

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY  
MEETING MINUTES  
July 12, 2017**

**Executive Session: 6:30PM**

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, Committeeman Arthur Puglia, Committeeman Robert J. Higgins, Attorney Michael Magee, Administrator Michael Fitzpatrick, and Clerk Linda Semus. Committeewoman Laverne Cholewa** 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 3, 2017. 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 6, 2017.

A motion was offered by **Committeeman Arthur Puglia** and second by **Deputy Mayor Semptimphelter** to go into executive session by adoption of the following Resolution. Motion carried.

**RESOLUTION 2017-7-1  
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: personnel, contract negotiations, 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.

**Attorney Magee** explained the purpose of the Executive Session was for contract negotiations, potential litigation, and personnel issues.

**Regular Meeting**

The regular meeting of the Mansfield Township Committee was called to order at 7:30 PM. The following were in attendance: **Mayor Sean Gable, Deputy Mayor Robert Semptimphelter, Committeeman Arthur Puglia, Committeeman Robert J. Higgins, Attorney Michael Magee, Administrator Michael Fitzpatrick, Clerk Linda Semus. Committeewoman Laverne Cholewa** was not in attendance. Also in attendance were **Joseph Monzo, CFO; Richard Brown, Engineer, and Barbara Crammer, Deputy Clerk.**

The meeting was called to order by **Mayor Gable** followed by the flag salute and a moment of silence.

**ENGINEER'S REPORT:**

**Engineer Richard Brown** referred to his status report dated July 12, 2017. Bids were received for the fire protection improvements for the municipal building as well as the decommissioning and demolition of the existing pump house building. A rewards is being recommended for the bid from Oliver Fire Protection and Security was \$189,410. His estimate for the work was \$201,500. The bid for the decommission and demolition of the pump house was \$29, 950. His estimate was \$32,750.

**Engineer Brown** said he and **Administrator Fitzpatrick** are meeting with the DEP on July 13<sup>th</sup> in regard to the drainage issue at 959 Mansfield Road West. It is his hope they come to a conclusion about this issue. The outcome of the meeting will be reported to the Committee.

**Engineer Brown** said he, **Mr. Fitzpatrick** and **Mr. Magee** attended a meeting of the stakeholders for the sanitary sewer extension for the Margolis property on June 28. This project is moving forward as far as obtaining permits to begin construction.

A preconstruction meeting was held in regard to the Route 68 paving. The tentative start date for the project is July 17<sup>th</sup> with a completion date of April 25, 2018. Minutes are on file and copies are available.

The possibility of creating a deceleration lane going south on Route 68 as you approach Chamber Lane was mentioned. However, communication indicated the work was beyond the scope of the project and could not be included. He suggested the recommendation to use the shoulder when making that approach the entrance of Four Season. Perhaps this could be investigated again in the future.

A repair of the sink hole at the inlet at 2 Vandevere Lane was quoted from Moriconi Landscaping. However, multiple locations are being considered. Once a decision is made, the landscaper will move ahead.

**Mayor Gable** suggested notifying the State that we are still interested in the decal lane in a future project if they would consider it and keep it on their project list. **Engineer Brown** also suggested including the turning lane on Joyce Court.

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

At this time, **Clerk Semus** contacted **Committeewoman Cholewa** by phone so she can participate in the meeting. **Committeewoman Cholewa** responded and was not considered to be a part of the meeting at 7:38PM.

## **ORDINANCES: SECOND READING/FINAL ADOPTION**

### **ORDINANCE 2017-7**

**AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$204,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$193,800 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), pursuant to the Local Bond Law, L. 1960, Chapter 169 of the Laws of the State of New Jersey, as amended and supplemented ("Local Bond Law"), AS FOLLOWS:

**Section 1.** The several improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Mansfield, in the County of Burlington, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3 hereof, there is hereby appropriated the respective sums amounting in the aggregate to \$204,000, including the aggregate sum of \$10,200 as the several down payments for the improvements and purposes 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 several down payments or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$193,800, 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 improvements hereby authorized and the purposes for which the bonds or notes are to be issued are as follows:

**I.** Purpose. Acquisition of inventory control cabinets for the Township's Assessor's Office, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$10,000.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$9,500.00
<u>Period or Average Period of Usefulness:</u>	15 years
<u>Amount of Down Payment:</u>	\$500.00

**II.** Purpose. Acquisition of Dump Truck and Snow Plow package for the Township's Public Works Department, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor and incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$47,000.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$44,650.00
<u>Period or Average Period of Usefulness:</u>	5 years
<u>Amount of Down Payment:</u>	\$2,350.00

III. Purpose. Replacement and repair of stormwater inlets on Township road, streets and real property, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$50,000.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$47,500.00
<u>Period or Average Period of Usefulness:</u>	30 years
<u>Amount of Down Payment:</u>	\$2,500.00

IV. Purpose. Acquisition of records management software for Township fire prevention and administration offices, as set forth in a list on file in the office of the Township Clerk, and including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$20,000.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$19,000.00
<u>Period or Average Period of Usefulness:</u>	7 years
<u>Amount of Down Payment:</u>	\$1,000.00

V. Purpose. Acquisition of heavy duty crew cab vehicle with utility type body (F450 or equivalent) for Township Fire Department, as set forth in a list on file in the office of the Township Clerk, and including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$50,000.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$47,500.00
<u>Period or Average Period of Usefulness:</u>	5 years
<u>Amount of Down Payment:</u>	\$2,500.00

VI. Purpose. Acquisition of electronic fingerprint equipment (Live Scan or equivalent) for Township Police Department, as set forth in a list on file in the office of the Township Clerk, and including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$27,000.00
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$25,650.00
<u>Period or Average Period of Usefulness:</u>	15 years
<u>Amount of Down Payment:</u>	\$1,350.00

(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 Director of Finance; 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 Director of Finance. The Director of Finance shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the Director of Finance'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 Director of Finance 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 Director of Finance 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 several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the Township may lawfully undertake as general improvements, 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 13.82 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 \$193,800, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$10,000 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 several improvements or purposes 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 Council 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.

