTRUCTION/RENOVATION OF THE NEW POLICE STATION/PUBLIC WORKS FACILITY IN THE NEW MUNICIPAL COMPLEX

WHEREAS, the Township Committee has received from their project architect, Rodier Ebersberger Architects, a recommendation and approval of the revised change order #3 as follows:

- Install receptacle for video in Sergeants' Room 121 \$ 187.59
 - Install three (3) squad receptacles and two (2) Dedicated circuits in Data Room 109 \$2,314.40
 - Install receptacle in Conference/Training Room Room 127
 - Install wire to two (2) Type P Fixtures in Waiting Area 100 \$ 657.57
- Total Change Order amount, including 5% O&P \$3, 514.49

; and

WHEREAS, a revised change order, AIA Document G701-2001, dated February 9, 2016, in the amount of \$3,514.49 has been executed by the Contractor, Fasolino Contracting Corp., on February 17, 2016; and

WHEREAS, the change order is a result of unforeseen circumstances and will lead to additional expenses; and

WHEREAS, the following change order is necessary:

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington authorizes the above listed revised change order #3, with the following stipulation:

It is awarded to Fasolino Contracting Corp., in the amount of \$3,514.49; and

That funds are available in account no. 04-215-201-121-810

Mayor Gable explained the Resolution as being change orders to the Police Department project to add extra receptacles for the camera system and other fixtures in the amount of \$3,514.49.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to adopt Resolution 2017-2-7. Motion carried on a Roll Call Vote, recorded as follows:

AYES: SEMPTIMPHELTER, CHOLEWA, PUGLIA, HIGGINS, GABLE
NAYS: NONE ABSENT: NONE ABSTAIN: NONE

RESOLUTION NO. 2016-2-8

RESOLUTION ACCEPTING THE BID FROM R HIGGINS, LLC TO LEASE A PORTION OF THE SECOND FLOOR IN THE NEW MUNICIPAL COMPLEX

WHEREAS, the Township of Mansfield solicited bids to lease a portion of the second floor of the Municipal Building located at 3135 Route 206 south, Columbus, New Jersey 08022, as office space pursuant to NJSA 40A:12-14; and

WHEREAS, the bid contained certain conditions and restrictions, including that the users be limited to office use, principal users be the only qualified bidders, that no subletting would be permitted and a minimum rent and square footage to be leased, etc.; and

WHEREAS, NJSA 40 A: 12-14 requires that the Municipality award to the highest qualified bidder; and

WHEREAS, R. Higgins, LLC has submitted the highest qualified bid in accordance with the bid specifications, standards, conditions and restrictions; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington State of New Jersey is hereby authorized to enter into a lease with R Higgins, LLC under the following terms and conditions:

1. R Higgins, LLC will occupy approximately 670 square feet on the second floor of the New Municipal Complex. More specifically identified in the Exhibit "A" to be attached to the lease to be executed;
2. R Higgins, LLC will also be entitled to the use of the common areas in the building including the hallways, stairways, restrooms, conference room and support spaces, along with any other co-tenants of the building;
3. The term of the lease will begin on March 1, 2016 and terminate on February 28, 2019;

4. R Higgins agrees to pay rent at the rate of \$15.00 per gross square foot, inclusive of the proportionate share of the common areas;
5. The municipality will provide gas, electric and water. R Higgins, LLC will be responsible for all other costs including but not limited to, telephone, cable, facsimile, internet, etc.;

BE IT FURTHER RESOLVED that the terms and conditions of the lease to be executed shall be made a part of this Resolution and implemented accordingly.

