

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY  
MEETING MINUTES  
April 13, 2016  
Executive Meeting  
6:30 PM**

The Executive Session Meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance: **Mayor Sean Gable, Committeewoman Laverne Cholewa, Committeeman Robert Semptimphelter, Committeeman Robert J. Higgins, Committeeman Arthur Puglia, Clerk Linda Semus, and Administrator Michael Fitzpatrick. Attorney Michael Magee** was not in attendance.

**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 **Committeeman Puglia** and second by **Committeeman Semptimphelter** to go into Executive Session by adoption of the following Resolution. Motion carried.

**RESOLUTION 2016-4-1**

**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: contract negotiations and personnel issues.
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.

Upon conclusion of the Executive Session, a motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adjourn the Executive Session and open the Regular Session. Motion carried.

The regular meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance: **Mayor Sean Gable, Committeewoman Laverne Cholewa, Committeeman Robert Semptimphelter, Committeeman Robert J. Higgins, Committeeman Arthur Puglia, Engineer Rick Brown, CFO Joseph Monzo, Administrator Michael Fitzpatrick, Clerk Linda Semus, and Deputy Clerk Barbara Crammer, Attorney Michael Magee** was not in attendance.

**Clerk Semus** explained that the purpose of the Executive Session was for contract negotiations and personnel issues.

**Mayor Gable** explained that Attorney Magee became ill this afternoon and was unable to attend the meeting tonight.

**Mayor Gable** opened the Regular meeting followed by the Salute to the Flag and a moment of silence.

**FINANCE**

**CFO Monzo** said the Committee introduced the 2016 Municipal Budget at the last meeting with the public hearing to be held at this meeting for a vote on the budget.

**Mayor Gable** called for questions or comments from the Committee. Since there were none, he opened the public hearing.

A man from the audience asked for copies. **CFO Monzo** explained it will be on the website upon adoption. In addition a copy is available in the Clerk's Office

With no further comments from the public, this portion of the meeting was closed.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-4-2. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: PUGLIA, CHOLEWA, HIGGINS, SEMPTIMHELTER, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

\*\* A copy of Resolution 2016-4-2 is spread on the following pages.

**Committeeman Higgins** had asked for the 2016 appropriation for the Engineer. **CFO Monzo** said it was \$70,000.

### **ENGINEERS REPORT**

**Engineer Rick Brown** referred to his Project Status Report dated April 13, 2016. He said he had not received a response from the County regarding Axe Factory Road. He recommended reducing the scope and move forward with monies are available. He will prepare the reduction and provide it to **Administrator Fitzpatrick** in a few days.

**Engineer Brown** did a tour of the building this afternoon with the Architect for the CDBG funding for accessibility for the second floor. He anticipates a concept plan to be prepared within the next four weeks for consideration and approval by the Committee so they can move forward and prepare the plans and specifications.

Based upon a meeting with **Mayor Gable** and **Administrator Fitzpatrick**, they are going to prepare a request for proposals for the firehouse drainage and also the inlet abandonment at 959 Mansfield Road, North Island Road & Millennium Pavement settlement, Hansom Drive Storm Sewer Inlets, and 4 Sherwood Lane Pavement Settlement. He will put these out for quote and submit back to the Committee for their consideration.

Notification was received from the DOT that the local aid application was approved in the amount of \$220,000. They have been in contact with SAGE at the DOT to get a copy of the application. **Engineer Brown** explained that, in 2009, the former Engineer prepared a set of plans for improvements to Mansfield Road East from Route 206 to Route 68. In looking at the total length with the average width, to mill and pave it would be approximately \$890,000. Since we have \$220,000, we would be able to do about ¼ of the road. He felt the best thing to do would be to look at the application and evaluate to see which part is the best section to pave. When it is selected, he will submit a proposal for consideration.

**Engineer Brown** spoke of the fire protection pipe renovations. He said there is power available. The normal stand by generator operation engaged the jockey pump and, if the power source is available, the power that currently runs to the pump house to operate the fire pump can be utilized. He said this is being evaluated and this would preclude running the conduit from the rear of the building all the way to power to fire pump. He will continue that evaluation.