**CFO Monzo** explained this as being a 2017 Capital Ordinance setting forth appropriations for inventory control, cabinets for the Assessor's Office, dump truck and snow plow package for Public Works, storm water inlet replacements and repair throughout the township, records management software for Fire Prevention and Administration, heavy duty crew cab vehicle for the Fire Department, and live scan equipment for the Police Department.

**Mayor Gable** 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 Semptimpelther** to adopt Ordinance 2017-7. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: PUGLIA, SEMPTIMPHELTER, HIGGINS, GABLE (see below) CHOLEWA**  
**NAY: NONE ABSENT: NONE ABSTAIN: GABLE (on Fire Company items)**

**ORDINANCE 2017-8**

**AN ORDINANCE TO AMEND CHAPTER 39B, SOLID WASTE PROGRAMS, OF THE CODE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY**

**WHEREAS**, Mansfield Township currently requires Township residents to pay a pick-up and removal fee to remove a white good item containing chlorofluorocarbon; and

**WHEREAS**, Mansfield Township is no longer charged a fee to dispose of resident's white goods containing chlorofluorocarbon;

**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 39B is hereby Amended to delete the following provision;**

**"Chapter 39B, section 24 will be amended to delete 39B-24 D, requiring the payment of a fee for the pick-up and removal of white goods containing chlorofluorocarbon."**

**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, and publication in accordance with law.

**Mayor Gable** explained that white goods pick up is now free, eliminating the prior \$15 charge.

**Mayor Gable** opened the public hearing. With no questions or concerns, the public hearing was closed.

A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimpelther** to adopt Ordinance 2017-8. Motion carried on a Roll Call Vote, recorded as follows:

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

**ORDINANCE 2017-9**

**AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN COLUMBUS VILLAGE REDEVELOPMENT AREA CONSISTING OF THE FORMER MUNICIPAL COMPLEX, THE FIRE STATION AND THE MUNICIPAL POLICE STATION**

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

**WHEREAS**, on December 29, 2015 the Township Committee of Mansfield, in the County of Burlington, New Jersey (the "Township") adopted a resolution declaring designated blocks and lots in Columbus Village within the Township as an "Area in Need of Redevelopment" (the "Columbus Redevelopment Plan") pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the "Act"); and

**WHEREAS**, 45 days have passed since notice that Resolution No. 2015-12-17 was published and no actions have been filed challenging such action; and

**WHEREAS**, on January 12, 2016 the Township received notice from the Department of Community Affairs that the Township's designation of parcels identified in Resolution 2015-12-17 as a Redevelopment/Rehabilitation area pursuant to the act became effective upon filing with the Department; and

**WHEREAS**, the Act provides for a procedure for adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

**WHEREAS**, Block 28, Lots 5, 6 and 38 are located in the Village of Columbus, in the Township (the "Property") and located with the Columbus Village Area Redevelopment Area; and

**WHEREAS**, the "Property" consists of multiple parcels identified on the Municipal Tax Map as Block 28, Lots 5, 6 and 38 containing the former Municipal Complex, Fire Station and Municipal Police Station, containing 3.82 acres. The redevelopment area consists of former Municipal Building and Single-Family detached house, former Municipal Building Inspector Office and the former Police and Fire Stations.

**WHEREAS**, on June 26, 2017 the Planning Board will hold a regularly scheduled meeting to review the draft plan entitled "Redevelopment Plan for the Columbus Village Redevelopment Area consisting of the former Municipal Complex, the Fire Station and the Police Station, Block 28, Lots 5, 6 and 38, Mansfield Township, Burlington County, New Jersey" dated, June, 2017 prepared by the Burlington Bridge Commission, signed and sealed by Mark Remsa, AICP, PP, ASLA, LLA, a NJ Professional Planner; and

**WHEREAS**, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board will resolve whether the Proposed Redevelopment Plan is consistent with the Township's Master Plan and recommend the Proposed Redevelopment Plan be adopted by the Township Committee and at its Planning Board meeting on July 24, 2017 will adopt a formal resolution memorializing these conclusions, a copy of which will be attached to this ordinance as Exhibit A; and

**WHEREAS**, a copy of the Proposed Redevelopment Plan to be reviewed and recommended by the Planning Board is attached hereto as Exhibit B (the "Redevelopment Plan"); and

**WHEREAS**, the Township Committee desire to approve the Redevelopment Plan in the form set forth in Exhibit B hereto, and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:**

Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit B is hereby approved.

Section 2. The Zoning Map of the Township of Mansfield is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Property.

Section 3. The recitals in this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as reasoning of the Township Committee for purposes of N.J.S.A 40A:12A-7(f).

Section 4. This ordinance shall take effect as provided by law.

**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** opened the Public Hearing.

Carol Foster, 191 Atlantic Avenue, said she lives across the street from the old Police Station and the old Fire House. She said she wants to make sure that 100% of the profits that come in for that property are sunk into buying new property necessary because of the loss of parking in town as well as the loss of a ball field. She was also concerned to have a portion of the lot sectioned off so people have access to the park. She asked about the height restrictions of any buildings going there and how traffic will be re-routed to account for the potential users of the property. She said the current parking lot does get used quite extensively and the ball field is used very extensively. Mrs. Foster also felt we should have a library when we are finished. To be a viable community, we have to have a viable library in the future. Where are we

buying the new property? Are we buying the Columbus Inne to put a library there and also have parking there? She questioned what is going on and wanted a clear picture.

**Mayor Gable** said the ordinance in question is so we have a redevelopment plan for the down town area so we can negotiate with prospective developers to revitalize the area. There is no set plan right now. This ordinance is necessary for future conversations with developers so the area can be rejuvenated. Abandoned and run down properties need to be addressed. Mrs. Foster felt there will be a huge tax increase and everyone is concerned. **Mayor Gable** said there is no plan to buy additional land at this point. **Mayor Gable** said that part of the plan for the future would include parking. Mrs. Foster said people are worried about safety also. She was also concerned over the loss of the ball field because it is one of the most heavily used field and that taxes will go up. **Mayor Gable** said the Recreation Committee will be involved. Mrs. Foster stressed the need for a library and expressed concern over selling land which should be kept for our own people, specifically a library.

With no more questions, the public hearing was closed.

