

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
MEETING MINUTES
April 18, 2018
Regular Session – 6:00PM**

The Regular Meeting of the Mansfield Township Committee was held on the aforementioned date with the following in attendance: **Deputy Mayor Janice DiGiuseppe, Committeeman Sean Gable, Committeeman Michael Magee, Committeeman Frederick Cain, Township Administrator Michael Fitzpatrick, Township Solicitor Gillespie, CFO Joseph Monzo, and Township Engineer Chris Briglia.** Also in attendance were **Municipal Clerk Linda Semus and Deputy Clerk Caitlin Midgette.** Mayor Higgins arrived at 6:06PM.

Deputy Mayor DiGiuseppe called the meeting to order at 6:01PM, followed by the following opening statement read by **Municipal Clerk Semus:**

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, 2018. 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 7, 2018.

The above statement was followed by the Flag Salute and a moment of silence.

PRESENTATION: Commercial Utility Consultants, Inc.

Stacia Scaduto, representative from the Commercial Utility Consultants, Inc., discussed with Township Committee potential benefits of the Burlington County Energy Aggregation Program – an energy program formed in 2014 designed to create utility savings for residents of Burlington County. In order for the same to be implemented in Mansfield, Committee must adopt an ordinance allowing the same. Ms. Scaduto stressed that the program will not be mandatory for residents to participate. In the current program, which expires in November of 2019, residents will save 3% yearly on energy bills. Discussion ensued with Township Committee on the particulars of the program, including opt-out procedures and concerns with solar panels.

ENGINEER'S REPORT

Township Engineer Briglia summarized the Engineer's Report as follows: the resurfacing of Axe Factory road is set to begin on April 24th; the design proposal for Mt. Pleasant Road and Georgetown Road are being formulated; the preconstruction meeting for the Georgetown Community Park Improvement projects will be held in the coming week; and the subdivision of the former municipal complex is in progress.

Regarding the resurfacing of Mansfield Road East, Mr. Briglia stated that expanding the scope of the project, as suggested at the meeting of April 1, 2018, will increase professional services. Accordingly, a proposal was submitted for Township Committee approval in the amount of \$7,000. Mr. Briglia continued by stated that the next step in the process of expanding the scope of work is to ensure the contractor is agreeable to the same and maintaining the rates that were provided in their bid package. If agreeable, a change order would then be submitted. Extensive discussion ensued between Township Committee and support staff on the financial particulars, potential complications, and the specifics of the extended project. **Township Solicitor Gillespie** cautioned that surplus funds from State grants cannot be used freely, as change orders for projects cannot exceed 20% of the original cost of the same by state law. **Township Engineer Briglia** commented that when he sought counsel on the matter, he was advised that change orders may exceed 20% only if certain steps are approval are followed. **CFO Monzo** explained that state law only allows for change orders to exceed 20% due to unforeseen obstacles, not to expand the scope of work due to possessing additional funds. Should Committee wish to expand the scope of work, an additional second phase contract would need to be bid. Accordingly, Mr. Monzo suggested the following:

My first recommendation is to always follow the advice of Mr. Gillespie. My second recommendation is that since we awarded the contract to [Richard T.] Barrett [Paving Co., Inc.], we sign the contract with Barrett and have Barrett proceed under the terms of the contract to do the original scope of work that was approved by the DOT under the \$220,000 [State aid] award.

We then authorize the engineer the \$7,000 for their work to revamp a phase two of the project and develop a bid spec for phase two with understanding from the DOT that they will fund the balance from that. If that bid comes in higher than the excess we have from the \$220,000 we have for the Barrett contract, we supplement that through our own bond ordinance. If the road under Mansfield Road East happens to crumble and fall away, we need to do a change order for the original contract based on that and can supplement that by doing a bond ordinance, which we can accomplish in the month of May with two simple readings of an introduction and adoption.

Township Committee supported Mr. Monzo’s recommendation. A motion was made by **Deputy Mayor DiGiuseppe** and seconded by **Committeeman Magee** to move forward with the same. Motion carried on a Roll Call Vote, as follows:

AYE: DIGIUSEPPE, MAGEE, CAIN, GABLE, HIGGINS
NAY: ABSENT: ABSTAIN:

A motion was made by **Committeeman Magee** and seconded by **Committeeman Gable** to accept the Engineer’s Report. Motion carried.

FINANCE

CFO Monzo explained the budget adoption process, and noted that this year’s budget increases the tax rate by one (1) cent per \$100,000 in assessed value.

