

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
MEETING MINUTES
June 8, 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, Deputy Mayor Robert Semptimphelter, Committeewoman Laverne Cholewa, Committeeman Robert J. Higgins, Committeeman Arthur Puglia, Attorney Michael Magee, CFO Joseph Monzo Clerk Linda Semus, and Administrator Michael Fitzpatrick.**

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 **Committeewoman Cholewa** to go into Executive Session by adoption of the following Resolution. Motion carried.

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
RESOLUTION 2016-6-1**

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: pending litigation 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, Deputy Mayor Robert Semptimphelter, Committeewoman Laverne Cholewa, Committeeman Robert J. Higgins, Committeeman Arthur Puglia, Engineer Richard Brown, Attorney Michael Magee, CFO Joseph Monzo, Township Administrator Michael Fitzpatrick, Clerk Linda Semus, and Deputy Clerk Ashley Jolly.**

Attorney Magee stated that the executive session was to discuss pending litigation and personnel issues.

Mayor Gable opened the meeting with the Salute to the Flag and a moment of silence.

RESOLUTIONS:

**RESOLUTION 2016-6-2
RESOLUTION PROMOTING JEFFREY J. SMITH
TO THE RANK OF SERGEANT FOR THE
MANSFIELD TOWNSHIP POLICE DEPARTMENT**

WHEREAS, a vacancies exist in the rank of Sergeant within the Mansfield Township Police Department; and
WHEREAS, promotional process was initiated to select the most qualified individual for said position; and
WHEREAS, Patrolman Jeffrey J. Smith had met all criteria necessary; and
NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey that the Patrolmen Jeffrey J. Smith is hereby promoted to the rank of Sergeant

A motion was offered by **Committeeman Puglia** and was seconded by **Deputy Mayor Semptimpfelter** to approve the promotion of Mr. Smith. Motion carried on a roll call vote recorded as follows:

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

Mr. Smith was sworn in by Clerk Semus.

**RESOLUTION 2016-6-3
RESOLUTION PROMOTING DANIEL E. PACHUTA
TO THE RANK OF SERGEANT FOR THE
MANSFIELD TOWNSHIP POLICE DEPARTMENT**

WHEREAS, a vacancies exist in the rank of Sergeant within the Mansfield Township Police Department; and
WHEREAS, promotional process was initiated to select the most qualified individual for said position; and
WHEREAS, Patrolman Daniel E. Pachuta had met all criteria necessary; and
NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey that the Patrolmen Daniel E. Pachuta is hereby promoted to the rank of Sergeant

A motion was offered by **Committeeman Puglia** and was seconded by **Deputy Mayor Semptimpfelter** to approve the promotion of Mr. Pachuta. Motion carried on a roll call vote recorded as follows:

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

Mr. Pachuta was sworn in by Clerk Semus.

Chief Mullhall stated that the following Officers were already hired however they were there to be formally sworn in before their families. **Clerk Semus** administers the Oath of Office

to Police Officers Kyle L. Buck, Kenneth M. Allen, Phillip L. Culotta, Joseph Chiapetta, Joseph V. Zucchero, and Richard A. Feeney. The Township Committee, Solicitor, and Administrator congratulated all of the Officers.

ENGINEERS REPORT

Engineer Rick Brown referenced his report dated June 8, 2016. He stated that they initiated the field survey for Axe Factory and Mansfield Road East. As it pertains to Axe Factory he was able to obtain another audience with County Engineer Joe Brickley and John Ingle the Planning Board Engineer for Burlington County. There is some conflicting information on how the barricades got there and whether or not the municipal road in Bordentown is public or private. Once all information is gathered it can then be sent to Mr. Brickley. He said it seems there has already been thought as to limiting traffic on Axe Factory Road. Should have a response in the next two to four weeks.

Engineer Brown, said the Township would be advertising for the Second Floor Accessibly on July 12, 2016 and receive bids on August 1, 2016. A recommendation of award for the Committee's consideration for the August 10, 2016 meeting. Pre-Construction would be the following week and anticipating three to four weeks of construction. All would meet the CDBG deadline of September of 2016.