A motion was offered by **Committeeman Higgins** and second by **Deputy Mayor Semptimphelter** to adopt Ordinance 2017-9. Motion carried on a Roll Call Vote, recorded as follows:

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

### **FIRST READING/INTRODUCTION**

#### **ORDINANCE NO. 2017-10**

#### **AN ORDINANCE AMENDING ORDINANCE 2017-5, CHAPTER 65, ENTITLED "ZONING" IN THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY**

**WHEREAS**, Chapter 65 entitled "Zoning", is a part of Mansfield Township's comprehensive land use master plan for the Township; and

**WHEREAS**, the New Jersey Municipal Land use act requires periodic review and examination of the Township's comprehensive land use master plan; and

**WHEREAS**, the current ordinance was reviewed in connection with the most recent Master Plan Reexamination Report conducted by the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, prepared for the Mansfield Township Planning Board; and

**WHEREAS**, the Mansfield Township Planning Board has reviewed said master plan reexamination report and recommended a number of updates and revisions; and

**WHEREAS**, the Mansfield Township Governing Body has decided to Amend Chapter 65 to include the recommended revisions and updates to Chapter 65; and

**NOW, THEREFORE, BE IT RESOLVED** Chapter 65 is hereby amended as follows:

#### **ARTICLE II-** Districts

Section, 65-2; is deleted.(FLP Farmland Preservation , O-1 Planned Office, GI General Industry and INS Institutional and FP Flood Plain Districts were not on the last approved Zoning Map.)

#### **ARTICLE III-** Application and Interpretation

Section, 65-4 add a paragraph "G" that says 'any use not specifically permitted, conditionally permitted or permitted as an accessory use is hereby prohibited'.

#### **ARTICLE VI-** C-3 Office/Residential District.

Section 65-14 the following purpose statement will be added before the listed permitted uses " it is the purpose of the C-3 zone to permit development of residential and office development and other compatible uses consistent with the rural character and development patterns of the villages and hamlets in which they are located that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance".

Section 65-15 Delete.

#### **ARTICLE VII-** R-1 FLP Farmland Preservation Zone.

Delete this Article and Zone District.

#### **ARTICLE VIII-** R-4 Village Residential District

Section 65-24 add the following purpose statement "it is the purpose the R-4 zone to permit development and maintenance of residential uses compatible with the rural character and development pattern of Columbus Village that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance"..

Section 65-26B change the word "apartment" to "multiple-family dwelling" and delete the reference to Subparagraph 2.

#### **ARTICLE IX-** C-1 Neighborhood Commercial NCD

Section 65-29 delete the references to Variety Store, Dry Good Store and Notions Store.

Section 65-29 add the following purpose statement "it is the purpose of the C-1 zone to permit development and redevelopment of residential uses, community-scale commercial and office uses, and compatible mixed-uses, such as first floor commercial and residential units above, consistent with the rural character and traditional development patterns of the downtown section of Columbus Village that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance".

Section 65-32A Delete Zone District 'A'. 'B' is now 'A' and 'C' is now 'B'.

#### **ARTICLE X-** C-2 Highway Commercial District

Section 65-33 add the following purpose statement "it is the purpose of the C-2 zone to permit development of highway-oriented, community and regional scale commercial and office development and other uses

compatible with the traffic along the major highways in the Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

**ARTICLE XI-** ODL Office Distribution Laboratory District

Section 65-41 add the following purpose statement “it is the purpose of the ODL zone to permit development of administrative office uses, selected light manufacturing uses, scientific and industrial research uses, transportation and warehousing uses, wholesale trade uses and other compatible uses in proximity to the interstate highway interchanges in the Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

**ARTICLE XIA-** O-1 Planned Office Development

Delete this Article and Zone District.

**ARTICLE –XII-** LI Light Industrial District

Section 65-46 add the following purpose statement “it is the purpose of the LI zone to permit the development of administrative office uses and light industrial uses such as food manufacturing and light manufacturing, transportation and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the major highways in the Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

Section 65-49 Delete.

**ARTICLE XIV-** HI Highway Industrial District

Section 65-56 add the following purpose statement “it is the purpose of the HI zone to recognize existing heavy industrial uses and to permit development of administrative office uses, light industrial uses, such as food manufacturing, transportation and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the Delaware River, Conrail and US Routes 130 and 206 in the Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

Section 65-57 change the abbreviation of “GI” to “LI”.

**ARTICLE XV-** INS Institutional District

Delete this Article and Zone District.

**ARTICLE XV-** Flood Plain District

Delete this Article and Zone District.

**ARTICLE XVII-** Open Space Regulations

Delete Section’s, 79 & 80.

**ARTICLE XIX-** General Regulations

Section 65-89 add the following language ‘see “Right to Farm Act” at Chapter 19A’.

Section 65-93 see Section 65-7 for bulk requirements.

Section 65-94 delete paragraph “D” regarding interaction of garages to ‘living unit’.

Control of Livestock

Section 65-95 Please refer to County Agricultural Advisory Committee

Lot Area Calculation

Section 65-95.2 Delete.

**ARTICLE XX-** Off Street Parking and Loading

(Revise and amend Off Street Parking requirements based on:

1. Institute for Transportation Engineers 4<sup>th</sup> edition or “ most current ”Parking Generation Manual;
2. New Jersey Residential Site Improvement Standards for residential development;
3. Urban Land Institute’s shared Parking Manual.)

**ARTICLE XXI-** Landscape Buffers

Section 65-100.B. Replace the phrase Mansfield Township “Landscape Ordinance” with Mansfield Township “Code Chapter 60A; Trees, Shrubbery and Landscaping”.

**ARTICLE XXIII-** Farm Regulations

Refer to County Agricultural Advisory Committee.

**ARTICLE XXV-** Signs

Section 65-113.2 change “OL Office Laboratory” to “ODL” Office Distribution Laboratory.

Section 65-113.2.1. delete.

**REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

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

**Clerk Semus** read the ordinance by title and announced the second reading and public hearing will be held on August 16<sup>th</sup> at 7:30PM.