Mayor Gable explained we had gone out to bid to rent space on the second floor of our facility. R.Higgins LLC was the highest bidder for \$15 a square foot for office area of about 670 square feet.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to adopt Resolution 2016-2-8. Motion carried on a Roll Call Vote, recorded as follows:

AYES: SEMPTIMPHELTER, PUGLIA, CHOLEWA, GABLE
NAYS: NONE ABSENT: HIGGINS ABSTAIN: NONE

RESOLUTION 2016-2-9

RESOLUTION FOR REFUND OF EXEMPT VETERAN

WHEREAS, the homeowner listed was declared to be a Disabled Veteran; and,
WHEREAS, the homeowner, therefore is totally exempt from paying property taxes according to N.J.S.A. 54:4-3.30; and,

WHEREAS, the homeowner paid the Taxes for 2015;

NOW, THEREFORE, BE IT RESOLVED, that the Township of Committee of the Township of Mansfield, County of Burlington and State of New Jersey at their Regular Meeting held on February 24, 2016 hereby authorizes the Tax Collector to refund taxes to the following, retroactive to August 3, 2015.

| Block | Lot | | Amount |
|-------|-----|----------------|------------|
| 42.30 | 24 | Angela Stefani | \$5,062.73 |

A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimphelter** to adopt Resolution 2016-2-9. Motion carried on a Roll Call Vote, recorded as follows:

AYE: PUGLIA, SEMPTIMPHELTER, CHOLEWA, HIGGINS, GABLE
NAY: NONE ABSENT: NONE ABSTAIN: NONE

BILL LIST:

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to approve the regular and escrow bill list. Motion carried on a Roll Call Vote, recorded as follows:

AYE: SEMPTIMPHELTER, PUGLIA, CHOLEWA, HIGGINS (see below)
GABLE (see below)
NAY: NONE ABSENT: NONE
ABSTAIN: HIGGINS (on 5069 and 5086) GABLE (on 5068)

MINUTES: February 10, 2016

A motion as offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimphelter** to approve the minutes of February 10, 2016. Motion carried.

REPORTS: Clerk, Court, Tax, Construction, Police, EMS, Property Maintenance

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Puglia** to accept the reports as listed. Motion carried.

DISCUSSION/ACTION

a. Snow Contract Amendments

Mayor Gable explained that discussions had been held recently about the snow plow equipment available for use during the big snow storm. We wanted to define the equipment and make some changes which were presented at the last meeting. We asked the contractor to have additional equipment consisting of four 8 foot plow trucks at \$125. per hour. There will also be four 10 foot plow trucks at \$235 per hour. Jef Jones will remain as the contact for the snow storm. A motion was offered as described by **Mayor Gable**. The motion was second by **Committeewoman Cholewa** and carried on a Roll Call Vote, recorded as follows:

AYE: PUGLIA, CHOLEWA, HIGGINS, SEMPTIMPHELTER, GABLE
NAY: NONE ABSENT: NONE ABSTAIN: NONE

b. Farm Stand

Mayor Gable said there is an issue of concern in regard to the farm stand on West Main Street. The Bassett family requested a waiver of fees to appear before the Planning Board. However, those fees cannot be waived. **Attorney Magee** explained that the Land Use Act does not provide for Governing Bodies to waive fees that are for Planning Board application and professional fees. A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimphelter** to deny the request to waive fees. Motion carried on a Roll Call Vote, recorded as follows:

AYE: PUGLIA, SEMPTIMPHELTER, CHOLEWA, HIGGINS, GABLE
NAY: NONE ABSENT: NONE ABSTAIN: NONE

c. Family Medical Leave

Mayor Gable explained that the Township Committee is approving a family leave for an employee in the Police Department. A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimphelter** to grant this leave. Motion carried on a Roll Call Vote, recorded as follows:

AYE: PUGLIA, SEMPTIMPHELTER CHOLEWA, HIGGINS, GABLE
NAY: NONE ABSENT: NONE ABSTAIN: NONE

RECREATION: Indoor/Park permit:

1. Northern Burlington Soccer Club, u10 girls team, for soccer practice in Feb – March 2016.
2. Northern Burlington Lacrosse Club, for lacrosse practice from Feb. through Dec. 2016 in the indoor facility and Friday night games at the Civic Club Field on various Friday nights in March through June 2016. Field use is subject to availability around rec teams. (*insurance certs are attached to applications. Outside organization fees will apply and all groups will be scheduled based on availability around rec teams.*)

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to approve the above requests. Motion carried on a Roll Call Vote, recorded as follows:

AYE: SEMPTIMPHELTER, PUGLIA, CHOLEWA, HIGGINS, GABLE
NAY: NONE ABSTAIN: N ONE ABSENT: NONE

3. **FYI:** The Annual Egg Hunt will be held on Saturday, March 19th, rain or shine, at Mansfield Community Park.

