

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
MEETING MINUTES
August 16, 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, Committeewoman Laverne Cholewa, Attorney Michael Magee, Administrator Michael Fitzpatrick, and Clerk Linda Semus.** 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 **Committeewoman Laverne Cholewa** and second by **Committeeman Arthur Puglia** to go into executive session by adoption of the following Resolution. Motion carried.

**RESOLUTION 2017-8-1
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, litigation and contract 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.

Attorney Magee explained the purpose of the Executive Session was for personnel, Litigation, and contract 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, Committeewoman Laverne Cholewa, Attorney Michael Magee, Administrator Michael Fitzpatrick, Clerk Linda Semus.** Also in attendance were **Joseph Monzo, CFO; Richard Brown, Engineer, and Barbara Crammer, Deputy Clerk.**

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

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

PROCLAMATION

The following proclamation was read by **Clerk Semus** who explained it had been presented at Marion Tallon during her 90th birthday party.

***MANSFIELD TOWNSHIP
BURLINGTON COUNTY***

***WHEREAS**, Marion Audrey Tallon was born in Trenton on August 15, 1927 and will be celebrating her 90th birthday this year; and*

WHEREAS, Marion was number 14 of 15 children, one of only two that graduated from high school (1942) and the only one to go to college and earn her doctorate in education from Temple University; and

WHEREAS, On September 2, 1950, Marion married her true love, Robert O. Tallon, Sr., and this marriage was blessed by God with two children, Terri and Robert, Jr.; and

WHEREAS, the family grew with 5 grandchildren, 4 great-grandchildren, with another two on the way; and

WHEREAS, Marion, quite the "smart little cookie," held different positions at the College of New Jersey, Holy Family University, and Thomas Edison University and served as an education consultant in both New Jersey and Pennsylvania; and

WHEREAS, Mansfield Township has many citizens who have a sense of caring, a desire to share with others to participate in the lives of their community and to exhibit their talents and resources, and

WHEREAS, Marion is one of those citizens who took on many volunteer positions, unheralded and without any thought of recognition; and

WHEREAS, Marion, through all her vigorous schooling, hectic work schedule, helping run her household and raise her children, found the time to be a volunteer and even became a leader with the 4-H for over 20 years, sat as Council and then President of Exceptional Children, a national organization that provides support, continuing education and resources for teachers and families of students in special and gifted education programs, sat on the Mansfield Township Planning Board, Recreation Committee, Environmental Commission, and Mansfield Township Board of Education, was a competitive runner and swimmer, survived cancer and still remains, as of this date, a member of both the Mansfield Township Historical Society and a member of the Crafts Creek/Spring Hill Brook Watershed Association; and

WHEREAS, Marion has earned the respect and affection of people from all walks of life and all ages.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee, on behalf of the Township, its officials, employees and residents thereof, does hereby deem it an honor and pleasure to extend this certificate of recognition to Marion Audrey Tallon on the occasion of her 90th birthday, with sincere congratulations and best wishes for many more happy, productive years in the future.

Mayor Gable thanked Marion for all of her support for Mansfield.

ENGINEER'S REPORT:

Engineer Richard Brown referred to his project status report dated August 16, 2017.

The Axe Factory Road project will go to bid the week of August 28th, receiving bids the week of September 18th. Part of the project is being funded by the County of Burlington. **CFO Monzo** explained the County will pay their portion up front and he will work this out with the County Engineer.

A pre-construction meeting was held on July 25th in regard to the fire protection. The start date for the work is August 21st. The successful bidder, Oliver Fire Protection is preparing the required drawings for submittal for building permits. **Mr. Brown** explained the procedures to follow which will commence with the decommission and demolition of the pump house.

The Georgetown Community Park project is going out to bid the week of Aug 28, to be received the week of September 18th.

A price quote was submitted for the drainage issue at Mansfield Road West. Since the price came in higher than anticipated, **Engineer Brown** is soliciting additional quotes.

The Route 68 pavement preservation project has commenced with improvement of drainage structures followed by pavement preservation and reinstallation of traffic markings and striping.

A meeting was held with representatives from Public Service Electric and Gas. Sixteen lattice towers are being replaced with monopoles and new wiring followed by decommissioning of the lattice towers. Start date is summer of 2018 with in-service date of June 2, 2022. All of the work will not be done at the same time.