Engineer Brown, said they were finalizing proposals for the fire pump investigation. He said that will be submitted and discussed at the July meeting.

Engineer Brown, said a Pre-Construction meeting was held for the Mansfield Logistics Park on Tuesday, May 24, 2016. Certain items needed to be completed by June 30, 2016 pursuant to the permit extension act.

Engineer Brown, said they are close to getting the bond items completed in the Legends at Mansfield. An onsite meeting was held on Thursday, May 26, 2016 to discuss the schedule. Paving will take place during the month of July as well as the installation of street trees, landscaping and other bonded items. **Administrator Fitzpatrick** had discussions with a representative of the HOA.

Engineer Brown, said they are currently in the process of soliciting price quotes to put storm drainage in and raising the elevation for the municipal access drive from Hedding Road. The paving contractor for Legends has agreed to provide us with millings at no cost.

Mayor Gable, asked if the Axe Factory and Mansfield Road East projects would be bided together. **Engineer Brown** said he has been in contact with the DOT but he has not heard back from them as of yet. It would be advantageous for the Township to bid the two projects together.

A motion was offered by **Committeeman Puglia** and was seconded by **Committeewoman Cholewa** to accept the Engineers Report. Motion carried.

ORDINANCES:

ORDINANCE NO. 2016-8

AN ORDINANCE TO AMEND CHAPTER 39D, ORDINANCE NO. 2002-28, ADOPTED 11-26-2002, WHICH ESTABLISHED IN AND FOR THE TOWNSHIP OF MANSFIELD CERTAIN STANDARDS AND REQUIREMENTS FOR RENTAL PROPERTY

WHEREAS, the adoption of Ordinance No.2002-28 established certain requirements for rental property in the Township of Mansfield; and

WHEREAS, the requirements included registration requirements, inspections, occupancy standards and violations and penalties, as well as fees in connection with same; and

WHEREAS, recent changes the New Jersey laws relating to registration fees for rental property has been amended to prohibit the collection of a registration for rental property in the State of New Jersey; and

WHEREAS, the current ordinance provides for the collection of an initial registration fee and annual renewal fee which are both prohibited by law; and

NOW THEREFORE BE IT ORDAINED AND ESTABLISHED, by the Township of Mansfield in the County of Burlington and State of New Jersey that the following amendment shall be established and become enforceable:

Chapter 39D, Section 39D -3 is amended to add the words “or ownership” to the end of the first sentence.

Chapter 39D, Section 39D-6 is amended to delete the last sentence beginning with the word “except” to the end of the sentence. Put period after the word “amendment” in that sentence.

Chapter, 39D, Section 39D-7. B. is amended to add the words “or ownership” after the word “tenancy” in the first line.

Chapter, 39D, Section 39D-7.D. is amended to delete the reference to the BOCA National Property Maintenance Code/1996 and replace with “International Property Maintenance Code/2015 (IPMC)” in the third and fourth line.

Chapter, 39D, Section 39D-10 is amended to delete the reference to a fee beginning with the word “and” thru the word “fee” in the first line.

Chapter, 39D, Section 39D- 11 is amended to delete “A” and “B” of that Section and further amending said Section to raise the inspection fee referred to in “C” and “D” to \$100.00 dollars.

Chapter, 39D, Section 39D-15 is amended to delete the BOCA reference and replaced with the IPMC.

Severability. Should any portion of this Ordinance be declared invalid or unenforceable by a Court of competent jurisdiction, the remaining portions shall remain valid and of full force and effect.

Effective Date. This Ordinance shall become effective upon adoption, approval by the Commissioner of the Transportation, and publication in accordance with law.

Mayor Gable stated this was the second reading final adoption then opened the public hearing. With no comments or questions, the public hearing was closed.