The FYI announcement was made by **Mayor Gable**.

PUBLIC COMMENT

Charles Daly, 1 Manchester Court, spoke of a build-up of dirt behind his property which causes flooding, a concern he has expressed for about two years. He questioned the status. He said every reasonable avenue had been looked into and, now, at the last meeting, they had agreed to designate the person who caused the problem in charge of the solution. He noted that March is close and there has been no solution.

Mayor Gable said it was agreed to allow Mr. Albanesi to present a plan prepared by his architect. In addition, the township has a new engineer, Carroll Engineering, who is reviewing this also. Hopefully, we can decide relatively soon that the proposed fix will address, not only his property, but the back end of the property. Mr. Daly expressed his frustration as any time the owner agrees to do something, there is more flooding. **Mayor Gable** asked **Engineer Brown** to proceed with his investigation as soon as possible. **Engineer Brown** said he did a brief

tour and understood there was a plan forthcoming but he will now do an independent review and make some recommendations.

Fritz Wainwright, 1011 Cedar Lane, Burlington, NJ, said the Grange has assembled a booklet of Walter Bowne's poems. He referred to an article in Sunday's paper about it. The booklets are for sale for \$20.00 to benefit the Grange.

Jim Johnson, 7 Harrington Drive, referred to the recent tax assessment which, he felt, was for certain areas of the township. He asked if the whole township would be assessed. **Mayor Gable** explained that the township did a Compliance Plan that assessed areas of the township that required the assessments to be reviewed. **Assessor Jeffrey Burd** explained that there were several neighborhoods in the township, some of which were over assessed and some of which were under assessed. In October, he presented a proposal to the Township Committee to bring the ones that were high more into alignment and the ones that were lower to bring them up to a more equalized value. He complied his data and presented it to the Burlington County Board of Taxation. It was approved based on comparable sales. There were three areas increased and four developments that were decreased.

Mr. Johnson questioned the process. **Assessor Burd** said it was based on comparable sales throughout the township the past two years. Mr. Johnson asked if there was a reassessment done in the entire township recently to which **Assessor Burd** said, yes in 2012-2013. Mr. Johnson then questioned the reason for the reassessment now. **Assessor Burd** again explained certain areas going in different directions which the Compliance Plan addressed.

Assessor Burd questioned if Mapleton was over assessed. He was told no. He noted that both Four Seasons and Homestead were under assessed. Mr. Johnson felt this was not legal to which **Assessor Burd** disagreed. Mr. Johnson felt the seniors were being specifically targeted. **Assessor Burd** disagreed.

Mr. Johnson said his property has been increased \$831. per year which he feels is pretty steep. On top of that, new tax rates may make it go up even more. **Assessor Burd** again, it was based on market value. He also explained that municipalities are required to assess their properties as close to the market as possible meaning the property should be valued as close to what it can be sold for. Four years ago, the township did a reassessment which was approved by the Township Committee, the Burlington County Board of Taxation, and the State of New Jersey. After the reassessment, the Township then has to apply for a Compliance Plan for 25% of the properties every year based on the sales. The Assessor has to make corrections to the communities so the houses are within their assessed value and the market. **Assessor Burd** explained that, this year, the ratio is 82% just for this community. **CFO Monzo** explained that, in Mansfield Township, overall, the properties are assessed at 82% of market.

Assessor Burd told Mr. Johnson he would review his numbers with him when he was in the office, on Monday.