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

ORDINANCE:

Second Reading/Final Adoption

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-2Highway 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 4th 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.

Mayor Gable opened the public hearing on Ordinance 2017-10. Hearing no comments or questions, the public hearing was closed.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to adopt Ordinance 2017-10. A Roll Call Vote was taken as follows:

AYE: SEMPTIMPHELTER, CHOLEWA, PUGLIA, 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.

Mayor Gable 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 **Committeewoman Cholewa** to adopt Ordinance 2017-11. Motion carried on a Roll Call Vote, recorded as follows:

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

First Reading/ Introduction

ORDINANCE 2017-12

ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR INTERSTATE 295 AND FLORENCE TOWNSHIP-COLUMBUS ROAD AREA,

WHEREAS, by Ordinance, 2017-11, the Township Committee of the Township of Mansfield approved a Redevelopment Plan for the “Interstate 295 and Florence-Columbus Road Area”, consisting of various Blocks and Lots specifically identified in said Plan; and

WHEREAS, pursuant to Article II(c) of said Plan, entitled: “Proposed Land Uses and Building Requirements”, certain bulk standards contained in the “ODL” Office Distribution Laboratory District zoning were determined to apply to the use and development of land in the Redevelopment Area; and

WHEREAS, since the enactment of said Ordinance, the Developer of one of the parcels has requested consideration of modest amendments to some of the bulk standards contained therein; and

WHEREAS, the County’s Office of Economic Development and Regional Planning, along with the Township Planner, have reviewed said request and have determined them to be reasonable and appropriate for the redevelopment of the property familiarly known as the “Vanco Property”; and

WHEREAS, the Township Committee deems it appropriate to amend the Ordinance to facilitate the redevelopment of said Property;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Redevelopment Plan for the “Interstate 295 and

Florence-Columbus Road Area” is hereby amended at Article II(c) to provide that the “ODL” zoning standards shall continue to apply to said Property, except that, the following changes are hereby authorized:

1. Building floor area ratio coverage is hereby amended to increase the thirty percent (30%), to forty percent (40%);
2. The car parking space ratio of one (1) space per 3,000 square feet for warehouse shall be reduced to one (1) space per 10,000 square feet for warehouse usage;
3. Maximum building height shall be increased to fifty-five feet (55') from forty feet (40');
4. The special regulation under Section 65-45(F), prohibiting truck loading and unloading in front yards, is hereby amended since the subject Property is outside of a thirty foot (30') setback, but the front yard is defined as the front of the building, and there will be need to be loading of the building fronting on roads, and the governing body feels that the setback is sufficient to permit this front yard loading on this particular Property

BE IT FURTHER ORDAINED AND ENACTED that this Ordinance shall take effect after review by the Planning Board, and following proper passage in accordance with the law.

A motion was offered by **Committeeman Higgins** and second by **Committeewoman Cholewa** to introduce Ordinance 2017-12 and hold the public hearing on September 6, 2017. Motion carried on a Roll Call Vote, recorded as follows:

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

ORDINANCE NO. 2017-13
AN ORDINANCE AMENDING CHAPTER 65, ENTITLED “ZONING” IN THE
TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON AND STATE OF NEW
JERSEY

WHEREAS, the Mansfield Township governing Body has concerns about the non-residential development potential for lands located along US Route 130 that would be incompatible with surrounding residential uses and zones and that would generate unwanted additional truck traffic to the area; and

WHEREAS, THE Mansfield Township Governing Body has decided to Amend Chapter 65, entitled “Zoning;” and

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

ARTICLE –XII- LI Light Industrial District

The zoning map prepared by Remington Vernick and Arrango is hereby amended to incorporate the following blocks and lots as part of the R-1 district in the Township of Mansfield and made a part of the official tax map:

Block 59, Lot 7.01 and 7.02

Block 60, Lot 16

Block 800.07, Lot 1 (P/O)

REPEALER, SEVERABILITY AND EFFECTIVE DATE.