PSE&G has relocated their poles on White Pine Road. The work on the road will start in approximately 3 weeks.

Inlet abandonment at 959 Mansfield Road West will be included in quotations he is seeking.

An estimate in the amount of \$2,500 to engage a contractor to do the regrading to eliminate the drainage problem at 330 Mansfield Road East. He hopes to have quotes back within the next two weeks.

We are waiting for Margolis to submit inspection fees for Mansfield Logistics Park after which a construction meeting can be held for them to move forward.

A meeting had been held with **Administrator Fitzpatrick**, **Engineer Brown**, and a representative from Seal Master. A plan was presented to do all of the cracks in all of Four Seasons but it is his recommendation that a test is done in Four Seasons as well as two or three other locations in Mansfield that are experiencing similar type problems. These should be evaluated and then move forward.

**Administrator Fitzpatrick** forwarded plans prepared by Mr. Albanesi's engineer who came up with exactly the same solution **Engineer Brown** had presented at the last meeting. He noted that his plan should include the word "not" in the sentence that the plans do not include any regrading of the Albanesi property. The work would be performed only on the development, nothing on the adjoining property.

A meeting had been held last week in regard to the school site distances with the decision that the police department be recommended to move forward with the AASHTO minimum standards giving us a formal publication to fall back on in the event of an accident or other incident.

**Engineer Brown** added to his written report saying the new Flood Insurance Rate Maps from FEMA had been received. These are maps being reworked as a result of Hurricane Sandy. There will be a meeting requested by FEMA through the municipality within the next 30 days. One of their coordinators will be present to answer questions after which there is a 90 day appeal period. At that point, the maps will be adopted if not contested.

**Engineer Brown** referred to the NJDOT Local Aid Transportation Program specifically for the connection between the village in Columbus and the walking path to the west for pedestrians. An application will be submitted.

**Mayor Gable** said complaints had been received about the Island Road Parking issue. After speaking to the Police Chief, he has been enforcing the parking restrictions. The issue he had was complaints from the bus drivers that students are parking too close to the corner, something the Chief can't enforce because of white posts the school installed as an indicator to the students. The Chief suggested no parking signs adjacent to the corners where buses access the school. Then if they park too close, he can enforce it. **Mayor Gable** wants to move forward with the signs so the Police can enforce the parking.

**Committeeman Higgins** spoke of the past and how parking areas had been taken away from the students. If we keep pushing them away, there was a concern of where they would park leading to concerns of safety. **Committeeman Higgins** felt this was a problem with the school as they should find parking for the students.

**Committeeman Higgins** referred to the amount to improve Mansfield Road East as being about \$900,000. **Engineer Brown** confirmed that for milling and resurfacing. To complete other items, it would probably be over a million to do the entire length. **Chairman Higgins** said he was disappointed as this is a regional school and the entire burden falls on the township. If we have only \$220,000, he strongly suggested that we improve the road in front of Mansfield Elementary School. **Engineer Brown** confirmed it is the worse section of the road and would make sense to improve this area.

**Mayor Gable** referred back to the parking issue, it was the consideration to eliminate as many parking spaces as possible and address the safety issue. Even though it was considered to eliminate the parking spaces completely, there was the concern the students would move to another area and the same problems would continue. This seems to be the best place to park, we just need to make sure it is safe.

**Administrator Fitzpatrick** questioned whether the township was moving forward with the AASHTO standard and install the signs. A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to move forward. Motion carried.

**Engineer Brown** advised the Committee to amend the ordinance in regard to the parking. The decision is to have two signs, “No Parking Here to Corner”. There is also a loss of 5 parking spaces from the intersection of the driveway to the south and 3 to the north.

**Mayor Gable** question whether **Engineer Brown** had a proposal for the regrading on Mansfield Road East. **Engineer Brown** did a quick cost estimate for regrading, removal of stumps, seeding and fertilizing for a back hoe and operator in the amount of \$2,500.(for the on-going flooding at the Chandel property) A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Higgins** to authorize this expense. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: CHOLEWA, HIGGINS, SEMPTIMHELTER, PUGLIA, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to accept the Engineer’s Report. Motion carried.