**RESOLUTION 2018-3-2
MUNICIPAL BUDGET OF THE TOWNSHIP OF MANSFIELD,
COUNTY OF BURLINGTON, FOR THE FISCAL YEAR 2018**

**Township Of Mansfield [Code 0318], Burlington County - 2018 Budget
MUNICIPAL BUDGET NOTICE**

Section 1.

Municipal Budget of the Township of Mansfield, County of Burlington for the Fiscal Year 2018.

Be it resolved, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year;

Be It Further Resolved that said Budget be published in the Burlington County Times In the issue of March 11th, 2018.

The Governing Body of the Township of Mansfield does hereby approve the following as the Budget for the year 2018:

Notice is hereby given that the Budget and Tax Resolution was approved by the Township Committee of the Township of Mansfield, County of Burlington, on March 7th, 2018.

A Hearing on the Budget and Tax Resolution will be held at Township Municipal Building, on April 18th, 2018 at 6:00 o'clock (P.M.) at which time and place objections to said Budget and Tax Resolution for the year may be presented by taxpayers or other interested persons.

EXPLANATORY STATEMENT

SUMMARY OF CURRENT FUND SECTION OF APPROVED BUDGET

General Appropriations For: (Reference to item and sheet number should be omitted in advertised budget)

1. Appropriations within "CAPS"	
(a) Municipal Purposes {(Item H-1, Sheet 19)(N.J.S. 40A:4-45.2)}	\$ 5,251,672.37
2. Appropriations excluded from "CAPS"	
(a) Municipal Purposes {(Item H-2, Sheet 28)(N.J.S. 40A:4-45.3 as amended)}	\$ 1,886,170.00
(b) Local School District Purposes in Municipal Budget (Item K, Sheet 29)	0.00
Total General Appropriations excluded from "CAPS" (Item O, Sheet 29)	\$ 1,886,170.00
3. Reserve for Uncollected Taxes (Item M, Sheet 29) –	
Based on Estimated 98.51 % Percent of Tax Collections	\$ 475,787.09
4. Total General Appropriations-	\$ 7,613,629.46.
5. Less: Anticipated Revenues Other Than Current Property Tax (Item 5, Sheet 11)	
(i.e. Surplus, Miscellaneous Revenues and Receipts from Delinquent Taxes)-	\$ 2,856,610.00
6. Difference: Amounts to be Raised by Taxes for Support of Municipal Budget (as follows)	
(a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	\$ 4,757,019.46
(b) Addition to Local District School Tax (Item 6(b), Sheet 11)	0.00
(c) Minimum Library Tax	0.00

Mayor Higgins opened the floor for public hearing on the 2018 Municipal Budget. No public comments were made regarding the same.

**RESOLUTION 2018-4-11
RESOLUTION TO AMEND THE INTRODUCED 2018 BUDGET**

WHEREAS, the local municipal budget for the year 2018 was introduced on the 11th day of March 2018;
and

WHEREAS, the public hearing on said budget has been held as advertised; and

WHEREAS, it is desired to amend said introduced budget;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, that the following amendments to the introduced budget of 2018 be made.

Amendment to the Local Municipal 2018 Budget

	<u>From</u>	<u>To</u>
6. Amount to be raised by Taxes for Support of Budget		
a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	4,757,019.46	4,756,892.49
7. Total General Revenues	7,613,629.46	7,613,502.49
8. General Appropriations		
(A) Operations within "CAPS"		
Snow Removal (NEW APPROPRIATION)		
Other Expenses	0.00	35,000.00
Total Operations within " CAPS"	4,748,402.00	4,783,402.00
Other Expenses	2,512,302.00	2,547,302.00
(H-!) Total General Appropriations within CAPS	5,251,672.37	5,286,672.37
(L) Sub Total General Appropriations	7,137,842.37	7,172,842.37
(M) Reserve for Uncollected Taxes	475,787.09	440,660.12
9. General Appropriations	7,613,629.46	7,613,502.49
Operating- Other Expenses	28,000.00	27,976.82
Debt Service- Interest on Notes	852.00	875.18
Total Sewer Utility Appropriations	43,377.00	43,377.00

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the office of the Director of Local Government Services for her certification of the 2018 local municipal budget so amended.

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Gable** to adopt Resolution 2018-4-11. Motion carried on a Roll Call Vote, as follows:

AYE: MAGEE, GABLE, CAIN, DIGIUSEPPE, HIGGINS
NAY: ABSENT: ABSTAIN:

Deputy Mayor DiGiuseppe stated that Township Committee and **CFO Monzo** worked diligently to create a responsible budget.