A. Repealer. Any and all Ordinance 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.

A motion as offered by **Committeeman Higgins** and second by **Deputy Mayor Semptimphelter** to introduce Ordinance 2017-13 and hold the public hear on September 6th. Motion carried on a Roll Call Vote, recorded as follows:

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

RESOLUTIONS

RESOLUTION NO. 2017-8-2

RESOLUTION AUTHORIZING THE SETTLEMENT OF CERTAIN LITIGATION
(Mansfield Residents for Accurate Home Valuations, et al. v. Mansfield Township et al.;
Docket No. BUR-L-257-14, New Jersey Tax Court Docket No. 15819-2014; \$225,935.61)

WHEREAS, the Township was named as a defendant in the matter entitled Mansfield Residents for Accurate Home Valuations, et al. v. Mansfield Township et al.; Docket No. BUR-L-257-14, New Jersey Tax Court Docket No. 15819-2014; originally filed in the Burlington County Superior Court, Law Division and then transferred to the New Jersey Tax Court for alleged errors, omissions and/or mismanagement of the 2012 Township wide reassessment; and

WHEREAS, Mansfield, while not admitting any liability nor establishing any precedent has decided, that on the basis of economics and advice of counsel, has elected to settle the current litigation between Mansfield Residents for Accurate Home Valuations, et al. v. Mansfield Township et al.; Docket No. BUR-L-257-14, New Jersey Tax Court Docket No. 15819-2014; for the sum of Two Hundred Twenty Five Thousand Nine Hundred Thirty Five Dollars and Sixty One Cents (\$225,935.61) Dollars payable over a five year period with the initial payment occurring on August 16, 2017 and annual subsequent payments due on or about August 1, 2018 thru August 1, 2021; and

WHEREAS, the Committee of the Township of Mansfield, being satisfied that the administration as thoroughly evaluated the merits of the litigation with the Township Attorney, finds the settlement to be a just and reasonable means for disposition of this litigation and in the best interests of the Township;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington State of New Jersey that any and all claims by Mansfield Residents for Accurate Home Valuations, et al. v. Mansfield Township et al.; Docket No. BUR-L-257-14, New Jersey Tax Court Docket No. 15819-2014; for alleged for alleged errors, omissions and/or mismanagement of the 2012 Township wide reassessment are settled in full with the payment of \$225,935.61 by the Township to the forty-five named plaintiffs' has full and final settlement of the pending litigation between Accurate Home Valuations, et al. v. Mansfield Township et al.; Docket No. BUR-L-257-14, New Jersey Tax Court Docket No. 15819-2014.

Mayor Gable explained the foregoing resolution as a court settlement to be paid out over 5 years. **Attorney Magee** said this was a 2014 law suit wherein a group of residents challenged the reassessment which took place in 2013. Since the litigation was going to progress to the next stage, the Committee felt it was the best interest of the township to settle this for economic reasons. The Committee approve the terms of the settlement which is the resolution before the Committee this evening.

A motion was offered by **Deputy Mayor Semptimpfelter** and second by **Committeewoman Cholewa** to adopt Resolution 2017-8-2. Motion carried on a Roll Call Vote, recorded as follows:

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

Committeeman Puglia excused himself from the meeting at this point.

RESOLUTION 2017-8-3

RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY

WHEREAS, the Township Committee has found that certain miscellaneous items (bicycles and scooters) which were confiscated by the Township Police and after investigation, through proper channels, no owners have come forward claiming said items; and

WHEREAS, The Police Department had spoken to the Columbus Baptist Church, a charitable organization, about accepting the items listed below for distribution to members of the Community in need, rather than auction said items through GovDeal; and

WHEREAS, said suggestion was met favorably by the church organization and they will gladly distribute to members within the Community in need.

Bicycles:

Type:	Serial #:	Inc # / Case #:
Green Revolution Avico	G1112003444	2013-3286
Purple Ger CB	A21002527	2013-3286
Purple Pacific	SNFSD10DP8580	2012-4286
Red Mongoose	FSD06C51478	2010-5815
Yellow Magna	TD1088012885	2013-9075
Blue/Black Schwinn	GD221713	2016-10209
Pink Next	47692804	2006-7066
Silver/Black Mongoose	HM1246823	2016-6016
Black Haro	RVW2D0559	2013-3286
Silver Jamis	HU07728803	2013-9892
Silver/Red	DAB03K27929	2017-4848

Scooter:

Type:	Serial #:	Inc # / Case #:
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NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey as follows:

1. Said aforementioned items are hereby declared to be surplus property and are hereby permitted to be disposed of.
2. The Chief of Police is hereby directed to arrange the transfer of said surplus items to the Columbus Baptist Church as a charitable donation for distribution to those families in need within the Community.