A motion was offered by **Deputy Mayor Semptimpfelter** and second by **Committeeman Puglia** introduce Ordinance 2017-10. Motion carried on a Roll Call Vote, recorded as follows:

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

**ORDINANCE 2017-11**

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE INTERSTATE 295 AND FLORENCE COLUMBUS ROAD REDEVELOPMENT AREA**

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

**WHEREAS**, on March 3, 2016 the Township Committee of Mansfield, in the County of Burlington, New Jersey (the "Township") adopted an Ordinance declaring designated blocks and lots bordering Interstate 295 and Florence Columbus Road within the Township as an "Area in Need of Redevelopment" (the "Interstate 295 and Florence Columbus Road" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the "Act"); and

**WHEREAS**, 45 days have passed since notice that Ordinance 2016-4 was published and no actions have been filed challenging such action; and

**WHEREAS**, the Township received notice from the Department of Community Affairs that the Township's designation of parcels identified in Ordinance 2016- 4 as a Redevelopment area pursuant to the act became effective upon filing with the Department; and

**WHEREAS**, the Act provides for a procedure for adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

**WHEREAS**, 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 are located along Interstate 295 and Florence Columbus Road in the Township (the "Property") and located with the Interstate 295 and Florence Columbus Redevelopment Area; and

**WHEREAS**, 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 the "Property" consists of multiple parcels identified on the Municipal Tax Map as and containing over 520 acres, located in the western portion of Mansfield Township bordering Interstate 295 and Florence Columbus Road.. The redevelopment area consists of a mix of industrial, institutional, governmental, agricultural and commercial uses; and

**WHEREAS**, on June 27 ,2016 the Planning Board held a regularly scheduled meeting to review the draft plan entitled "Redevelopment Plan Interstate 295 and Florence Columbus Road, 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 Mansfield Township, Burlington County, New Jersey" dated November, 2015, revised, prepared by the Burlington Bridge Commission, signed and sealed by Mark Remsa, AICP,PP, ASLA, LLA, a NJ Professional Planner; and

**WHEREAS**, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board resolved that the Proposed Redevelopment Plan was consistent with the Township's Master Plan and recommended the Proposed Redevelopment Plan be adopted by the Township Committee; and

**WHEREAS**, at its Planning Board meeting on June 27, 2016 the Planning Board adopted a formal resolution memorializing these conclusions, a copy of which will be attached to this ordinance as Exhibit A; and

**WHEREAS**, a reaffirmation Resolution will be heard and acted upon at the July 24, 2017 Planning Board meeting, and a copy of said Planning Board Resolution will be attached to the aforementioned Redevelopment Plan; and

**WHEREAS**, a copy of the Proposed Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit B (the "Redevelopment Plan"); and

**WHEREAS**, the Township Committee desire to approve the Redevelopment Plan in the form set forth in Exhibit B hereto, and direct that the Township 's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:**

**Section 1.** The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit B is hereby approved.

**Section 2.** The Zoning Map of the Township of Mansfield is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Property.

**Section 3.** The recitals in this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as reasoning of the Township Committee for purposes of N.J.S.A 40A: 12A-7(f).

**Section 4.** This ordinance shall take effect as provided by law.

**REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

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

**Clerk Semus** read Ordinance 2017-11 by title and announced the second reading/public hearing to be held on August 16, 2017.

A motion was offered by **Deputy Mayor Semptimphelter** and duly second by **Committeeman Puglia** to introduce Ordinance 2017-11 and hold the public hearing on

August 9, 2017 at 7:30PM. The motion was carried on a Roll Call Vote, recorded as follows:

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

At this point, **Committeewoman Cholewa** was no longer part of the meeting.

## RESOLUTIONS

### RESOLUTION 2017-7-2

#### RESOLUTION PROVIDING FOR THE INSERTION OF A SPEICAL ITEM OF REVENUE IN THE 2017 BUDGET PURSUANT TO NJSA 40A:4-87 (CHAPTER 159, P.L. 1948)

**WHEREAS**, NJSA 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amount.

#### SECTION 1

**NOW, THEREFORE BE IT RESOLVED** on this 12<sup>th</sup> day of July, 2017, that the Township of Mansfield hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of \$ 19,529.04 which item is now available as an additional revenue for the Mansfield Township Clean Communities Program

#### SECTION 2

**BE IT FURTHER RESOLVED** that a like sum of \$19,529.04

be and the same is hereby appropriated under the caption of:

Section 1 (a)

Clean Communities Program

\$19,529.04

**CFO Monzo** explained that this resolution and the next amend our budget so that we can accept the revenue from grants to enable us to spend the funds.

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

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

### RESOLUTION 2017-7- 3

#### RESOLUTION PROVIDING FOR THE INSERTION OF A SPEICAL ITEM OF REVENUE IN THE 2017 BUDGET PURSUANT TO NJSA 40A:4-87 (CHAPTER 159, P.L. 1948)

**WHEREAS**, NJSA 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amount.

#### SECTION 1

**NOW, THEREFORE BE IT RESOLVED** on this 12<sup>th</sup> day of July, 2017, that the Township of Mansfield hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of \$ 9,366.97 which item is now available as an additional revenue for the Mansfield Township Recycling Tonnage Program

#### SECTION 2

**BE IT FURTHER RESOLVED** that a like sum of \$9,366.97

be and the same is hereby appropriated under the caption of:

Section 1 (a)

Recycling Tonnage Program

\$ 9,366.97

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Higgins** to adopt Resolution 2017-7-3. Motion carried on a Roll Call Vote, recorded as follows:

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

### RESOLUTION 2017-7-4

#### A RESOLUTION EXTENDING FLORENCE COLUMBUS ROAD LLC AS A REDEVELOPER FOR A PORTION OF THE FLORENCE/COLUMBUS DEVELOPMENT PLAN

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "LRHL") **THE TOWNSHIP OF MANSFIELD** (hereinafter referred to as the "**Township**") adopted a Resolution duly designating an area in the Township as an Area in need of redevelopment, referred to as the Florence/Columbus Redevelopment Area

(the “Redevelopment Area”); and

**WHEREAS**, via Ordinance No. 2016-4, the Township Committee adopted the Florence/Columbus Redevelopment Plan for the Redevelopment Area (the “Redevelopment Plan”); and

**WHEREAS**, on April 21, 2016, the Township received a request from Florence-Columbus Road, LLC, having offices at 1911 South Federal Highway, Suite 800, Delray Beach, Florida 33483, to be conditionally designated redeveloper of the portion of the Florence/Columbus Redevelopment Area consisting of property which is owned by Alan Margolis and is located on Florence/Columbus Road and designated as Block 47.01, Lots 3.02, 9.01, 9.02, 11 and 12 (the “Property”); and