Tony Quinto, 27 Waverly Drive, referred to the amount of the 2015 assessment for the township and then asked **CFO Monzo** if he could share the projected 2016 total assessment for the township. **CFO Monzo** said it is not projected but a known number which he would look up. Mr. Quinto then reviewed the amount spent in 2012 for \$200,000 for a third party to provide the reassessment plus \$60,000 in overtime to the assessor. He asked, that, in the year that was completed, the assumption was that the assessment was brought up to fair market value. Mr. Quinto then said that the year following the reassessment, our ratio was 84%. He questioned why the year following the reassessment, the assessment of homes be so far away from market value. **Assessor Burd** said he has never seen the sales ratio be 100% after a revaluation or reassessment but has never seen it that low. He further explained that the State of New Jersey Division of Taxation follows all of the sales in every municipality. There was no way to control the market place as, all of a sudden there is a rash of sales that are very high or very low. There is no way to compensate for that. You cannot control the market place. Sometimes in a small municipality, one or two sales can throw the ratio way off which can linger with the sales ratio down the road.

CFO Monzo referred to Mr. Quinto's question about the 2016 total assessment being \$984,624,884.00. This determines the tax rate and the amount of money needed to collect. **CFO Monzo** said the Municipal Budget will be introduced March 9th. The restrictions placed on New

Jersey Municipalities for tax levy increases is no more than .6 of one cent for 2016. Mr. Quinto felt the Compliance Review was critical as it should never have happened if the assessment was done correctly in the first place.

Andrew Lisanti, 11 Harrington Drive, asked if **Assessor Burd** is assessing his adult community the same as any house on the open market. He was told yes. Mr. Lisanti felt you can't sell a house in a community like his the same as you can on the open market in the township. His home is 1,674 square feet. His assessed valuation was \$85,800 when he purchased his home in 2001. The houses similar to his are selling for about \$225,000 at this time. His assessment was raised by \$20,000 which means he has to pay over \$600 a year more. Mr. Lisanti said he would not be able to get the amount the assessment is now as he is assessed at \$205,900. He felt the house could sell for \$225,000. Mr. Lisanti was under the impression that the \$205,900 was only 82% of the market. Again Mr. Lisanti felt you can't sell a home in his community for as much as you can outside the development. **Assessor Burd** disagreed. **CFO Monzo** explained to Mr. Lisanti that the 82% represents every single property in the township. When the Compliance Plan is done by the Assessor, his charge is to take properties under the Compliance Plan up to the market value they should be. Mr. Lisanti felt the houses are not selling at the value the Township is claiming. **Assessor Burd** said the numbers were derived based upon comparable sales in his development. Mr. Lisanti felt this is what is driving people out of the state, especially the seniors. **Assessor Burd** told Mr. Lisanti that the days on the market of houses in Four Seasons has been decreasing which indicates a popularity of people who want to move there. Mr. Lisanti felt the whole town should have been assessed and not single out certain areas.

Committeeman Higgins further explained some properties assessed higher than 82% and some are lower. We are trying to get the ones lower than 82% up closer to fair market value. This is an effort to correct the situation.

With no further comment from the public, **Mayor Gable** closed this portion of the meeting.

COMMENTS FROM THE COMMITTEE

Committeeman Higgins thanked the residents for coming to the meeting.

Committeeman Puglia thanked the residents for coming out in the rain.

Committeewoman Cholewa said she had visited a Johnny-on-the-Spot which she found very nice and very clean. She felt they would be an asset to the town. She also thanked the residents for coming to the meeting.

Mayor Gable reminded the residents that the Rabies Clinic is March 5th, 9am to Noon at the old Fire House in Columbus. He thank the people for attending and for their comments.

MOTION FOR ADJOURNMENT

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adjourn. Motion carried.

PREPARED BY:

RESPECTFULLY SUBMITTED

Barbara A. Crammer
Deputy Clerk

Linda Semus, RMC
Municipal Clerk

Approved: March 9, 2016