## **RESOLUTIONS**

### **RESOLUTION 2016-4-3**

#### **RESOLUTION AUTHORIZING THE TOWNSHIP OF MANSFIELD TO TRANSFER A JUNK TITLE OF A 1991 TOYOTA COROLLA DLX, VIN: 2T1AE94A5MC117582 TO FLYNN’S TOWING, INC., 2619 ROUTE 206, EASTAMPTON, NJ 08060 WHEN ISSUED BY THE NEW JERSEY MOTOR VEHICLE COMMISSION**

**WHEREAS**, Mansfield Township offered for public auction a certain vehicle identified as a 1991 Toyota Corolla DLX, VIN: **2T1AE94A5MC117582**, pursuant to Resolution No. 2015-10-7; and

**WHEREAS**, the GovDeals site conducted the subsequent public auction which ended on March 11, 2016; and

**WHEREAS**, the minimum bid threshold was not met; and

**WHEREAS**, NJSA 39:10A-3, allows a public agency, under certain circumstances, to apply for a Junk Title; and

**WHEREAS**, on March 29, 2016, the Mansfield Township Police Department, on behalf of Mansfield Township, filed for a Junk Title since the vehicle did not sell at auction; and

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

1. The Township Committee hereby transfers its junk title when issued by the New Jersey Motor Vehicle Commission to Flynn’s Towing, Inc., 2619 Route 206, Eastampton, NJ 08060, when issued by the New Jersey Motor Vehicle Commission, the following vehicle:

**1991 TOYOTA COROLLA DLX, VIN: 2T1AE94A5MC117582**

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-4-3. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: PUGLIA, CHOLEWA, HIGGINS, SEMPTIMHELTER, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

### **RESOLUTION 2016-4-4**

#### **RESOLUTION AUTHORIZING THE TOWNSHIP OF MANSFIELD TO TRANSFER A JUNK TITLE OF A 1990 ACURA ITEGRA GS SEDAN, VIN #: JH4DB1569LS012783 TO 2001 TOWING AND RECOVERY INC., D/B/A: CERTIFIED AUTO RECOVERY, 120 BURLINGTON ROAD, BORDENTOWN, NJ 08505 WHEN ISSUED BY THE NEW JERSEY MOTOR VEHICLE COMMISSION**

**WHEREAS**, Mansfield Township offered for public auction a certain vehicle identified as a 1990 Acura Integra GS Sedan, VIN: **JH4DB1569LS012783**, pursuant to Resolution No. 2015-10-7; and

**WHEREAS**, the GovDeals site conducted the subsequent public auction which ended on March 11, 2016; and

**WHEREAS**, the minimum bid threshold was not met; and

**WHEREAS**, NJSA 39:10A-3, allows a public agency, under certain circumstances, to apply for a Junk Title; and

**WHEREAS**, on March 29, 2016, the Mansfield Township Police Department, on behalf of Mansfield Township, filed for a Junk Title since the vehicle did not sell at auction; and

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

1. The Township Committee hereby transfers its junk title to 2001 Towing and Recovery, Inc., D/B/A: Certified Auto Recovery, 120 Burlington Road, Bordentown, NJ 08505, when issued by the New Jersey Motor Vehicle Commission, the following vehicle:

**1990 ACURA ITEGRA GS SEDAN, VIN #: JH4DB1569LS012783**

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

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

**RESOLUTION 2016-4-5**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF MANSFIELD TO TRANSFER A JUNK TITLE OF A 2005 PONTIAC VIBE BASE, VIN: 5Y2SL63805Z442123 TO GANGEL AUTO BODY, LLC, D/B/A: BILL'S AUTO BODY SHOP, 421 MAIN STREET, JULIUSTOWN, NJ 08042 WHEN ISSUED BY THE NEW JERSEY MOTOR VEHICLE COMMISSION**

**WHEREAS**, Mansfield Township offered for public auction a certain vehicle identified as a 2005 Pontiac Vibe Base, VIN: **5Y2SL63805Z442123**, pursuant to Resolution No. 2015-10-7; and