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

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

ORDINANCE NO. 2016-9

AN ORDINANCE TO AMEND ORDINANCE NO. 2015-3 WHICH ESTABLISHED IN AND FOR THE TOWNSHIP OF MANSFIELD THE “PROPERTY MAINTENANCE CODE OF THE TOWNSHIP OF MANSFIELD” BY SUPERCEDING, REPEALING AND REPLACING THE PRIOR CHAPTER 25

WHEREAS, the adoption of Ordinance No. 2015-3 superseded, repealed and replaced the prior Chapter 25; and

WHEREAS, the new Chapter 25, the “Property Maintenance Code for the Township of Mansfield” made no mention of the house numbering requirement; and

WHEREAS, various Municipal Agencies and Municipal employees are responsible for the safety of the residents of Mansfield Township, including but not limited to the Police and Fire Departments, the Construction Office, the Fire Official, Emergency Management Coordinator, Construction/Building Inspector, etc.; and

WHEREAS, in 2015 code officials adopted the International Property Maintenance Code, (IPMC), which is intended to meet the needs of code officials through Model Code Regulations, that contain clear and specific property maintenance requirements with required property improvement provisions; and

WHEREAS, the IPMC is a Model Code that regulates the minimum maintenance requirements for existing buildings; and

NOW THEREFORE BE IT ORDAINED AND ESTABLISHED, by the Township of Mansfield in the County of Burlington and State of New Jersey that the following amendment shall be established and become enforceable:

Chapter 25, Section 25-3, Definitions and Word Usage; B. is amended to include the following:

ENFORCING CODE: in addition to any other code reference herein, this chapter will be subject to the International Property Maintenance Code, (IPMC), which establishes minimum maintenance requirements and required maintenance improvement provisions for existing buildings.
further amended as follows;

Chapter 25, Section 25-6, Duties and Responsibilities of Owner and Operator; D. add D. (1) Premises Identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. If the building is set back 100 feet or more the number must be placed near the intersection of the driveway with the public road.

(2) These numbers shall contrast with their background. Address numbers shall be Arabic numerals or Alphabet letters. Numbers shall be not less than 4 inches (102mm) in height with a minimum stroke width of 0.5 inch (12.7mm).

(3) Numbers placed on mailboxes for mail delivery purposes shall not satisfy the requirements of this chapter unless the location of said mailbox is immediately adjacent to and on the same side as the driveway providing ingrees and egress.

(4) in the case of a commercial unit in a Shopping Center, the number must be readily visible from the main traffic circulation aisle of the center. The color of the numeral shall be in sharp contrast to the color of its background, and it shall be of a bright or reflective material so as to be readily visible at night when light is cast upon it.

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 stated this was the second reading final adoption then opened the public hearing. With no comments or questions, the public hearing was closed.

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

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

ORDINANCE 2016-10

AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR ACQUISITION OF POLICE VEHICLES IN AND FOR THE TOWNSHIP, APPROPRIATING \$100,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$95,000 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Mansfield, in the County of Burlington, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3 hereof, there is hereby appropriated the sum of \$100,000, including the sum of \$5,000 as the down payment for the improvement and purpose required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$95,000, pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for which the bonds or notes are to be issued is the acquisition of two (2) sports utility vehicles for the Township's police department, and including customization, painting, decals and related equipment to allow the vehicles to be used for its intended use.

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

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

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

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

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

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

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of respective amounts or obligations for the several purposes and the respective reasonable life thereof within the limitations of the Local Bond Law, is 5 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$95,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$5,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

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

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

Section 8. The full faith and credit of the Township is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

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

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

Mayor Gable stated this was the second reading final adoption then opened the public hearing. With no comments or questions, the public hearing was closed.

A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimpfelter** to adopt Ordinance 2016-10. Motion carried on a Roll Call Vote, recorded as follows:

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

RESOLUTIONS:

RESOLUTION 2016-6-4

RESOLUTION REAUTHORIZING AND REDIRECTING THE MANSFIELD TOWNSHIP PLANNING BOARD TO AFFIRM THE ACTION TAKEN IN 2004 RECOMMENDING THE REDEVELOPMENT AREA OF PROPERTY KNOWN AS BLOCK 44, LOTS 1, 2, 4 AND 5.01, BLOCK 45.01, LOTS 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 AND 8, BLOCK 45.03, LOT 1 AND BLOCK 47.01, LOTS 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 AND 12 SITUATED ON FLORENCE-COLUMBUS ROAD NEAR ITS INTERSECTION WITH ROUTE 295, WITHIN THE TOWNSHIP OF MANSFIELD, AS "AN AREA IN NEED OF REDEVELOPMENT"