**RESOLUTION 2018-4-12
ADOPTION OF THE 2018 BUDGET**

Be it resolved by the Township Committee of the Township of Mansfield, County of Burlington that the budget herein before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 4,655,299.17 (Item 2 below) for municipal purposes, and
- (b) \$ 0.00 (Item 3 below) for school purposes in Type I School Districts only (N.J.S. 18A:9-2) to be raised by taxation and,

- (c) \$ 0.00 (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$ 0.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ 0.00 (Sheet 38) Minimum Library Levy

RECORDED VOTE

Ayes(Magee, Gable, Cain, DiGiuseppe, Higgins
Nayes(
Abstained(
Absent(

1. General Revenues SUMMARY OF REVENUES

Surplus Anticipated	08-100	\$ 545,000.00
Miscellaneous Revenues Anticipated	13-099	\$ 1,941,610.00
Receipts from Delinquent Taxes	15-499	\$ 370,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)	07-190	\$ 4,756,892.49
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY: Item 6, Sheet 42	07-195	\$ 0.00
Item 6(b), sheet 11 (N.J.S. 40A:4-14)	07-191	\$ 0.00
Total Amount to be Raised by Taxation for Schools in Type I School Districts Only		0.00
4. To Be Added TO THE CERTIFICATE FOR AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY: Item 6(b), Sheet 11 (N.J.S. 40A:4-14)	07-191	\$ 0.00
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARAY LEVY	07-192	\$ 0.00
Total Revenues	13-299	\$ 7,613,502.49

SUMMARY OF APPROPRIATIONS

2018

5. GENERAL APPROPRIATIONS	xxxxxxx	xxxxxxxxxx.xx
Within "CAPS"	xxxxxxx	xxxxxxxxxx.xx
(a&b) Operations Including Contingent	34-201	\$ 4,783,402.00
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$ 503,270.37
(g) Cash Deficit	46-885	\$ 0.00
Excluded from "CAPS"	xxxxxxx	xxxxxxxxxx.xx
(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$ 81,500.00
(c) Capital Improvements	44-999	\$ 17,500.00
(d) Municipal Debt Service	45-999	\$ 1,787,170.00
(e) Deferred Charges - Municipal	46-999	\$ 0.00
(f) Judgments	37-480	\$ 0.00
(n) Transferred to Board of Education for Use of Local Schools (N.J.S. 40:48-17.1 & 17.3)	29-405	\$ 0.00
(g) Cash Deficit	46-885	\$ 0.00
(k) For Local District School Purposes	29-410	\$ 0.00
(m) Reserve for Uncollected Taxes	50-899	\$ 440,660.12
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICTS ONLY (N.J.S. 40A:4-13)	07-195	\$ 0.00
Total Appropriations	34-499	\$ 7,613,502.49

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 18th day of April 2018. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2018 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Gable** to adopt Resolution 2018-4-12. Motion carried on a Roll Call Vote, as follows:

AYE: MAGEE, GABLE, CAIN, DIGIUSEPPE, HIGGINS

NAY: ABSENT: ABSTAIN:

ORDINANCES – FIRST READING

ORDINANCE 2018-5 AMENDING THE TOWNSHIP CODE AT CHAPTER 27 GOVERNING “LAND USE PROCEDURES”, CHAPTER 44A GOVERNING “SITE PLAN REVIEW”, AND CHAPTER 50 GOVERNING “SUBDIVISION OF LAND” REGARDING PERFORMANCE, MAINTENANCE AND RELATED GUARANTEES

WHEREAS, the State Legislature has recently amended provisions of the Municipal Land Use Law at N.J.S.A. 40:55D-53 governing performance, maintenance and related bonds; and

WHEREAS, the Township Committee desires to amend and update its existing Code provisions to be in accord with State statute and serve the best interests of the Township and its residents.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Township Code be and hereby is amended as follows:

Section 1. Chapter 27 governing “Land Use Procedures” shall be amended as follows:

Article III. Provisions Applicable to Both Planning Board and Zoning Board of Adjustment.

§ 27-24.1. Required Guarantees; surety.