**WHEREAS**, the GovDeals site conducted the subsequent public auction which ended on March 11, 2016; and

**WHEREAS**, the minimum bid threshold was not met; and

**WHEREAS**, N.J.S.A. 39:10A-3, allows a public agency, under certain circumstances, to apply for a Junk Title; and

**WHEREAS**, on March 29, 2016, the Mansfield Township Police Department, on behalf of Mansfield Township, filed for a Junk Title since the vehicle did not sell at auction; and

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

1. The Township Committee hereby transfers its junk title to Gangel Auto Body, LLC, D/B/A: Bill's Auto Body Shop, 421 Main Street, Juliustown, NJ 08042, when issued by the New Jersey Motor Vehicle Commission, the following vehicle:

**2005 PONTIAC VIBE BASE, VIN: 5Y2SL63805Z442123**

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-4-5. Motion carried on a Roll Call Vote, recorded as follows:

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

**RESOLUTION 2016-4-6**  
**TWA-Treatment Work Approval**  
**Liberty Lake Day Camp**

**WHEREAS**, a formal consent by the Mansfield Township Governing Body is required for the submission by Jeffrey R. Houser, PE of Houser Engineering, LLC to the New Jersey Department of Environmental Protection of a Treatment Works Approval of an On-site Wastewater Treatment and Disposal System alteration at the Liberty Lake Day Camp, located at 1195 Florence-Columbus Road, Columbus, New Jersey, Burlington County, known as Lot 10.01 Block 47.01 as designated on the official tax map of the Township of Mansfield; and

**WHEREAS**, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their Regular Meeting held on April 13, 2016 that consent is given for the submission of the aforementioned application to the Department of Environmental Protection for their review and approval.

**NOW THEREFORE BE IT RESOLVED** that the Mayor and the Municipal Clerk are hereby authorized to execute the consent agreement on behalf of Mansfield Township in such form as annexed hereto.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-4-6. Motion carried on a Roll Call Vote, recorded as follows:

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

**RESOLUTION 2016-4-7**

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY**

**WHEREAS**, the Township Committee has found that certain items that are no longer needed for public use by the township, and

**WHEREAS**, the Township Committee believes that it would be advantageous to dispose of its surplus property, and

**WHEREAS**, N.J.S.A. 40A:12-13 and 40A:12-13.1 permit the Township to dispose of surplus property no longer needed for public use by auction and to authorize such action by Resolution of the municipality;

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

1. The following items are hereby declared to be surplus property and no longer needed for public use:

Manufacturer	Brand	Model	Serial #	OAN
Philips	HeartStart	FR2+	0802072183	461

Philips	Heartstart	FR2+	0803099058	296
Philips	HeartStart	FR2+	0803099119	471
Defibtech	Life Line	DDU-100A	101014994	347
Defibtech Trainer	Life Line	DDU-100TR	103007149	n/a

- The Chief Of Police and Township Clerk are directed to arrange for the public auction of these items through GovDeals, a service used by various government agencies, allowing them to sell surplus and confiscated items via the internet.
- The Chief of Police and/or the Township Superintendent are hereby authorized to dispose of the following property that are no longer needed and in non-working condition.

Manufacturer	Brand	Model	Serial #	OAN
Fargo	Personac30	044401	A6090171	254
Hewlett Packard	Laser Jet	1020	CNB0044526	251
Hewlett Packard	Laser Jet	4050N	USBB336757	274

The Township Clerk shall assure that proper public notice of the auction is made, as required by law.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-4-7. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: PUGLIA, CHOLEWA, HIGGINS, SEMPTIMHELTER, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

**RESOLUTION 2016-4-8**  
**A RESOLUTION TO AFFIRM MANSFIELD TOWNSHIP’S CIVIL RIGHTS POLICY**

**A RESOLUTION TO AFFIRM MANSFIELD TOWNSHIP’S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS**

**WHEREAS**, it is the policy of Mansfield Township to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act, and

**WHEREAS**, the governing body of Mansfield Township has determined that certain procedures need to be established to accomplish this policy

**NOW, THEREFORE BE IT ADOPTED** by Mansfield Township that:

**Section 1:** No official, employee, appointee or volunteer of the township by whatever title known, or any entity that is in any way a part of the township shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person’s constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the township’s business or using the facilities or property of the township.