WHEREAS, the Mansfield Township Planning Board had conducted an investigation, held a public hearing

and made recommendation to the Township Committee on October 23, 2004 for designating Block 45.01, Lots 2.01, 2.02, 3.01 and 3.02 and Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 located along Florence Columbus Road, near Route 295 as an area in need of redevelopment; and

WHEREAS, the Mansfield Township Planning Board had conducted an investigation, held a public hearing and made recommendation to the Township Committee on March 16, 2005 to amend the redevelopment area identified above to include Block 44, Lots 1, 2, 4 and 5.01, Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8, Block 45.03, Lot 1 and 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 wishes to affirm the Mansfield Township Planning Board findings and conclusions to designate the aforementioned properties as an area in need of redevelopment; and

WHEREAS, the Township Committee deems it appropriate to determine whether such area still constitutes “an area in need of redevelopment” within the meaning and intentment of the New Jersey “Local Redevelopment and Housing Law”, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, jurisdiction for undertaking such an investigation lies with the Township Planning Board to determine whether said property meets the criteria of said statute.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, that the Mansfield Township Planning Board be and is hereby authorized and directed to affirm the redevelopment area as determined on October 23, 2004 and amended March 16, 2005 and accompanying maps which were prepared, pursuant to the Local Redevelopment and Housing Law, as to whether property known as Block 44, Lots 1, 2, 4 and 5.01, Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8, Block 45.03, Lot 1 and Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 which constitutes “an area in need of redevelopment” within said statute.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed with the Chairman and Secretary of the Mansfield Township Planning Board, and with the Burlington County Office of Land Use Planning, within ten (10) days of the date of the adoption of this Resolution, and that the Mansfield Township Planning Board be urged to affirm its actions taken on October 23, 2004 and March 16, 2005 recommending that same meets the criteria as “an area in need of redevelopment” within said statute and to adopt a Resolution and forward same to the Township as expeditiously as possible.

Mayor Gable, clarified that this is the property located between the turnpike and route 295. A motion was offered by **Committeeman Higgins** and second by **Committeeman Puglia** to adopt Resolution 2016-6-4. Motion carried on a Roll Call Vote, recorded as follows:

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

RESOLUTION 2016-6- 5
CABOBE, INC: T/A “CORNER HOUSE”
2016-2017

LIQUOR LICENSE RENEWAL

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

WHEREAS, said application for the 2016-2017 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

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

WHEREAS, a report has been received by the Mansfield Township Chief of Police, the Mansfield Township Fire Official, and the Division of Alcohol and Beverage Control Commission. No other written or verbal complaints have been received by the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-001-003 in the name of Cabobe, Inc., T/A “Corner House” be renewed for the 2016-2017 Licensing Year.

A motion was offered by **Committeeman Puglia** and seconded by **Deputy Mayor Semptimphehler** to adopt Resolution 2016-6-5. Motion carried on a roll call vote recorded as follows:

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

**RESOLUTION 2016-6-6
LIQUOR MART, INC.**

2016-2017 PLENARY RETAIL DISTRIBUTION LICENSE RENEWAL

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

WHEREAS, said application for the 2016-2017 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$2,500.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and

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

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Distribution License #0318-44-004-001 in the name of Liquor Mart Inc. be renewed for the 2016-2017 Licensing Year.

A motion was offered by **Committeeman Puglia** and seconded by **Deputy Mayor Semptimphehler** to adopt Resolution 2016-6-6. Motion carried on a roll call vote recorded as follows:

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

**RESOLUTION 2016-6-7
C REED’S INC. T/A C REED’S PLACE
2016-2017 LIQUOR LICENSE RENEWAL**

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

WHEREAS, said application for the 2016/2017 Licensing Year has been received with required fees submitted as prescribed by Ordinance in the amount of \$630.00 to Mansfield Township and \$200.00 to the State of New Jersey Division of Alcoholic Beverage Control; and,

WHEREAS, a satisfactory report has been received by the Mansfield Township Chief of Police and the Mansfield Township Fire Official, and no other written or verbal complaints have been received by the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Plenary Retail Consumption License #0318-33-003-002 in the name of C. Reed’s Inc. T/A “C. Reed’s Inc.” be renewed for the 2016/2017 Licensing Year, pending any and all tax clearance certificates from the Division of Taxation.