**WHEREAS**, Florence-Columbus Road, LLC has met with representatives of the Township Redevelopment Committee and staff to discuss the details of developing the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, the Township Redevelopment Committee has conveyed its summary of discussions with Alan Margolis of Florence-Columbus Road, LLC to the Township Committee, and the Township Committee finds it desirable to conditionally designate Florence-Columbus Road, LLC as the redeveloper of the Property; and

**WHEREAS**, the Township Committee, on September 28, 2016, by Resolution 2016-9-2, conditionally designated Florence Columbus Road LLC as the redeveloper of the aforementioned property and granted Florence Columbus Road LLC a 6 month extension to complete all terms and conditions of said approval and designation, and

**WHEREAS** the Township Committee is desirous of extending further that conditional designation for an additional 6 months allowing Florence Columbus LLC to complete all terms and conditions of the original approval and designation; and

**NOW, THEREFORE BE IT RESOLVED**, the Township Committee of the Township of Mansfield reaffirms the conditional designation of Florence-Columbus Road, LLC as the redeveloper of the Property provided that the following actions are taken within these additional 6 months from the adoption of this resolution:

1. Ownership of the Property is legally organized as an Urban Renewal Entity pursuant to LRHL and all applicable laws of the State of New Jersey.
2. Florence-Columbus Road, LLC submits to the Township a written proposal consisting of a project description and site plan.
3. Florence-Columbus Road LLC submits to the Township a draft redevelopment agreement for Township review.

**AND IT BE FURTHER RESOLVED**, upon receiving evidence of the execution of the three (3) conditions set forth above, the Township Committee of the Township shall designate the Urban Renewal Entity, Florence-Columbus Road, LLC, formed by Alan Margolis, as the redeveloper of the Property.

A motion was offered by **Deputy Mayor Semptimpfelter** and duly second by **Committeeman Puglia** to adopt Resolution 2017-7-4. Motion carried on a Roll Call Vote, recorded as follows:

**AYES: SEMPTIMPFELTER, PUGLIA, HIGGINS, GABLE**  
**NAYS: NONE ABSTAIN: NONE ABSENT: CHOLEWA**

**RESOLUTION 2017-7-5**

**A RESOLUTION OF THE TOWNSHIP OF MANSFIELD RELEASING ESCROW MONEY**

**WHEREAS**, escrow deposits have been received for a Zoning Board meeting for variance approval; and

**WHEREAS**, professional charges have been made against said meeting; and

**WHEREAS**, upon completion of the meeting, the professionals have been contacted and it was determined that there is no time remaining or time to be spent on the proposed project; and

**WHEREAS**, it has been determined that release of such remaining escrow balance would be appropriate.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield that the following escrow monies be released to the following:

<b>Sharon &amp; Christopher Irick, 2218 Old York Road</b>	
Bulk Variance	<b>\$986.06</b>

A motion was offered by **Deputy Mayor Semptimpfelter** and duly second by **Committeeman Puglia** to adopt Resolution 2017-7-5. Motion carried on a Roll Call Vote, recorded as follows:

**AYES: SEMPTIMPFELTER, PUGLIA, HIGGINS, GABLE**  
**NAYS: NONE ABSTAIN: CHOLEWA ABSENT: NONE**

**RESOLUTION 2017-7-6**

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY**

**WHEREAS**, the Township Committee has found that certain motor vehicles and 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 motor vehicles are hereby declared to be surplus property and no longer needed for public use:  
2005 Ford Escape VIN # 1FMYU93185DA07662  
2004 Jeep Cherokee VIN # 1J4GW48S34C253967  
2006 Mazda 6 VIN # 1YVHP80D665M52900  
2002 Acura 3.2 VIN# 19UUA56692A037537
2. The following department vehicles have been decommissioned and also ready for auction:  
2007 Ford CVPI VIN # 2FAFP71W97X129468  
2008 Ford CVPI VIN # 2FAHP71V08X103164

The Chief of Police and Township Clerk are directed to arrange for the public auction of the vehicles through GovDeals, a service used by various government agencies, allowing them to sell surplus and confiscated items via the internet.

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

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to adopt Resolution 2017-7-6. Motion carried on a Roll Call Vote, recorded as follows:

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

#### **RESOLUTION 2017-7-7**

#### **RESOLUTION TO REFUND STATE TAX COURT APPEAL JUDGMENT**

**WHEREAS**, a State Tax Court Appeal for 2016 Property Taxes was granted on June 7, 2017 to the property listed below and,

**WHEREAS**, this Appeal resulted in an overpayment which is due to the homeowner,

**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 July 12, 2017, that the Tax Collector be authorized to refund the following:

Block	Lot	Name	Amount
23.03	11	Alan Abramowitz	\$1,392.44
		73 Chamber Lane	
		Appeal Adjustment (2016)	\$1,346.98
		Interest to 7/12/17	<u>45.46</u>
		Total	\$1,392.44

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

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

#### **RESOLUTION 2017-7-8**

#### **AUTHORIZING AWARD OF CONTRACT FOR MUNICIPAL BUILDING FIRE SPRINKLER UPGRADES AND MODIFICATIONS TO OLIVER FIRE PROTECTION & SECURITY WITHIN THE TOWNSHIP OF MANSFIELD**

**WHEREAS**, there exists a need for Sprinkler Upgrades and Modifications to the Mansfield Township Municipal Building within the Township of Mansfield, and

**WHEREAS**, funds are available for this purpose; and

**WHEREAS**, the Township of Mansfield has solicited bids for the provisions of the services required; and

**WHEREAS**, the Municipal Engineer, Carrol Engineering has reviewed the bid proposal in connection with a certain bid package prepared by Carroll Engineering for the purpose of upgrading and modifying the existing Sprinkler System in the Mansfield Municipal Building ; and

**WHEREAS**, the Municipal Engineer, Carroll Engineering has recommended that Mansfield Township award the contract for Municipal Fire Sprinkler Upgrades and Modifications to Oliver Fire Protection & Security; and

**WHEREAS**, the Chief Financial Officer has certified that the award is made in accordance with applicable state statute and governing regulations involving said award.