In accordance with N.J.S.A. 40:55D-53.4, for the purpose of assuring the installation and maintenance of bondable land development improvements, as a condition of all final site plan, subdivision, and/or zoning permit approvals, the Board or Zoning Officer, as appropriate, shall require, and the Township Committee shall accept the following guarantees:

1) Performance Guarantees

- i. The furnishing of a performance guarantee in favor of the Township in an amount not to exceed 120% of the cost of installation of only those improvements required by an approval or developer's agreement, ordinance, or regulation to be dedicated to a public entity, and that have not yet been installed for the following improvements as shown on the approved plans or plat: streets, pavement, gutters, curbs, sidewalks, street lighting, street trees, surveyor's monuments, as shown on the final map; water mains, sanitary sewers, community septic systems, drainage structures, public improvements of open space, and any grading necessitated by the preceding improvements. The performance guarantee shall also cover the cost for privately-owned perimeter buffer landscaping in an approved phase or section of a development, either as a separate guarantee or as a line item of the performance guarantee.
- ii. The cost of the improvements covered by the performance guarantee shall be determined by the Township Engineer.
- iii. The Township Engineer shall prepare an itemized cost estimate of the improvements covered by the performance guarantee, which itemized cost estimate shall be appended to each performance guarantee posted by the obligor.

- i. 2) Maintenance Guarantee. In accordance with N.J.S.A. 40:55D-53.4, developer shall post with the municipality, a maintenance guarantee in an amount not to exceed 15% of the cost of the installation of the following private site improvements: stormwater management basins, in-flow and water quality structures within the basins, and the out-flow pipes and structures of the stormwater management system, if any, which cost shall be determined by the municipal engineer.
- ii. The Maintenance Guarantee shall be furnished upon the inspection and issuance of final approval of the applicable private site improvements by the municipal engineer.
- iii. The term of the maintenance guarantee shall be for a period not to exceed two years and shall automatically expire at the end of the established term.

3) Temporary Certificate of Occupancy Guarantee

- i. Pursuant to N.J.S.A. 40:55D-53(1)(c), a developer shall furnish a Temporary Certificate of Occupancy Guarantee (“TCOG”) whenever the developer seeks a temporary certificate of occupancy for a development, unit, lot, building, or phase of development. The TCOG shall be furnished in favor of the municipality in an amount equal to 120% of the cost of installation of any improvements which (1) remain to be completed or installed under the terms of the temporary certificate of occupancy; (2) are required to be completed or installed as a condition precedent to the issuance of a permanent certification of occupancy; and (3) are not covered by an existing performance guarantee.

The scope and amount of the TCOG shall be determined by the Municipal Engineer.

The TCOG shall be released upon the issuance of a permanent certificate of occupancy.

4) Safety and Stabilization Guarantee

- A. Pursuant to N.J.S.A. 40:55D-53(1)(d), a developer shall furnish a Safety and Stabilization Guarantee (“SSG”) in favor of the municipality, either as a separate guarantee or as a line item of the performance guarantee.
- B. The amount of the SSG for a development with bonded improvements in an amount not exceeding \$100,000 shall be \$5,000. The amount of the SSG for a development with bonded improvements exceeding \$100,000 shall be calculated as a percentage of the bonded improvement costs of the development or phase of development as follows:
 - \$5,000 for the first \$100,000 of bonded improvement costs, plus two and a half percent of bonded improvement costs in excess of \$100,000 up to \$1,000,000, plus one percent of bonded improvement costs in excess of \$1,000,000.
- C. The municipality shall release a separate SSG to a developer upon the developer's furnishing of a performance guarantee which includes a line item for safety and stabilization in the amount required pursuant to this chapter.
- D. A SSG shall be available the municipality for the purposes of returning property that has been disturbed to a safe and stable condition, or taking other measures to protect the public from access to an unsafe or unstable condition. An SSG shall be shall only be available to the municipality when:
 - 1. site disturbance has commenced and, thereafter, all work on the development has ceased for a period of at least 60 consecutive days following such commencement for reasons other than force majeure; and
 - 2. work has not recommenced within 30 days following the provision of written notice by the municipality to the developer of the municipality's intent to claim payment under the guarantee. A municipality shall not provide notice of its intent to claim payment under a SSG until a period of at least 60 days has elapsed during which all work on the development has ceased for reasons other than force majeure. A municipality shall provide written notice to a developer by certified mail or other form of delivery providing evidence of receipt.
- E. The municipality shall release a SSG upon the Municipal Engineer's determination that the development of the project site has reached a point that the improvements installed are adequate to avoid any potential threat to public safety.

§ 27-24.2. Other governmental agencies.

In the event that other governmental agencies or public utilities will automatically own the utilities to be installed or the improvements are covered by a performance or maintenance guarantee to another governmental agency, no performance or maintenance guarantee, as the case may be, shall be required by the Township for such utilities or improvements.

§ 27-24.3. Failure to perform; municipal completion.