A motion was offered by **Committeeman Puglia** and seconded by **Deputy Mayor Semptimpelster** to adopt Resolution 2016-6-7. Motion carried on a roll call vote recorded as follows:

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

RESOLUTION 2016-6-8

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY AUTHORIZING THE TOWNSHIP TO LEASE REAL PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANSFIELD AS BLOCK 41, LOT 2.01.

WHEREAS, the Township of Mansfield (“Township”) in August of 2001 acquired approximately 146 tillable acres, officially identified on the Township tax map as Block 41, Lot 2.01 (the “Property”);

WHEREAS, the Township has no immediate use for the Property;

WHEREAS, pursuant to the provisions of NJSA 40A:12-14, the Township may, in accordance with the regulations promulgated there under, lease the property for farming purposes; and

WHEREAS, the Township, concurrent with this Resolution, has prepared lease specifications offering to lease the property to Ronald Carty, Sr. for farming purposes for the leased term in the sum of \$11,789.50.

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

1. The Township of Mansfield hereby affirms authorization to enter into a leasehold agreement with a lessee for the express purpose of farming the Property.
2. The lease agreement between the Township and the prospective lessee shall be prepared in accordance with the lease specifications as proposed.
3. The Mayor and Municipal Clerk are hereby authorized to execute on behalf of the Township any and all documents necessary to effectuate the lease of said property from June 1, 2016 to December 31, 2017.
4. Any other resolutions inconsistent herewith are repealed and rescinded to the extent of such inconsistency.

A motion was offered by **Committeeman Puglia** and seconded by **Committeeman Higgins** to adopt Resolution 2016-6-8. Motion carried on a roll call vote recorded as follows:

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

RESOLUTION 2016-6-9

RESOLUTION AWARDDING A PROFESSIONIAL SERVICE CONTRACT TO CARROLL ENGINEERING, 105 RAIDER BOULEVARD, SUITE 206, HILLSBOROUGH, NEW JERSEY, 08844, FOR ENGINEERING SERVICES FOR THE PROPOSED IMPROVEMENTS TO AXE FACTORY ROAD FROM OLD YORK ROAD TO THE MANSFIELD/BORDENTOWN LINE, IN THE TOWNSHIP OF MANSFIELD, BURLINGTON COUNTY, NEW JERSEY

WHEREAS, there currently exists a need by the Township of Mansfield to hire an engineer to provide services in connection with the proposed Axe Factory Road Improvements Project to provide surveying, engineering and inspection/construction administration associated with the project; and

WHEREAS, the Township has requested and received a quote from our Township engineer, Carroll Engineering, to provide the requested services. See Carroll Engineering’s proposal dated February 2, 2016, attached hereto and made a part hereof; and

WHEREAS, Carroll Engineering has submitted a quote, not to exceed \$29,750.00, to provide the requested services; and

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

1. The Township Committee hereby awards a Contract to Carroll Engineering, of Hillsborough, New Jersey, Project Manager Rick Brown, for engineering services for the Axe Factory Road

Improvements Project to be constructed in Mansfield Township in an amount not to exceed \$29,750.00.

2. The Mayor and Township Clerk, as necessary, are hereby authorized to execute a Contract and any related documents necessary to effectuate this award
3. This award is made available through account numbers: 01-201-20-165-127

A motion was offered by **Committeeman Puglia** and seconded by **Deputy Mayor Semptimpelter** to adopt Resolution 2016-6-9. Motion carried on a roll call vote recorded as follows:

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

RESOLUTION 2016-6-10

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO CARROLL ENGINEERING, 105 RAIDER BOULEVARD, SUITE 206, HILLSBOROUGH, NEW JERSEY, 08844, FOR ENGINEERING SERVICES FOR THE PROPOSED IMPROVEMENTS TO A PORTION OF MANSFIELD ROAD EAST, IN THE TOWNSHIP OF MANSFIELD, BURLINGTON COUNTY, NEW JERSEY