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

**Section 1.** Upon approval of the contract by the Municipal Solicitor, the Mayor and Clerk are hereby authorized and directed to execute the approved contract with **Oliver Fire Protection & Security** to providing and installing the necessary Fire Sprinkler Upgrades & Modifications to the existing fire sprinkler system located in the Mansfield Municipal Building, according to the attached Bid Proposal Form.

**Section 2.** After the solicitation of bids, **Oliver Fire Protection & Security** was the contractor submitting the lowest responsible bid for the contract for the services sought.

**Section 3.** The maximum amount of the contract for the services referenced in the bid specifications is Two Hundred Nineteen Thousand Three Hundred Sixty (\$219,360.00) Dollars, which funds are available in the respective appropriations, grants, contributions or escrow accounts maintained by the Township of Mansfield.

**Section 4.** Notice of said action shall be published in the Burlington County Times as required by law.

**RESOLUTION 2017-7-9**

**A RESOLUTION APPOINTING ON CALL PART TIME, AS NEEDED  
MAINTENANCE/RECYCLING/PUBLIC WORKS EMPLOYEE ERNEST BOGLEY**

**WHEREAS**, the Mansfield Township Public Works Department is in need of on call, as needed part-time temporary as needed maintenance/recycling/public works employee at this point in time; and

**WHEREAS**, an application for said position was received from **ERNEST BOGLEY**

**WHEREAS**, **ERNEST BOGLEY** was interviewed and found to meet the qualifications that best meets the needs of the department.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their Regular Meeting held on July 12, 2017 at the Municipal Complex at 7:30 PM that **ERNEST BOGLEY** is hereby appointed as on call, part time, as needed maintenance/recycling/public works employee, effective July 3, 2017, at the rate of \$17.00 per hour, with no benefits and holidays.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to adopt Resolution 2017-7-9. Motion carried on a Roll Call Vote, recorded as follows:

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

**RESOLUTION 2017-7-10**

**RESOLUTION APPOINTING JENNIFER PIELOCH AS  
A POLICE RECORDS CLERK FOR THE MANSFIELD TOWNSHIP POLICE DEPARTMENT**

**WHEREAS**, the Mansfield Township Police Department is in need of a part-time Police Records Clerk at this point in time; and

**WHEREAS**, an application for said position was received from Jennifer Pieloch; and

**WHEREAS**, Jennifer Pieloch was interviewed by Chief Ronald Mulhall and was found to meet the qualifications that best meets the needs of the department.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey that Courtney Parent is hereby appoint as a part-time Police Records clerk for the Township of Mansfield's Police Department effective June 26, 2017 at a rate of \$16.65 per hour with no benefits and holidays, and not to exceed 21 hours per week.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to adopt Resolution 2017-7-10. Motion carried on a Roll Call Vote, recorded as follows:

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

**RESOLUTION 2017-7-11**

**RESOLUTION IN SUPPORT OF CIRCUIT TRAILS TO COMPLETE CONSTRUCTION OF 500 MILES  
OF TRAILS IN THE GREATER PHILADELPHIA REGION BY THE YEAR 2025**

**WHEREAS**, the Circuit Trails are a connected system of multi-purpose trails (largely off-road) located in the nine (9) counties that comprise the Delaware Valley Regional Planning Commission (DVRPC) region, including Philadelphia, Bucks, Montgomery, Chester, Delaware, Mercer, Burlington, Camden, and Gloucester Counties; and

**WHEREAS**, the building of the Circuit Trails is considered to be one of the largest metropolitan-wide, multi-use trail building efforts in the country and very significant regional accomplishment; and,

**WHEREAS**, the DVRPC set a long term regional goal in the Connections 2040 Plan to complete the Circuit Trails by 2040, and to meet this goal, 180 new miles of Circuit trails need to be completed by 2025 to reach 500 miles (2/3's complete); and

**WHEREAS**, the Circuit Trails provide equitable transportation options for all users and will connect communities to places of work, places to shop, places to worship, places to play, places of historic significance, and places to teach our children; and;

**WHEREAS**, the Circuit Trails Coalition, DVRPC, the Pennsylvania Department of Transportation, the Pennsylvania Department of Conservation and Natural Resources, New Jersey Department of Transportation, the New Jersey Department of Environmental Protection and other agencies have committed to complete non-motorized options for transportation and recreation; and

**WHEREAS**, the Circuit Trails will provide safe facilities separated from vehicular traffic to encourage bicyclists, walkers, the physically challenged, and other non-motorized users of all ages to be more active and spend time outdoors, thereby improving their fitness and health; and

**WHEREAS**, when communities in other areas of the United States and abroad provide for non-motorized transportation options they thrive as places to live and work; and

**WHEREAS**, the Circuit Trails, by offering both residents and tourists access to natural, cultural and historical sites, will bring health and economic benefits to counties, municipalities and businesses in the region such as revenues to local economies, healthcare savings, enhanced real estate values, and increased activity; and

**WHEREAS**, 5.7 million people reside in Greater Philadelphia and 85 percent of those surveyed support building more trails in their counties. Furthermore, 70 percent favor spending \$2 per person in public dollars annually to pay for new connected trails; and

**WHEREAS**, Mansfield Township is one of 351 municipalities in the DVRPC region that is part of the Circuit; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of Mansfield Township hereby endorses the concept of the nine county region completing 180 miles of Circuit Trails by 2025 in order to achieve 500 miles of completed Circuit trails and the Circuit Trails passage through Mansfield Township, and encourages our neighboring Municipality(s) to do the same; and the Township Committee supports the existing trails along the alignment of the Circuit Trails being designated as a "Circuit" Trail; and that Circuit guidance signage be installed with the coordination with the Public Works department.