If the required improvements are not completed or corrected in accordance with the performance guarantee, the obligor and surety, if any, shall be liable thereon to the Township for the reasonable cost of the improvements not completed or corrected, and the Township may either prior to or after the receipt of the proceeds thereof complete such improvements. Such completion or correction of improvements shall be subject to the public bidding requirements of the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.

§ 27-24.4. Conformance with municipal standards.

All improvements shall be in accordance with the design standards of the Township Code or as authorized by a design exception granted by the reviewing board and shall be subject to inspection and approval by the Municipal Engineer. The Municipal Engineer shall be notified 24 hours prior to the start of the various phases of the work, and if discontinued, shall again be notified when the work will be continued.

§ 27-24.4. Release or reduction of performance guarantee.

Upon substantial completion of all required improvements, the obligor may request of the governing body, in writing, by certified mail addressed in care of the Township Clerk, that the Township Engineer prepare, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee pursuant to this Chapter, a list of all uncompleted or unsatisfactorily completed improvements. If such a request is made, the obligor shall send a copy of the request to the Township Engineer. The request shall indicate which improvements have been completed and which improvements remain uncompleted in the judgment of the obligor. Thereupon the Township Engineer shall inspect all improvements covered by the obligor's request and shall file a detailed list and report, in writing, with the Township Council, and shall simultaneously send a copy thereof to the obligor not later than 45 days after receipt of the obligor's request.

The list prepared by the Township Engineer shall state, in detail with respect to each improvement determined to be incomplete or unsatisfactory, the nature and extent of the incompleteness of each incomplete improvement or the nature and extent of, and remedy for, the unsatisfactory state of each completed improvement determined to be unsatisfactory. The report prepared by the Township Engineer shall identify each improvement determined to be complete and satisfactory together with a recommendation as to the amount of reduction to be made in the performance guarantee relating to the completed and satisfactory improvement, in accordance with the itemized cost estimate prepared by the Municipal Engineer and appended to the performance guarantee pursuant to this Chapter.

The Township Committee, by resolution, shall either accept the improvements determined to be complete and satisfactory by the Township Engineer, or reject any or all of these improvements upon the establishment in the resolution of cause for rejection, and shall approve and authorize the amount of reduction or release to be made in the performance guarantee relating to the improvements accepted, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee pursuant to this Chapter. This resolution shall be adopted not later than 45 days after receipt of the list and report prepared by the Township Engineer. Upon adoption of the resolution by the Township Committee, the obligor shall be released from all liability pursuant to its performance guarantee, with respect to those accepted improvements, except for that portion sufficient to secure completion or correction of the improvements not yet accepted; provided that 30% of the amount of the performance guarantee posted may be retained to ensure completion and acceptability of all improvements. If any portion of the required improvements is rejected, the Township shall require the obligor to complete or correct such improvements, and, upon completion or correction, the same procedure of notification, as set forth in this section, shall be followed.

§ 27-24.5. Release or reduction of performance guarantee.

The obligor shall reimburse the Township for all reasonable inspection fees paid to the Township Engineer for the foregoing inspection of improvements; provided that the municipality may require of the developer a deposit for the inspection fees in an amount not to exceed, except for extraordinary circumstances, the greater of \$270 or 5% of the cost of improvements, which cost shall be determined pursuant to N.J.S.A. 40:55D-53.4.

If the municipality determines that the amount in escrow for the payment of inspection fees, is insufficient to cover the cost of additional required inspections, the municipality may require the developer to deposit additional funds in escrow.

If additional funds are required, the municipality shall submit to the developer a written inspection escrow deposit request, signed by the municipal engineer, which:

1. informs the developer of the need for additional inspections;
2. details the items or undertakings that require inspection;
3. estimates the time required for those inspections; and
4. estimates the cost of performing those inspections.

§ 27-24.6. Phasing in sections.

In the event that final approval is by stages or sections of development pursuant to Subsection a of Section 29 of P.L. 1975, c. 291 (N.J.S.A. 40:55D-38), the provisions of this section shall be applied by stage or section.

§ 27-24.7. Dedication and acceptance.

To the extent that any of the improvements have been dedicated to the Township on the subdivision plat, site plan and/or zoning permit, the municipality shall be deemed, upon the release of any performance guarantee required hereunder, to accept dedication for public use any improvements made thereunder, provided that such improvements have been inspected and have received final approval by the Township Engineer.

Section 2. Chapter 44A governing "Site Plan Review" shall be amended as follows:

§ 44A-14. Performance and Maintenance Bonds.

In approving the site plan, the Planning Board shall require that the applicant furnish a performance, maintenance, and related bonds in accordance with the requirements of this Code at Chapter 27-24.1, et seq.