Mayor Gable explained that the police department has received 11 bicycles through stolen or discarded property that no one claimed or the cases are closed. The Police are asking that the bikes be donated to the Columbus Baptist Church who will redistribute them to needy families in our community.

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to adopt Resolution 2017-8-3. Motion carried on a Roll Call, recorded as follows:

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

**RESOLUTION 2017-8-4
RESOLUTION FOR THE RELEASE OF MAINTENANCE BOND FOR
WESLEY UNITED METHODIST CHURCH**

WHEREAS, Wesley United Methodist Church posted a Maintenance Bond originally established in the amount of \$6,503.51 on June 9, 2015; and

WHEREAS, Frederick D. Cain, President of the Administrative Council of Wesley United Methodist Church, has requested the release of the Maintenance Bond, and

WHEREAS, Carroll Engineering, in correspondence dated July 12, 2017, has recommended the release of said Maintenance Bond

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

1. Agrees to release the maintenance bond amount of \$6,503.51 as per the recommendation by the Township Engineer
2. Authorizes the Land Use Coordinator to forward a certified copy of this Resolution to Wesley United Methodist Church
3. The Land Use Coordinator is authorized and directed to forward the Maintenance Bond to Wesley United.

AND IT IS FURTHER RESOLVED by the Township Committee, as aforesaid, that this release is conditioned upon the payment of all fees incurred by the municipality to the engineer or other professionals in connection with any inspections and reports concerning the improvements covered by said bond or other performance guarantee; and if there be a sufficient sum held in escrow by the township for the purpose of paying for said inspections and reports, said escrow may be utilized for that purpose and in the absence of a sufficient escrow said fees shall be paid by the obligor directly, pursuant to N.J.S.A. 40:55D(2)h.

A motion was offered by **Committeewoman Cholewa** and second by **Deputy Semptimphelter** to adopt Resolution 2017-8-4. Motion carried on a Roll Call Vote, recorded as follows

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

**RESOLUTION 2017-8-5
RESOLUTION FOR THE CANCELLATION OF TAXES DUE TO VETERAN EXEMPTION**

WHEREAS, N.J.S.A.54:4-3.30A allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute; and,

WHEREAS, the properties listed below are owned by a 100% Disabled Veteran;

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby memorializes the cancellation of the following **2017** taxes:

Block	Lot	Property Owner	Amount
23.01	34	Bruce Reali	\$6,180.93 (2017 Effective 3/9/17)

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to adopt Resolution 2017-8-5. Motion carried on a Roll Call, recorded as follows:

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

RESOLUTION 2017-8-6

RESOLUTION FOR THE REFUND OF TAX OVERPAYMENTS

WHEREAS, Property Taxes were overpaid on the properties listed below; and

WHEREAS, this overpayment was due to a payment by Surety Title Company, LLC, and they are requesting a refund;

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at their regular meeting held on August 16, 2017 hereby authorizes the refunding of the following to **Surety Title Company, LLC** by the Tax Collector.

Block	Lot	Property Owner	Amount
10.12	7	Brian & Laura Greer	\$250.00

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to adopt Resolution 2017-8-6.. Motion carried on a Roll Call, recorded as follows:

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

RESOLUTION 2017-8-7

RESOLUTION FOR THE CANCELLATION OF TAXES DUE TO VETERAN EXEMPTION

WHEREAS, N.J.S.A.54:4-3.30A allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute; and,

WHEREAS, the properties listed below are owned by a 100% Disabled Veteran;

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby memorializes the cancellation of the following **2017** taxes:

Block	Lot	Property Owner	Amount
10.09	9	Jad Aoun	\$4,687.89 (2017 Effective 5/12/17)

A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to adopt Resolution 2017-8-7. Motion carried on a Roll Call, recorded as follows:

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

RESOLUTION 2017-8-8

RESOLUTION TO CANCEL TAXES ON TOWNSHIP PROPERTY

WHEREAS, property taxes are due on Block 3, Lots 6.06, and Block 30, Lot 2.02 are now owned by the Township of Mansfield, due to the Foreclosure of Municipal Liens, and

WHEREAS, balances are due for 2017, and

WHEREAS, an Assessor’s Appeal was successfully granted to change to Property Class to Exempt,

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on August 16, 2017 hereby authorizes the Tax Collector to cancel the following for the Tax Year 2017 per N.J.S.A. 54:4-3.6c.

