

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
SPECIAL MEETING
MINUTES**

November 29, 2016

A special meeting of the Mansfield Township Committee was held on the above shown date with the following in attendance: **Mayor Sean Gable, Deputy Mayor Robert Semptimpfelter, Committeewoman Laverne Cholewa, Committeeman Robert Higgins, Committeeman Arthur Puglia, Administrator Michael Fitzpatrick, Attorney Michael Magee and Clerk Linda Semus.**

The meeting was called to order by **Mayor Gable.** The following Opening Statement was read:

Adequate notice has been provided for this re-scheduled of a special meeting that had been posted on the official bulletin board at the Township of Mansfield, noticed to the Burlington County Times on November 23, 2016, and filed with the Municipal Clerk of the Township of Mansfield, notice of which contained the date, time, place, and purpose of this meeting stating that formal action may be taken on any and all subject involving Mansfield Township as so noted in NJSA 10.4.8D, amended in 1981 by including 10.4.18 which addresses regular meetings of the Public Body which is addressed under annual notice.

Mayor Gable led in the flag salute.

BILL LIST

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Puglia** to pay the bills as submitted. Motion carried on a Roll Call Vote, recorded as follows:

AYE: CHOLEWA, PUGLIA, HIGGINS, SEMPTIMPFELTER, GABLE (see below)
NAY: NONE ABSENT: NONE ABSTAIN: GABLE (on Check 5970, 5955)

RESOLUTIONS

RESOLUTION NO. 2016-11-10

**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 DETERMINING “AREAS IN NEED” OF NON-
COMDEMNATION REDEVELOPMENT AS SET FORTH IN THE LOCAL
REDEVELOPMENT AND HOUSING LAW PURSUANT TO NJSA 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 Non-Condensation Redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

WHEREAS, the Township has determined that the designation of Non-Condensation 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 Non-Condensation 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 Non-Condensation 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* to determine whether all or a portions 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*, and *N.J.S.A.40A:12A-3*, to be designated as an “Area in Need of Non-Condensation Redevelopment”:

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

3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing. Said hearing date and time shall published in a newspaper of general circulation in the Municipality and a copy of the notice shall be mailed to the last owner, if any, or any persons who are interested in or would be affected by a determination that all, or a portion, of the study area is a Non-Condensation 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 Non-Condensation Redevelopment Area. All objections to a determination that all or a portion of the Study Area is an area in need of Non-Condensation 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 Non-Condensation 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 Non-Condensation 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 Municipal Clerk.

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

EXHIBIT A
Parcels of Land Within The Study Area
AREA OF INVESTIGATION
November, 2016

The parcels of land to be investigated include the following blocks and lots as shown on the attached map:

| Block | Lots |
|--------------|---|
| 3 | 3.01, 3.02, 4, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 9, 10.01 |
| 4 | 4.01, 4.02, 4.03, 5, 6.01, 6.02, 7, 8.01, 8.02, 8.03, 9, 10.01, 10.02, 11 |

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Puglia** to adopt Resolution 2016-11-10. Motion carried.

RESOLUTION 2016-11-10A

RESOLUTION TO AUTHORIZE THE SIGNING AND EXECUTION OF ANY REQUIRED DOCUMENTS, AGREEMENTS AND/OR AMENDMENTS THERETO WITH THE COUNTY OF BURLINGTON FOR THE APPROVED GRANT FUNDS

WHEREAS, The Burlington County Board of Chosen Freeholders has approved the Open Space, Recreation, Farmland and Historic Preservation Trust Fund (“Trust Fund”) and established a Municipal Park Development Program (“Program”) to provide grant funds in connection with municipal acquisition of lands for County park, recreation, conservation, and farmland preservation purposes, as well as for municipal public park and recreation development purposes; and

WHEREAS, The Governing Body of the Township of Mansfield desires to obtain County Municipal Park Development Program funds in the amount of \$ 125,000.00 for the Georgetown Community Park.

WHEREAS, the total costs of the project including all matching funds is estimated to be \$124,896.10; and

WHEREAS, the Township of Mansfield is the owner of and controls the project sites.

NOW, THEREFORE, BE IT RESOLVED BY the Township of Mansfield that:

1. **Mayor Sean Gable** is authorized to (a) make an application to the County of Burlington for Municipal Park Development Program Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Park Development program and (c) act as the municipal contact person and correspondent of the above named municipality
2. The grant award will be repair/improve the Hedding Community Park's tennis and basketball Courts.
3. The Township of Mansfield is committed to these projects and will provide any balance of funds necessary to complete the *program* in the form of non-county matching funds as required in the Policy and Procedures Manual for the Program; and
4. If awarded a grant by the County of Burlington under the Municipal Park development Program, the municipality will use the approved funds in accordance with the Municipal Park Development Program Policy and Procedure Manual, and applicable federal, state, and local government rules, regulations and statutes thereto; and
5. **Mayor Sean Gable and Municipal Clerk Linda Semus** are hereby authorized to sign and execute any required documents, agreements and amendments thereto with the County of Burlington for the approved Funds; and

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-11-10A. Motion carried.

PUBLIC COMMENT

With no one in attendance from the public, this portion of the meeting was closed.

MAYOR/COMMITTEE COMMENTS

There were no comments from the Committee.

EXECUTIVE SESSION:

RESOLUTION 2016-11-11

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: Professionals' RFP review and appointments for Calendar year 2017, personnel issue and pending litigation
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.

A motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to adopt Resolution 2016-11-11. Motion carried.

Upon the conclusion of the Executive Session, a motion was offered by **Committeeman Puglia** and second by **Committeewoman Cholewa** to come out of executive session. Motion carried.

Clerk Semus explained that the Executive Session pertained to RFP Review, as well as personnel issues and pending litigation.

MOTION FOR ADJOURNMENT

A motion was offered by **Committeewoman Cholewa** and second by **Deputy Mayor Semptiphelter** to adjourn. Motion carried.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

BRBARA A. CRAMMER,
DEPUTY CLERK

LINDA SEMUS, RMC
MUNIJCIPAL CLERK

Approved: December 14, 2016