Section 3. Chapter 50 governing "Subdivision of Land" shall be amended as follows:

§ 50-44. Performance Guaranties and Inspections.

Installation of improvements and maintenance guaranty or performance guaranty required. No final plat shall be approved by the approving authority until all items required to be bonded (on-site, off-site, on-tract and off-tract) in the public interest have been installed, inspected, certified and approved by the Township Engineer and accepted by the governing body and a maintenance guaranty has been filed and accepted by the governing body in accordance with the requirements of this Code at Chapter 27-24.1, et seq.

§ 50-46. Maintenance Guaranty.

The municipality shall also require a maintenance guaranty in accord with this Code at Chapter 27-24.1, et seq.

Section 4. Applicability to existing projects.

The modifications in this ordinance shall be applicable to all projects that have not received final approvals from the Township Planning Board or the Township Zoning Board of Adjustment and/or which have not posted bonds and begun construction of required improvements as of January 16, 2018, the date of enactment of P.L. 2017, c.312 obviated the Township's previously lawful ordinances.

Section 5. Repealer, Severability, and Effective Date.

Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

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 it's 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.

Effective Date. This Ordinance shall take effect upon proper passage and approval in accordance with the law.

Township Solicitor Gillespie explained the amendment to the ordinance, specifically the changes regarding the life of maintenance bonds should punch lists not be completed.

A motion was offered by **Committeeman Gable** and second by **Committeeman Magee** to introduce Ordinance 2018-4. Motion carried on a Roll Call Vote, recorded as follows:

AYE: GABLE, MAGEE, CAIN, DIGIUSEPPE, HIGGINS
NAY: ABSENT: ABSTAIN:

RESOLUTIONS

RESOLUTION 2018-4-13

A RESOLUTION GRANTING A RAISE TO ALL MANSFIELD TOWNSHIP STATUTORY AND AT-WILL EMPLOYEES

WHEREAS, Mansfield Township is desirous of retaining dependable and experienced employees; and

WHEREAS, the Mansfield Township Committee is appreciative of the hard work of all of its Statutory and At-Will Township Employees; and

WHEREAS, the Township Committee realizes that the Township Employees had not received a Cost Of Living Increase for the year 2018; and

WHEREAS, the Township Committee has sufficient funds to grant a two percent (2%) increase in wages paid to all At-Will Township and Statutory Township Employees, which will be retroactive to January 1, 2018; and

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 April 18, 2018 at the Municipal Complex at 6:00 PM that:

The Township Committee does hereby agree to provide a two percent (2%) raise in wages paid to all Statutory and At-Will Township Employees, retroactive to January 1, 2018.

A motion was offered by **Committeeman Gable** and seconded by **Committeeman Magee** to adopt Resolution 2018-4-13. Motion carried on a Roll Call Vote, as follows:

AYE: GABLE, MAGEE, CAIN, HIGGINS
NAY: DIGIUSEPPE ABSENT: ABSTAIN:

Deputy Mayor DiGiuseppe stated that she voted against the adoption of the aforementioned resolution because she is not of the opinion that all statutory employees are deserving of the 2% increase.

Mayor Higgins inquired if statutory employees can be evaluated separately.

Township Solicitor Gillespie responded that said answer depends on how the township defines “statutory.”

RESOLUTION 2018-4-14

RESOLUTION AMENDING COMPENSATION FOR THE CHIEF AND LIEUTENANT OF THE MANSFIELD TOWNSHIP POLICE DEPARTMENT

WHEREAS, the Chief and the Lieutenant of the Mansfield Township Police Department perform a variety of duties and a range of functions not required from the lower ranking officers; and

WHEREAS, the Chief and Lieutenant are required to conduct these duties and services on an around the clock basis, along with the attendant administrative/supervisor role required of ranking officers; and

WHEREAS, the Township has determined that it is in its best interests to modify the compensation for both the Chief and Lieutenant while providing the service; and

WHEREAS, the Chief and Lieutenant are “Exempt” salaried employees, and thus are not eligible for overtime pay; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Chief is to be compensated at a rate of ten (10%) percent above the Lieutenant salary to compensate for all duties, and the Lieutenant is to be compensated at a rate of ten (10%) above the Sergeant’s base and holiday pay, retroactive to January 1, 2018.