Block	Lot	Address	Amount
3	6.06	537 White Pine Road	\$4,876.54
30	2.02	3145 Route 206	\$4,705.16

A motion was offered by **Committeewoman Cholewa** and second by **Deputy Semptimphelter** to adopt Resolution 2017-8-8. Motion carried on a Roll Call Vote, recorded as follows

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

RESOLUTION 2017-8-9

RESOLUTION FOR THE CANCELLATION OF TAXES DUE TO VETERAN EXEMPTION

WHEREAS, N.J.S.A.54:4-3.30A allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute; and,

WHEREAS, the properties listed below are owned by a 100% Disabled Veteran;

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby memorializes the cancellation of the following **2017** taxes:

Block	Lot	Property Owner	Amount
42.17	46	Henry Remes	\$4,832.20 (2017 Balance)

A motion was offered by **Committeewoman Cholewa** and second by **Deputy Semptimpfelter** to adopt Resolution 2017-8-9. Motion carried on a Roll Call Vote, recorded as follows

AY E: CHOLEWA, SEMPTIMPHALTER, HIGGINS, GABLE
NAY: NONE ABSENT: PUGLIA ABSTAIN: NONE

RESOLUTION 2017-8-10

RESOLUTION FOR THE REFUND OF TAX DUE TO VETERAN EXEMPTION

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

WHEREAS, the homeowner paid the Taxes for 2017;

NOW, THEREFORE, BE IT RESOLVED, that the Township of Committee of the Township of Mansfield, County of Burlington and State of New Jersey at their Regular Meeting held on August 16, 2017 hereby authorizes the Tax Collector to refund taxes to the following.

Block: 23.01 Lot: 34
Property Owner: Bruce Reali
Amount: \$1,193.32

A motion was offered by **Committeewoman Cholewa** and second by **Deputy Semptimpfelter** to adopt Resolution 2017-8-10. Motion carried on a Roll Call Vote, recorded as follows

AY E: CHOLEWA, SEMPTIMPHALTER, HIGGINS, GABLE
NAY: NONE ABSENT: PUGLIA ABSTAIN: NONE

RESOLUTION NO. 2017-8-11

RESOLUTION AGREEING TO SETTLEMENT WITH SANDRA TILTON

WHEREAS, the Township was party to a confidential settlement agreement and general release document originating in the Burlington County Superior Court, Law Division with former municipal employee Sandra Tilton; and

WHEREAS, subsequent to the execution of the settlement agreement and general release Sandra Tilton applied to PERS (PERS #825324) for retirement benefits; and

WHEREAS, Sandra Tilton's initial request was denied based upon a response from the Township; and

WHEREAS, Sandra Tilton engaged the services of an attorney to appeal this decision, resulting in a reversal and is requesting attorney's fees for same; and

WHEREAS, Mansfield, while not admitting any liability nor establishing any precedent has decided, that on the basis of economics and advice of counsel, has elected to settle the current litigation between Mansfield Township and Sandra Tilton for the sum of Two Thousand Five Hundred (\$2,500.00) Dollars payable by September 1, 2017; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington State of New Jersey that any and all claims by Sandra Tilton are settled in full with the payment of \$2,500.00 by the Township to Jordan Irwin, Esq., has full and final settlement of the pending claim for attorney's fees concerning Sandra Tilton's appeal to PERS for benefits.

Attorney Magee explained that there was a claim made for reimbursement for attorney's fees considerably more than what was settled for. The Committee agreed to settle for \$2,500.

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Semptimpfelter** to adopt Resolution 2017-8-11. Motion carried on a Roll Call Vote, recorded as follows:

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

RESOLUTION NO. 2017-8-12

RESOLUTION AWARDDING CONTRACT FOR ACQUISITION OF A 2017 FORD F450 CAB AND CHASSIS CREW CAB 4X4 FOR THE FRANKLIN FIRE COMPANY

WHEREAS, the Township of Mansfield Fire Department desires to acquire a 2017 Ford F450 to be used as a Fire Police Vehicle; and

WHEREAS, the 2017 Capital Ordinance 2017-07 contemplated this purchase. and

WHEREAS, Winner Ford of Cherry Hill NJ is a state contract vendor (A88215) for this vehicle;

WHEREAS, the Chief Financial Officer, Joseph P. Monzo, has determined that sufficient funds are available through an appropriation of \$ 50,184 and providing for the issuance of note by the Township of Mansfield to finance same; and

WHEREAS, the vehicle is to be titled to the Township of Mansfield.