WHEREAS, there currently exists a need by the Township of Mansfield to hire an engineer to provide services in connection with the proposed Mansfield Road East Improvements Project to provide surveying, engineering and inspection/construction administration associated with the project; and

WHEREAS, the Township has requested and received a quote from our Township engineer, Carroll Engineering, to provide the requested services. See Carroll Engineering's proposal dated May 17, 2016, attached hereto and made a part hereof; and

WHEREAS, Carroll Engineering has submitted a quote, not to exceed \$23,800.00, to provide the requested services; and

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

1. The Township Committee hereby awards a Contract to Carroll Engineering, of Hillsborough, New Jersey, Project Manager Rick Brown, for engineering services for the Mansfield Road East Improvements Project to be constructed in Mansfield Township in an amount not to exceed \$23,800.00.
2. The Mayor and Township Clerk, as necessary, are hereby authorized to execute a Contract and any related documents necessary to effectuate this award
3. 3. This award is made available through account numbers: 01-201-20-165-127

A motion was offered by **Committeeman Puglia** and seconded by **Committeewoman Cholewa** to adopt Resolution 2016-6-10. Motion carried on a roll call vote recorded as follows:

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

RESOLUTION NO. 206-6-11

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR DETERMIING "AREAS IN NEED" OF REDEVELOPMENT AS SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW PURSUANT TO N.J.S.A.

40A:12A

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of

redevelopment or areas in need of redevelopment in accordance with the Act, including Sections 3, 5 and 14 thereof; and

WHEREAS, the Township has determined that the designation of redevelopment areas will foster the investment of private capital, the construction of projects that will benefit the Township, its residents and property owners; and

WHEREAS, the general boundary of the area which merit evaluation to see if such areas, and the parcels therein, would qualify as “Areas in Need of Redevelopment” under the Act as set forth in Exhibit A (attached hereto); and

WHEREAS, the Township desires to direct the Planning Board to perform a preliminary investigation of the parcels set forth in Exhibit A to determine whether such parcels would qualify as an “Area in Need of Redevelopment” under the Act; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Mansfield as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* and *N.J.S.A. 40A:12A-14* to determine whether all or a portion of the parcels set forth in Exhibit A (together, the “Study Area”) satisfies the criteria set forth in the Act, including *N.J.S.A.40A:12A-5*, *N.J.S.A.40A:12A-14* and *N.J.S.A.40A:12A-3*, to be designated as an area in need of redevelopment:

2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels contained therein.

3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area.

(b) At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

4. **PLANNING BOARD TO MAKE RECOMMENDATIONS.** After conducting its investigation, preparing a map of the proposed redevelopment areas, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make a recommendation to the Township as to whether the Township should designate all or part of the Study Area as an area in need of redevelopment.

5. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

7. **AVAILABILITY OF THE RESOLUTION.** A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

8. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

A motion was offered by **Committeeman Higgins** and seconded by **Committeeman Puglia** to adopt Resolution 2016-6-11. Motion carried on a roll call vote recorded as follows:

AYE: HIGGINS, PUGLIA, CHOLEWA, SEMPTIMHELTER, GABLE

NAY: NONE ABSENT: NONE ABSTAIN: NONE

RESOLUTION 2016-6-12

A RESOLUTION INCREASING THE HOURLY RATE FOR CERTAIN FIRE INSPECTORS IN MANSFIELD TOWNSHIP

WHEREAS, Mansfield Township Committee adopted Ordinance 2016-6 establishing the creation of the position of Senior Fire Inspector and setting the corresponding salary ranges for Senior Fire Inspectors within Mansfield Township; and

WHEREAS, the Mansfield Township Committee is desirous of increasing the salary for certain Fire Inspectors within Mansfield Township; and

WHEREAS, the a new hourly rate for certain current Fire Inspectors has been suggested by Douglas Borgstrom, Fire Sub-code Official; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey at their regular meeting held on June 8, 2016 at the Municipal Complex at 7:30 PM that the below listed Fire Inspectors hourly rate of pay is increased as follows:

1. Robert Cavella \$19.00@hour
2. Robert MacFarland \$19.00@hour
3. John Huber \$15.00@hour
4. Ernest Boegly \$15.00@hour

A motion was offered by **Committeeman Puglia** and seconded by **Deputy Mayor Semptimpfelter** to adopt Resolution 2016-6-12. Motion carried on a roll call vote recorded as follows:

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

RESOLUTION 2016-6-13
AMENDMENT TO RESOLUTION 2016-1-4, APPOINTMENT OF MUNICIPAL
POSITIONS/BOARDS/EMPLOYEES

WHEREAS, Resolution 2016-1-4, which was adopted by the Mansfield Township Committee at their Reorganization Meeting of January 4, 2016, be and is hereby amended to include the following individual as a member to the Mansfield Township River Route Steering Committee:

RIVER ROUTE STEERING COMMITTEE: (Revitalize the Route 130 Corridor and the riverfront communities)

William Taharik
Dorothy A. Wirth
LaVerne Cholewa
Robert Semptimpfelter

A motion was offered by **Committeeman Puglia** and seconded by **Committeeman Higgins** to adopt Resolution 2016-6-13. Motion carried on a roll call vote recorded as follows:

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

MINUTES: May 25, 2016

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Puglia** to approve the minutes of May 25, 2016. The motion was carried on a roll call vote, recorded as follows:

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

BILL LIST: Regular and Escrow

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

AYE: CHOLEWA (see below), **SEMPTIMPHELTER, PUGLIA, HIGGINS** (see below),
GABLE(see below)

NAY: NONE ABSENT: NONE

ABSTAIN: CHOLEWA (from Check #5470) **HIGGINS**(from Check #5486) **GABLE**(from Check #5462)

DISCUSSION/ACTION:

a. Affordability Assistance Program

Proposal of \$2,850.00 from Triad to develop an affordable assistance program which is part of the COAH requirements

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to approve the above. Motion carried on a roll call vote recorded as follows:

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

b. Road Identification

Administrator Fitzpatrick said there were two different roadway signs on Mansfield Road East. One said 25MPH “While Children are Present”. The sign in the other direction said 25MPH. He spoke with Chief Mullhall who had suggested that the “While Children are Present” sign should be in both directions. This has been implemented.

Secondly a resident had requested an identification sign for pulling into Four Seasons development similar to the sign for Legends. The signs are \$170.50. If the Committee wishes to move forward we will order the signs.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to approve the above. Motion carried on a roll call vote recorded as follows:

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

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

c. Acceptance of Letter of Resignation from Jonathan White effective June 17, 2016

A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimphelter** to approve the above. Motion carried on a roll call vote recorded as follows:

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

PUBLIC COMMENT:

Charles Daley, 1 Manchester Court – Mr. Daley wanted an update on the flooding issue on his property.

Mayor Gable said there was a report submitted to the Township from Albanese Farm in regards to the grading. Because their report reflected differently from the original development grading, there may be some liability on the developer, who was put on notice.

Solicitor Magee said he sent the report to the developers counsel to review and is waiting on a response. He sent a second letter and if he does not here back, then a letter will be sent to the surety that was listed on his maintenance bond.

Mr. Daley said he moved here with good faith that he bought a home with approvals and he is very frustrated by this flooding issue. **Solicitor Magee** said he understands but he cannot ignore the engineer's report, which suggests the developer may be responsible.

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

MAYOR AND COMMITTEE COMMENTS

Committeewoman Cholewa said it was good to see the Police Officers tonight and hopes for nice weather for Field Day.

Committeeman Puglia wished everyone a happy and safe Fourth of July.

Deputy Mayor Semptimphelter thanked everyone for coming to the meeting

Mayor Gable thanked those in attendance for coming to the meeting and wished them a great night and holiday.

MOTION FOR ADJOURNMENT

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

PREPARED BY:

RESPECTFULLY SUBMITTED:

Ashley Jolly
Deputy Clerk

Linda Semus, RMC
Municipal Clerk

Approved: July 13, 2016