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Gable** to adopt Resolution 2018-4-14. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, GABLE, MAGEE, DIGIUSEPPE, HIGGINS

NAY: ABSENT: ABSTAIN:

RESOLUTION 2018-4-15

**A RESOLUTION INCREASING PART-TIME, ON CALL, AS NEEDED
MAINTENANCE/RECYCLING/PUBLIC WORKS EMPLOYEE TERRY L. PETRONI'S HOURLY RATE
FROM \$12.00 TO \$15.00 PER HOUR**

WHEREAS, Terry L. Petroni, Jr. has been an employee of Mansfield township since April 24, 2013, where he was hired as a part time, on call, as needed employee, assisting as a member of our public works team for \$12.00 per hour; and

WHEREAS, Jeffrey K. Jones, Township Superintendent, has evaluated Mr. Petroni's work performance over the past 5 years and is hereby making a request of the Township Committee to increase Mr. Petroni's current hourly rate by \$3.00 per hour; and

WHEREAS, the new hourly rate for Terry L. Petroni, Jr. will be \$ 15.00 dollars per hour, with no benefits and holidays;

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 April 18, 2018 at the Municipal Complex at 6:00 PM that Terry L. Petroni, Jr's hourly rate of pay is hereby increased by \$3.00 per hour for a new rate of \$15.00 dollars per hour, effective March 21, 2018.

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Gable** to adopt Resolution 2018-4-15. Motion carried on a Roll Call Vote, as follows:

AYE: MAGEE, GABLE, CAIN, DIGIUSEPPE, HIGGINS

NAY: ABSENT: ABSTAIN:

RESOLUTION 2018-4-16

**RESOLUTION APPROVING THE 2017 LOSAP CERTIFICATION LIST FOR
QUALIFICATION OF FRANKLIN FIRE COMPANY VOLUNTEER HOURS**

WHEREAS, pursuant to N.J.S.A. 40A:14-191, emergency service organizations participating in a Length of Service Awards Program (LOSAP) shall annually certify to the sponsoring agency a list of all volunteer members who have qualified for credit for the previous year, and;

WHEREAS, the certification shall be based on records maintained by the emergency service organization in accordance with the sponsoring agency's adopted point system, and;

WHEREAS, the required certification has been presented by the Franklin Fire Company to the Local Plan Administrator within, and;

WHEREAS, Local Plan Administrator has reviewed the annual list, requested supporting documentation from Franklin Fire Company to substantiate the information provided, and is satisfied that the list is complete and accurate;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the certified list of volunteer members of the Franklin Fire Company who have qualified for credit under LOSAP for the year 2017 is hereby approved, and

BE IT FURTHER RESOLVED that the approved certification list was posted at the office of the Municipal Clerk, then returned to the Franklin Fire Company for posting at its location for an additional 30 day period which allowed sufficient time for the membership's review.

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Cain** to adopt Resolution 2018-4-16. Motion carried on a Roll Call Vote, as follows:

AYE: MAGEE, CAIN, DIGIUSEPPE, HIGGINS

NAY: ABSENT: ABSTAIN: GABLE

RESOLUTION 2018-4-17

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

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

WHEREAS, an application for said position was received from MaryAnn Burg; and

WHEREAS, MaryAnn Burg was interviewed by the Township Superintendent and found to meet the qualifications that best meets the needs of the department; and

WHEREAS, Jeffrey K. Jones, Township Superintendent, hereby recommends the hiring of MaryAnn Burg as an on call, as needed, part-time maintenance/recycling/public works employee.

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 April 18, 2018 at the Municipal Complex at 6:00 PM that MaryAnn Burg is hereby appointed as on call, part time, temporary, as needed maintenance/recycling/sanitation employees at the rate of \$15.00 per hour, with no benefits and holidays, effective April 19, 2018.

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Magee** to adopt Resolution 2018-4-17. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, MAGEE, GABLE, DIGIUSEPPE, HIGGINS
NAY: ABSENT: ABSTAIN:

RESOLUTION NO. 2018-4-18
RESOLUTION AWARING CONTRACT FOR ACQUISITION OF AN EMERGENCY MEDICAL VEHICLE FOR THE MANSFIELD TOWNSHIP AMBULANCE CORP

WHEREAS, the Township of Mansfield is desirous to acquire an Emergency Medical Vehicle to be used by the Mansfield Township Ambulance Corp; and

WHEREAS, the adopted Capital Ordinance 2018-3 contemplated this purchase; and

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

WHEREAS, the Chief Financial Officer, Joseph P. Monzo, has determined that sufficient funds are available through the issuance of said Capital Ordinance adopted 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 Bay Head Investments, Inc., 43 Jefferson Avenue, Berlin, New Jersey 08009 in accordance with the Mansfield Township Ambulance Corp's specifications and their proposal in the amount of \$226,826.00.

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 Bay Head Investments, 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: **0421520180341**

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon adoption hereof.