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 Cherry Hill Winner Ford in accordance with Franklin Fire Company's specifications and their proposal in the amount of \$ 50,184.00
 2. The Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey does hereby authorize the Mayor and Township Clerk to execute a Contract with Pierce Manufacturing, Inc. to purchase the specified item under Contract.
 3. The vehicle is to be titled to the Township of Mansfield.
 4. This award is made available through the following account: 04-215-20-170-705
- BE IT FURTHER RESOLVED** that this Resolution shall be effective immediately upon adoption hereof.

A motion was offered by **Committeeman Semptimpfelter** and second by **Committeewoman Cholewa** to adopt Resolution 2017-8-12. Motion carried on a Roll Call Vote, recorded as follows:

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

BILL LIST: Regular and Escrow

A motion was offered by **Committeewoman Cholewa** and second by **Committeeman Semptimpfelter** to approve the bill list as submitted. A Roll Call Vote was taken as follows:

AYE: CHOLEWA, SEMPTIMPFELTER (see below)HIGGINS(see below)
GABLE(see below)
NAY: NONE ABSENT: PUGLIA
ABSTAIN: SEMPTIMPFELTER (on #6827) HIGGINS(on 6884, 6885, 6886)
GABLEon 6828, 6829, 6843, 6856, 6859)

MINUTES: July 12, 2017

A motion was offered by **Deputy Mayor Semptimpfelter** and second by **Committeeman Higgins** to approve the minutes of the July 12, 2017 meeting. Motion carried on a Roll Call Vote recorded as follows:

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

REPORTS: Clerk, Court, Construction, Tax Collector, EMS, Police (June/July)

A motion was offered by **Committeewoman Cholewa** and second by **Deputy Mayor Semptimpfelter** to accept the reports. Motion carried.

DISCUSSION

a. Recreation:

Park/indoor facility Permits:

Outlaws Futures – Contact Chris Jackson – Date: 9/20/17 thru 8/29/18

Use of: Indoor, Civic and Hedding

Northern Burlington Soccer League – Contact Dave Grupp –

Date: 9/1/17 thru 8/31/18 – Use of: Mansfield Community, Civic Soccer

A motion was offered by **Deputy Mayor Semptimpfelter** and second by **Committeewoman Cholewa** to grant the park/indoor facility permits as listed above. Motion carried.

b. Car Donation – Historical Society

Committeewoman Cholewa said someone wants to donate an antique car to the Historical Society. At their recent meeting, the Historical Society noted that they have nowhere to store the car and can't afford the insurance. Therefore, they have to decline. She asked if the Township would accept it. **Committeeman Higgins** questioned whether it had to be kept in a facility. However, he felt it was a good idea and would want to find a way to preserve it. **Committeewoman Cholewa** felt the Historical Society would like to use the car in the Field Day Parade as a good way to advertise the museum. **Mayor Gable** felt we should find information about insurance as well as any other expenses and a storage place.

c. Open House

Mayor Gable said that, now that the police have moved in, he felt the township should host an open house to provide the residents an opportunity to see the new police facility as well

as the remainder of the building the fire department, and the museum and suggested some time in October. He asked for thoughts from the Committee. **Committeewoman Cholewa** said the Historical Society felt they will not be ready as early as October. L They were thinking of an opening during Field Day, the second Saturday in June, having a bus run from Field Day to the one room school house and to the municipal building. The bus and the driver would not cost. However, **Mayor Gable** felt we may not want to wait that long. **Committeeman Higgins** felt an open house was a good idea. **Mayor Gable** said the Police Chief is anxious to move forward. Upon speaking to the various departments, discussions can be held to move forward.

d. Applications for full membership to the Franklin Fire Company No. 1: Jenna Boehle, Bryan Boehle, Alex Broder, Logan Rafferty