**Section 2:** The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the township to provide services that otherwise could be performed by the township.

**Section 3:** Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

**Section 4:** The Township Committee shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

**Section 5:** No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

**Section 6:** The Township Committee shall establish written procedures that require all officials, employees, appointees and volunteers of the (local unit type) as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

**Section 7:** The Township Committee shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

**Section 8:** At least annually, the Township Committee shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the township. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the township’s web site.

**Section 9:** This resolution shall take effect immediately.

**Section 10:** A copy of this resolution shall be published in the official newspaper of the township in order for the public to be made aware of this policy and the township’s commitment to the implementation and enforcement of this policy.

**General Complaint Procedure:**

Any individual who observes alleged wrongdoing on the part of officials, employees, or volunteers associated with the Township of Mansfield may report such action using this procedure. This includes any action the individual

believes to constitute harassment, sexual harassment, or any other wrongdoing. Employees of the Township of Mansfield shall follow the Employee Complaint Procedure. All other individuals including volunteers and members of the public may report the alleged wrongdoing to the head of the applicable department or volunteer organization, or, if they prefer, or do not think that the matter can be discussed with the head of the applicable department or organization, they should contact the Mayor or the Township Administrator.

Reporting of such incidents is encouraged when an individual feels that he or she is subject to such incidents, or observes such incidents in reference to other individuals. The report or complaint should be in writing, but individuals may make a verbal complaint at their discretion. If an individual has any questions about what constitutes harassment, sexual harassment, or any other workplace wrongdoing, they may ask their supervisor or one of the individuals listed above. All reports of harassment, sexual harassment, or other wrongdoing will be promptly investigated by a person who is not alleged to be involved in the alleged harassment or wrongdoing. No individual will be penalized in any way for reporting a complaint. There will be no discrimination or retaliation against any individual who files a good-faith harassment complaint, even if the investigation produces insufficient evidence to support the complaint, and even if the charges cannot be proven. There will be no discrimination or retaliation against any other individual who participates in the investigation of a complaint.

If the investigation substantiates the complaint, appropriate corrective and/or disciplinary action will be swiftly pursued. Disciplinary action up to and including discharge will also be taken against individuals who make false or frivolous accusations, such as those made maliciously or recklessly. Actions taken internally to investigate and resolve harassment complaints will be conducted confidentially to the extent practicable and appropriate in order to protect the privacy of persons involved. Any investigation may include interviews with the parties involved in the incident, and if necessary, with individuals who may have observed the incident or conduct or who have other relevant knowledge. The complaining individual will be notified of a decision at the conclusion of the investigation within a reasonable time from the date of the report an incident.

**Mayor Gable** said the above resolution is being considered as required by our Insurance Company.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-4-8. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: PUGLIA, CHOLEWA, HIGGINS, SEMPTIMHELTER, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

**RESOLUTION 2016-4-9**  
**RESOLUTION APPROVING CHANGE ORDER #4 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 #4 as follows:

Add \$55,000.00 to the Project Hardware Allowance of \$125,000.00 with an additional five (5%) percent contractor's mark-up for sub-contractor's additional work of \$2,250.00 for the purchase cost of finish and security access hardware, delivered and unloaded at the job site. The unused balance of the Project Hardware Allowance will be credited to the owner via a change order. The Total amount of the Project Hardware Allowance will be \$182,250.00; and

**WHEREAS**, a revised change order, AIA Document G701-2001, dated March 17, 2016, in the amount of \$57,250.00 has been executed by the Contractor, Fasolino Contracting Corp., on March 22, 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 \$57,250.00; and

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

**Mayor Gable** explained the change order for door hardware and lock system for the Police Department. This is also for security hardware. An allowance was made in the contract but it was understated relating to the security hardware. This allowance may not be spent in its entirety but it has to be allocated so the contractor can order the security lock system. **Mayor Gable** felt this should be done at this time so the Police Department can be complete and operate safely. **Committeeman Higgins** noted that the contract has contingency for changes in prices so this is not increasing the contract. **CFO Monzo** said there was a 10% contingency on the entire value of the contract. This is increasing the individual line item but not increasing the total of the contract.