**BE IT FURTHER RESOLVED**, that a certified copy of this Resolution be forwarded to the Circuit Trails Coalition, the Governor of the State of New Jersey, the New Jersey State Department of Transportation, the New Jersey Department of Conservation and Natural Resources or Environmental Protection, and the municipalities of Burlington County, State of New Jersey.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to adopt Resolution 2017-7-11. Motion carried on a Roll Call Vote, recorded as follows:

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

#### **BILL LIST: Regular and Escrow**

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

**AYE: HIGGINS, SEMPTIMPHELTER (see below)PUGLIA, GABLE (see below)**  
**NAY: NONE ABSENT: CHOLEWA**  
**ABSTAIN: SEMPTIMPHELTER (on Check #6704) GABLE(on Check #6767,6724)**

#### **MINUTES: June 14, 2017**

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to approve the minutes of the June 14, 2017 meeting. Motion carried.

#### **REPORTS**

Clerk (May/June), Court (May/June), Construction (May/June), Tax Collector (May/June), EMS (May/June), Police (May), Fire (Jan-April)

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeeman Puglia** to accept the reports as listed. Motion carried.

#### **DISCUSSION**

##### **a. Snow Plowing Contract**

**Mayor Gable** would like to go out to bid and asked **CFO Monzo** to handle this. **CFO Monzo** said the original contract was for three years that expires November 30, with two one year renewal options. He questioned whether the Committee wanted to utilize the two options or to go out to bid. It was the consensus to go out to bid. **CFO Monzo** explained that low bids can be rejected with a legitimate reason and then the renewal options could be utilized. He will assemble the bid specs which will be taken in September.

##### **b. Reassessment**

**Committeeman Puglia** asked the Committee to do a reassessment of the Township. He referred to issues from the in-house assessment done a few years ago where some were under assessed and some were over assessed. He felt an outside firm should be hired because there are concerns from individuals. **Committeeman Puglia** recommended an assessment by a certified, bonded assessment association as it has been 5 years since the last reassessment.

**Deputy Mayor Semptimphelter** referred to the Compliance Plan which was done years ago. **CFO Monzo** felt this would be a revaluation rather than a reassessment. In order to do this, a special emergency ordinance would have to be passed to be paid off over a 5 year plan.

**Committeeman Puglia** felt the township should be on an even keel with everyone paying their fair share.

**CFO Monzo** further explained a full evaluation would take some time and predicted that, if done soon, it would be about 2020 when it would take effect.

**Deputy Mayor Semptimphelter** expressed concern with the taxpayers of the entire township, not just a special interest group upset about their taxes. It is a considerable cost to undertake for the township.

**CFO Monzo** felt we should do some research with our assessor as well as the Burlington County Board of Taxation to help determine the cost. He will report back at the next meeting. **Committeeman Higgins** stress the need for the people to realize the transparency of the process.

**c. Mansfield Township Business Acknowledgement**

**Administrator Fitzpatrick** said requests had been received from some residents in town who wanted to know if the Committee would be interested in recognizing some of the local businesses that have been in our community for an extended length of time. Apparently other townships are doing this. **Mayor Gable** asked for additional information from other townships about what they have done.

**d. Support Florence Twp. Planning area change withdrawal-Florence/Columbus Rd.**

**Administrator Fitzpatrick** reviewed the outcome of an initial meeting which was held between the Committee of Mansfield and Florence as well as the County to put together an industrial node at the intersection of the Exit 52 Interchange of Route 295. At that time, everyone seemed on board at this meeting as well as at the State level. This was to promote economic development at that interchange. Since then, because of feedback from residents about concerns for traffic, Florence has had a change of mind and is asking us to support them by saying we support their decision to pull out is ok for Florence. It does not impact Mansfield.

**Mayor Gable** explained this would be a resolution of support for Florence to back out of their original request to have their planning area changed. **Committeeman Puglia** felt a support of Florence may impact Mansfield and said he would not support them. We need all the ratables we can get and this is an opportunity for us.

**Committeeman Higgins** agreed. This makes no sense.

**Deputy Mayor Semptimphelter** said we need the ratables but the problem is, at what cost. Currently the traffic is unbearable, let alone what is proposed. We need to think of the ratables. He said he is in support of agreeing with Florence. We can still do what we want.

**Mayor Gable** said a resolution will be prepared for the next meeting as there are differences of opinion. A decision can be reached at that time.

**e. Route 68 Deceleration Lane:** Completed under the Engineer's Report

**f. CCO(Commercial)**

**Attorney Fitzpatrick** explained that our Fire Official, **Mr. Borgstrom**, would like us to consider creating an ordinance requiring a Certificate of Continuing Occupancy for all non-residential properties. He has experienced changes in types of businesses as well as hazardous classification. He would like a procedure to require completion of zoning as well as construction applications if applicable. This would enable him to monitor the businesses so, whenever there is a change of tenant or business, the person moving in is meeting all the regulations we have currently in place. This will ensure safety as well as compliance with a particular zone. **Mayor Gable** asked for sample ordinances as well as fee schedules and procedures from **Attorney Magee**. This should be available prior to the next meeting.

**g. Draft Ordinance on Drones**

**Mayor Gable** said the Insurance Company has suggested adoption of an ordinance to regulate drones on township property. Sample ordinances have been provided. The Committee is to review the ordinances for the next agenda.

**AGENDA AMENDMENT**

A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimphelter** to amend the agenda. Motion carried.

**Committeeman Puglia** said that Mike Fitzpatrick has been with us for quite a few years and is doing a very good job. He has been working on the Route 130 corridor, the 295 interchange, Route 206, Petticoat Bridge Road with Calton Homes, the municipal building plus more. **Committeeman Puglia** asked the Committee to consider have **Deputy Mayor Semptimphelter** and **Committeewoman Cholewa** to sit down with **Administrator Fitzpatrick** to consider extending his contract. **Committeeman Puglia** made a motion to do as he had stated above. **Deputy Mayor Semptimphelter** second the motion and applauded the recommendation as **Mr. Fitzpatrick** has been such an asset to this township as he gets involved with so much. He is diligent in his work and keeps the Committee abreast. A meeting will be held with **Committeewoman Cholewa** to have that conversation. A Roll Call Vote was held as follows:

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

#### **PUBLIC COMMENT**

Fritz Wainwright, 1011 Cedar Lane, referred to the development on Florence-Columbus Road. He said he has lived on the property over 50 years and knows all about traffic. The traffic is generated mostly from the realignment of the turnpike on Route 130. Probably 50% of the cars are from Pennsylvania, getting off 295 to get on the turnpike. He felt the turnpike and Route 295 should have a connection instead of having traffic go onto county roads. In dealing with warehouses, Mr. Wainwright felt they should be restricted to refraining from sending trucks out two hours in the morning and two hours in the afternoon. He said when he farmed there, he didn't use the road certain times of the morning as well as in the afternoon. His farm is involved in this project. He felt the State, Florence Township, and the County should be ashamed of themselves. They promoted this project 6-8 months ago. The developer spent millions of dollars engineering. He set up what was needed to sell the farm. They threw a monkey wrench into the whole works. He advised the Township to stand strong, don't buckle, and don't support Florence.