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

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

e. Columbus Baptist Church – Trick or Treating

Mayor Gable explained the request from the Baptist Church to hold a trick or treating event in the township parking lot behind the old municipal building. The purpose is to distribute candy and hold other events. **Deputy Mayor Semptimphelter** felt it was an excellent idea but questioned why they didn't want to hold it in their parking lot. **Committeewoman Cholewa** said they have in the past but perhaps it is getting too large for their space. **Mayor Gable** felt is ok as long as insurance coverage is sufficient. A motion was offered by **Deputy Mayor Semptimphelter** and second by **Committeewoman Cholewa** to allow them to move forward with their plans. Motion carried.

f. At Grade Trail Crossing

Administrator Fitzpatrick said he has been working with Matt Johnson, Coordinator for Open Space Acquisition and Park Development in Burlington County. In April, a letter had been sent to Commissioner Hammer signed by Freeholder Gargano, Mayor Gable and Mayor Wilkie of Florence accepting and encouraging an "at grade" crossing at the train tracks at the Roebling station which is part of the Regional trail project through Bordentown, Fieldsboro, Florence, and Mansfield. This is an area where pedestrians would cross over the train tracks and continue on the trail in Roebling. Mr. Johnson is asking for someone to attend and meeting August 24th at 10am at the Riverline Roebling Station. Since **Mr. Fitzpatrick** will not be available for that meeting, he asked if someone would step in and attend. **Deputy Mayor Semptimphelter** said he would attend.

PUBLIC COMMENT

Mark Semus read the following into the record:

Mayor Gable, Deputy Mayor Semptimphelter, the Mansfield Township Committee, Distinguished Professionals and Taxpayers,

I come before you this evening as a Taxpayer first and foremost, but I am also here as a member of the Franklin Fire Company # 1. As you all know, the fire company is partially funded by our tax dollars, along with donations from our citizens, and fundraising activities throughout the year. My concerns, as a taxpayer regarding the \$50,000.00 allocation to purchase a new Fire Police unit, quite frankly, have raised some important issues. After the June 2017 monthly meeting, Mr. Fitzpatrick was asked by the Committee Liaisons to see if there were any grant funding out there to possibly help alleviate the burden on the Township and add revenue to the process. Unfortunately, he found there are no grants available at this time.

I was also hoping that a meeting could have been arrange between the Township liaisons, the Chiefs of the fire company and myself to discuss some options that I had diligently researched to not only help the taxpayers of this community but to, as they say, "get the best bang for the buck." Much to my dismay, a meeting did not happen. I wish I would have been able to present to everyone the data/research I acquired because I do believe this would have possibly altered their thinking and possibly to reconsider their options.

I will not air out the departmental issues here at this venue; it's not the time nor the place. All that I'm asking here tonight is that the Committee rethink the process with ALL the options presented because I feel the route being taken may cost the taxpayers more money in the future.

Deputy Mayor Semptimphelter said he appreciates Mark coming forward as a resident and taxpayer. A meeting had been held and other options were considered. **Deputy Mayor Semptimphelter** asked Mr. Semus if he had had the opportunity to pass the options on to the

Fire Company. He was told no. However, he was originally on the committee to design a new fire police unit. Somehow, along the way, the chiefs made the decision to buy the pick-up truck without approaching him as part of the original committee when he had researched all the available options on the equipment to see what vehicle was best to buy. He felt the vehicle should last the longest and give the needed output. They made the decision by themselves. **Deputy Mayor Semptimphelter** said there is a hierarchy in the Fire Company: Chief, Vice President, President, Treasurer, Secretary, etc. They go through these processes and he felt it was not up to the Committee to intervene and overthrow the decisions. These folks were trusted with the safety of our community. He would think the majority of the vote would make the final decision. As a Committee person, he wouldn't want to overthrow the decision.