A motion was offered by **Committeeman Semptimphelter** and second by **Committeeman Puglia** to adopt Resolution 2016-4-9. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: SEMPTIMHELTER, PUGLIA, CHOLEWA, HIGGINS GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

**MINUTES: March 23, 2016**

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Puglia** to approve the minutes of the March 3, 2016 meeting. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: CHOLEWA, PUGLIA, HIGGINS, SEMPTIMHELTER, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

**BILL LIST**

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Puglia** to approve the bill list as presented. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: CHOLEWA, PUGLIA, HIGGINS (see below), SEMPTIMHELTER GABLE (see below)**  
**NAY: NONE ABSENT: NONE**  
**ABSTAIN: HIGGINS (on Check #5258) GABLE( on Check #5255 and 5227)**

**DISCUSSION**

**a. Dumpster:**

**Mayor Gable** said there is a trash area at the front entrance which gets overloaded a lot and, with the addition of the Police, we were inquiring about a dumpster. **Administrator Fitzpatrick** said he spoke to our current garbage disposal company who has offered a 2 yard dumpster at no additional cost which will be picked up once a week. He said he and **Jef** will decide on a location. This was authorized per motion by **Committeeman Puglia** and second by **Committeewoman Cholewa** to authorize this. Motion carried.

**b. Humvee**

**Mayor Gable** said that, last year, the Chief of Police was authorized to acquire two Humvees through a military program. Under that resolution, the Chief has notified us that they were received and are being readied for service.

**c. Request for Interest – Redevelopment Village of Columbus**

**Mayor Gable** said the requests for interest in the redevelopment of the Village were due March 31. However, no interest was received. **Administrator Fitzpatrick** and he did attend a “30-30” Conference of 30 Mayors and 30 Developers today and did network with developers interested in this area. About 10-12 contacts were made and, hopefully will show interest.

**d. Civic Club Project**

**Mayor Gable** said this was e’mailed out and was reviewed with those involved including **Attorney Magee** and **CFO Monzo**. The project is going out to bid and should move forward very shortly.

**PUBLIC COMMENT**

Alan Abramowitz, 73 Chamber Lane, presented a document to the Committee which he said was an in depth analysis of the Compliance Plan and the rules regarding the Compliance Plan. Mr. Abramowitz felt that most of the rules were violated and the numbers on the Compliance Plan were wrong and incorrect. He felt they were so incorrect that they don’t meet the requirements to put Four Seasons on the Compliance Plan. He reviewed his document. Mr. Abramowitz felt that Assessor Burd’s Compliance Plan is incomplete as far as Four Seasons goes. Mr. Abramowitz felt many of the property values were raised beyond the 100% ratio. He said he wanted the Township to review his document within 5 days and, if he doesn’t hear anything, he will file a complaint with Burlington County saying the Compliance Plan is wrong and was submitted incorrectly. He asked that entire line of Four Season’s assessments be stricken and set back to the 2015 amount. If they refuse to do that, he will go to Trenton. Mr. Abramowitz felt he will win.

**Committeeman Higgins** made a motion for the Committee to submit Mr. Abramowitz’s document to Jeff Burd who is to report back to the Committee for the next meeting. **Committeewoman Cholewa** noted that Mr. Abramowitz said he gave the Committee 5 days. She

felt a longer time frame is needed. Mr. Abramowitz agreed to two weeks and then referred to terribly narrow shoulder on Mansfield Road East to ride a bicycle. He asked is this would be addressed in the paving. **Engineer Brown** said he would look at this. He did note that bike lanes are one of the options incorporated in DOT projects. This would be for the entirety of the road, from Route 206 to 68.