Janice DiGiuseppe, 16 Garfield Court, asked for the expiration date of **Administrator Fitzpatrick's** contract. She was told the end of 2018. She referred to Resolution 2017-7-4 about a 6 month extension of a developer to complete three requirements. Mrs. DiGiuseppe felt the first extension expired September, 2016 and then asked the beginning and end deadline of the current 6 month extension. **Administrator Fitzpatrick** said, due to snags at the County level, he is asking for 6 more months although he feels he can do it in three. **Clerk Semus** clarified the extension to be the end of August.

In regard to the compliance plan, Mrs. DiGiuseppe said the reassessment court ordered by the county was done in 2013 for the follow year's taxes. This was done by the previous tax assessor done in conjunction with the state certified awarded contractor at the cost of \$240,000. Litigation done by certain residents which is still pending is not being court ordered completed. Subsequently, an erroneous compliance plan was administered to the two senior communities and 11 duplexes in Country Walk. Mr. Abromowitz's reimbursement tonight is an example of one of the errors done by that compliance plan. She asked the Committee to seriously reconsider the cost that you will impact on this community again with another full township reassessment because something has been done wrong in the past.

Joe Monzo, Gardengate Court, said the playground in Country Walk has not been maintained by Mr. Laino even though it is his responsibility. Mulch and weeds are a disgrace. **Committeeman Higgins** felt Mr. Laino was no longer responsible and that the township is. However, Mr. Monzo went on to explain the poor condition of the park which he felt was the responsibility of Laino. He would like someone reach out to him and ask him. **Administrator Fitzpatrick** said he would speak to him. **Committeeman Semptimphelter** said he lives in the community and thought Mr. Laino was told to fix up the park including the walkways, the playground, ballfield and tennis courts. He did all of this in order to turn it over to the township who is now responsible. **Mayor Gable** felt we had taken over responsibility of the park although Mr. Laino was to continue mowing the grass. He felt we need to review this to make sure who is responsible and have it taken care of. **Mr. Fitzpatrick** is to handle this tomorrow.

Bob Harrison, Mansfield Road West suggested we get the chairs fixed so they stay in one position.

Doug Goodenough, Franklin Fire Company Chief thanked the township for their support the company for the truck they requested as it will make the firemen much safer. Although there were differences in which truck to purchase, they went with the Committee who felt this particular truck was appropriate. He asked for support Mr. Borgstrom's request for the commercial CO's because, when a property changes use, there may be more hazards involved. Safety of the Fire Company as well as the Community would be addressed. He also thanked **Administrator Fitzpatrick** for doing a great job. He also wanted to support Fritz Wainwright and his plan for future use of his property.

Ellen, 6 Lantern Court, said she grew up in Hamilton Township when it was a beautiful area. She saw what development did to Hamilton and moved to Columbus because she felt there would be open space. She hopes they can reign on development and is concerned about traffic. She wants the township to think twice about development and also more farmland preservation.

Doug Goodenough spoke of traffic on Island Road. They drive farm equipment with caution lights but people are still trying to push them off the road. He asked if there could be signage that tractors are crossing the road. Mr. Jones is to be asked to look into this.

Dan Albanesi, Route 206 said we do need ratables but he disagreed with Mr. Borgstrom about inspections as it would be another burden. He asked the fee structure and investigations should only be done if there is a change of use. He referred to an agreement that he reviewed, adjusted and signed. However, he commented to reference to his entire property but only pertains to Orleans 1, 3, and 5. He distributed paper work which is the trimmed down version of the agreement. Included in the distribution were photographs of standing water. This agreement does not pertain to other water issues on the property which have to be addressed. Mr. Albanesi explained the pictures including crops which do not grow because of the water. Mr. Albanesi had presented cash for his half of the deal. However, **CFO Monzo** felt he should take the cash back as it is not office hours and there are no receipts. He should pay the money during regular business hours. Mr. Albanesi advised the Committee not to forget that there is a water issue on the other side of the farm.

With no more comments, the public comment portion was closed.

#### **MAYOR AND COMMITTEE COMMENTS**

**Deputy Mayor Semptimphelter** felt it was an entertaining meeting as there are many different points of view. He appreciates the residents voicing their concerns. The Committee has considered all of the issues. The biggest concern is the tax assessment and what has happened in the past. **Deputy Mayor Semptimphelter** said he loves this community and doesn't want to see anything negative. He said he has had over 15 years of Planning Board experience and he knows the struggles of the community. He had been on the Planning Board in Florence Township and knows of the traffic problems that have been created there and what that means to the residents. One thing that bothered him since it hit the papers was a letter to the editor by Frank Barron from Homestead. He was upset and disheartened by the comments that were made. This is our community and he felt this letter put a black mark on the township. Many seniors applauded what was printed but he took it to heart. **Deputy Mayor Semptimphelter** was concerned that the county would read the article and wonder what Mansfield is doing. He felt the letter did not represent all the residents of Mansfield. **Mr. Semptimphelter** said he doesn't feel the seniors who have no students in the school system should have to pay a disproportionate amount of taxes. He wishes this could be redone another way. There are so many inappropriate and wrong things in the letter to the editor. **Mr. Semptimphelter** said he wants to see the residents come forward and ask the questions. No one wants taxes to go up. The Committee are public servants and want to do things for the public. He then said thank you.

#### **MOTION FOR ADJOURNMENT**

A motion was offered by **Committeeman Puglia** and second by **Deputy Mayor Semptimphelter** to adjourn. Motion carried,

PREPARED BY:

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Barbara A. Crammer,  
Deputy Clerk

RESPECTFULLY SUBMITTED BY:

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Linda Semus, RMC  
Municipal Clerk