Mr. Semus said no one discussed an option as they made the decision by themselves. His issue is an F450 is a pick-up truck no matter how you dress it up. Currently the vehicle they use weighs 33,000 pounds they use as fire police to go out on the highway to protect themselves and well as other responders. He doesn't think an F450 pick-up used on the highway to protect an individual is safe. Mr. Semus said he did months of research in an effort to find something close to what they had. This is nothing but a pick-up truck which he feels is not safe. He said he will not go out on calls and subject his life or the lives of other people. Mr. Semus further said that this truck will be used to pick up hose which will be the second fire police vehicle. Manning the first truck is impossible, let alone the second truck. Mr. Semus felt this should not be discussed at this meeting but should have been discussed before the ordinance was adopted. He was told the meeting was going to happen but it didn't. He felt his opinion did not mean anything to the fire department. **Deputy Mayor Semptimphelter** said, when the Fire Chief requests something, the Committee respects his opinion and supports him. The Township Committee can't intervene just because a member disagrees. Mr. Semus felt he surely had the backing of the taxpayers. **Deputy Mayor Semptimphelter** felt it wasn't that the Committee didn't back him but that he just had a different point of view. He felt the Chief would know more about a truck for the Fire Company than he himself did. Mr. Semus felt his opinion should have been heard. Shame on them (fire company) for not allowing him to present what he thought was more feasible and economical.

Douglas Borgstrom, President of the Franklin Fire Company and a professional fireman. He said they did consult with the fire department when the proposal was made. Mr. Semus second the motion to pursue the purchase and he did do a lot of work which is appreciated. The original proposal was quite expensive and large and wasn't economical feasible. This is why this vehicle was purchased. As far as protecting volunteers on the scene, there are 55,000 pound fire trucks. They will take care of the truck and make sure it does everything needed to protect everyone.

Richard Langlan, 5 Vandevere, Lane, referred to a committee comment at the close of the last meeting. One was provocative and that was the committee felt the township was losing the feeling of being a community. He felt this was directed to the people, himself included, who protested the reassessment. There feeling was that the township imposed a reassessment on the seniors at Homestead and Four Seasons as well as the townhouses in Country Walk. As a result, he finds it difficult to consider himself as a member of the community as he felt discriminated. He hopes the township will consider the view of all residents and insure that all residents belong to the community of Mansfield.

Colleen Herbert, 2 Millennium Drive noted that the Baptist Church trunk or treat is usually a fund raiser. She asked if this is a fund raiser and, if so, the township should look into it. She thanked the committee for the car proposed by **Committeewoman Cholewa**. Mrs. Herbert said she notices that the community is divided and suggested different opportunities which she felt fell upon the township. Mrs. Herbert offered her help with the open house or any other event, suggesting that the more people you get involved, the better it is. She referred to some people in the community who had helped with functions.

Bob Harrison, Mansfield Road West, asked what is going on with the meeting house which should be on a historical list but isn't. He said the building has been gutted. **Administrator Fitzpatrick** explained that everything is on hold as there are some requirements they need to address. The Construction Official has closed the operation down until proper procedures are followed. Mr. Harrison said, as a member of the Zoning Board, they have not submitted an application. **Administrator Fitzpatrick** is to follow up with the Construction

Official tomorrow. **Committeewoman Cholewa** said that the Historical Society has received benches and other items from inside the meeting house.

John Kampo, 17 Sunset Lane, said people from Patterson came down there and put stone where they wanted as well as outside lights. There are rules and regulations in this town which are not being followed. It seems they are doing what they want to. Again, he was told the Construction Official is addressing it. Mr. Kampo said they are utilizing the building now.

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

Committeewoman Cholewa said he attended Marion Tallon's birthday party. She is a lovely woman. One of the gifts she received was a pair of 1600 bloomers and petticoat to be preserved at the museum. **Committeewoman Cholewa** also felt this community is separated. There are very few volunteers. People are demanding. This is sad and is getting worse. She added that it is embarrassing. We need more volunteers and people concerned for the entire community.

Committeeman Higgins referred to additional trails being built in the community by the County. He felt they are done very well. The trail in the park is a beautiful path through the woods.

Deputy Mayor Semptimphelter noted there is a divide in this community that is not wanted. We need to get everyone together to make things go forward for the community. It is important that people come to this meeting and speak up. He does appreciate what does happen.

Mayor Gable said it is nice to see the turn out to the meeting and speak their feelings. He would like to see a good turn out to all of our community events. Many times, the turnout is low although a lot of time is put into the planning stages. He thanked everyone for attending the meeting.

MOTION TO ADJOURN

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

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Barbara A. Crammer
Deputy Clerk

Linda Semus, RMC, CMR
Municipal Clerk

Approved: September 6, 2017