**Committeeman Higgins'** motion was second by **Committeeman Puglia** and carried. **Committeewoman Cholewa** abstained.

Fred Gottesman, 29 Harrington Drive, was concerned over the reassessment of properties in the community of Four Seasons. Because of the reassessment, the taxes will go up between \$500 and \$2,000 for the coming year. Since it is a 55+ community, they are on a fixed income and have very little money to spend. Taxes are an important issue and, if they don't get relief, people will start moving. People will have a fire sale and just start selling properties which will hurt the people who stay by making property values go down. He recommended letting people know in Four Seasons that the tax bill will not going to rise such an astronomical number.

Mr. Gottesman said they have had a request from his community that trash be put into trash cans or 9 mil thick black bags. The ordinance in him community specifies just plastic bags or a 32 gallon plastic trash container. He asked the ordinance be changed to be specific that the minimum requirement of the plastic bags be 0.9 millimeters. Creatures are ripping up the bags in addition to winds. **Administrator Fitzpatrick** said this has been reviewed and it doesn't appear to be in the best interest because it would be difficult to police the ordinance. **Committeeman Higgins** referred to his Homeowner's Association but Mr. Gottesman said they are town streets and the Homeowner's Association would have no say on the municipal streets. **Mayor Gable** said this will be reviewed to see if there is anything we can do.

Mr. Gottesman spoke of confusion by people in his community regarding the speed limit on Mansfield Road as he has seen everything from 20mph to 60mph on the same stretch of road. He felt clearer signs should be posted. He felt the area of the roads between the schools be posted at 25mph, both directions. **Mayor Gable** will follow this up with the Chief of Police to see if it is properly posted.

Alan Abramowitz said he has lived in Mansfield Township for 2 years and, with the new assessment, his taxes will have gone up over \$2,000 in two years. Also, in reference to Mansfield Road, he asked if the township had ever given consideration to limiting truck traffic. He suggested a sign stating "no trucks, except deliveries". **Mayor Gable** will speak to the Police Chief about this.

Bob Harrison, Mansfield Road West, said his road is 35MPH and no one does that limit. From 7 to 9 in the morning and 3 to 5 in the afternoon, people travel 60 to 70 mph. Also, big trucks. In addition, his taxes keep going up. There is nothing you can do about it because you have to pay for the township to go along.

Mark Semus, 82 Greenbrook Drive, said that, in Mapleton, a landscaper, Bernie Landscaping left a commercial landscaping trailer on Lincoln Drive. There were no cones around it and, on his way to this building, Mr. Semus almost had a collision because another car was coming the other direction. This is a black trailer sticking out 4 feet from the end of a car. This person is a constant thorn in the resident's side. Since it is on-going, it should be addressed by the Committee or the Police Chief. **Mayor Gable** said it can be addressed through the Police Department. We will call it in tonight as it is a hazard.

Mr. Semus also spoke of the speed limit on Mansfield Road East and the inconsistency in the signs, coming from opposite directions. He felt that speeding is an ongoing issue.

There being no further comments, the Public Comment portion was closed.

#### **MAYOR AND COMMITTEE COMMENT**

**Committeeman Higgins** felt some people have misconceptions of our control over the Assessor as we do pay him. However, he is under control by the County. **CFO Monzo** said the Tax Assessors in all municipalities work on behalf of the State Board of Taxation, not the county. He said even the hours of his operation are approved by the State. **Committeeman Higgins** said

we cannot force anything on the Assessor. **CFO Monzo** said there are two authorities the Assessor reports to – the Stat and the County.

**Committeeman Semptimphelter** asked what the municipality can do about the report. **CFO Monzo** explained the Committee can ask the Tax Assessor to answer the report and the inaccuracies. This report should be in writing. If the Committee is still not satisfied, they can have the County or State review the work.

**CFO Monzo** thanked the Township Committee for their efforts in the introduction and adoption of the 2016 Budget as he felt it was a smooth process.

**MOTION TO ADJOURN**

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

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

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Barbara A. Crammer  
Deputy Clerk

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Linda Semus, RMC  
Municipal Clerk

**APPROVED: April 27, 2016**