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Gable** to adopt Resolution 2018-4-18. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, GABLE, MAGEE, DIGIUSEPPE, HIGGINS
NAY: ABSENT: ABSTAIN:

RESOLUTION 2018-4-19
REDEMPTION OF TAX LIEN

WHEREAS, at the Mansfield Township Tax Sale held on October 05, 2012, a lien was sold to the Township of Mansfield on Block 29, Lot 21, also known as New York Avenue for 2011 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate # 12-00006 was assigned to OCI 1, LLC on January 18, 2017 in the amount of \$20,105.27 and,

WHEREAS, McCullough & Joseph, Attorneys at Law has affected redemption of Certificate #12-00006 on behalf of Peter & Elizabeth Poblete.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, authorizes that a check be issued to OCI 1, LLC, for the redemption of this lien.

<u>Lien Holder</u>	<u>Lien #</u>	<u>Amount</u>
OCI 1, LLC	12-00006	\$24,715.41

**RESOLUTION 2018-4-20
REDEMPTION OF TAX LIEN**

WHEREAS, at the Mansfield Township Tax Sale held on October 05, 2012, a lien was sold on Block 29, Lot 22, also known as 24491 West Main Street for 2011 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate # 12-00007 was sold to US Bank Cust/PFS Financial 1 in the amount of \$8,862.77 and,

WHEREAS, McCullough & Joseph, Attorneys at Law has affected redemption of Certificate #12-00007 on behalf of Peter & Elizabeth Poblete.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, authorizes that a check be issued to US Bank Cust/PFS Financial 1, for the redemption of this lien.

<u>Lien Holder</u>	<u>Lien #</u>	<u>Amount</u>
US Bank Cust/PFS Financial 1	12-00007	\$119,662.92

**RESOLUTION 2018-4-21
REDEMPTION OF TAX LIEN**

WHEREAS, at the Mansfield Township Tax Sale held on October 05, 2012, a lien was sold to the Township of Mansfield on Block 29, Lot 24, also known as West Main Street for 2011 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate # 12-00008 was assigned to OCI 1, LLC on January 18, 2017 in the amount of \$4,420.94 and,

WHEREAS, McCullough & Joseph, Attorneys at Law has affected redemption of Certificate #12-00008 on behalf of Peter & Elizabeth Poblete.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, authorizes that a check be issued to OCI 1, LLC, for the redemption of this lien.

<u>Lien Holder</u>	<u>Lien #</u>	<u>Amount</u>
OCI 1, LLC	12-00008	\$5,476.52

**RESOLUTION 2018-4-22
REDEMPTION OF TAX LIEN**

WHEREAS, at the Mansfield Township Tax Sale held on October 05, 2012, a lien was sold to the Township of Mansfield on Block 29, Lot 24, also known as West Main Street for 2011 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate # 12-00008 was assigned to OCI 1, LLC on January 18, 2017 in the amount of \$4,420.94 and,

WHEREAS, McCullough & Joseph, Attorneys at Law has affected redemption of Certificate #12-00008 on behalf of Peter & Elizabeth Poblete.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, authorizes that a check be issued to OCI 1, LLC, for the redemption of this lien.

<u>Lien Holder</u>	<u>Lien #</u>	<u>Amount</u>
OCI 1, LLC	12-00008	\$5,476.52

**RESOLUTION 2018-4-23
REDEMPTION OF TAX LIEN**

WHEREAS, at the Mansfield Township Tax Sale held on October 05, 2012, a lien was sold to the Township of Mansfield on Block 29, Lot 26, also known as West Main Street for 2011 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate # 12-00010 was assigned to OCI 1, LLC on January 18, 2017 in the amount of \$2,882.59 and,

WHEREAS, McCullough & Joseph, Attorneys at Law has affected redemption of Certificate #12-00010 on behalf of Peter & Elizabeth Poblete.

NOW THEREFORE BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, authorizes that a check be issued to OCI 1, LLC, for the redemption of this lien.

<u>Lien Holder</u>	<u>Lien #</u>	<u>Amount</u>
OCI 1, LLC	12-00010	\$3,587.95

A motion was offered by **Committeeman Magee** and seconded by **Deputy Mayor DiGiuseppe** to adopt Resolutions 2018-4-19 through 2018-4-23. Motion carried.

BILL LIST: Regular and Escrow

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Magee** to approve the bill list. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, MAGEE, GABLE, DIGIUSPPE, HIGGINS

**NAY: ABSENT: ABSTAIN: GABLE (7666)(6768)(8777)(1946)(1948)
HIGGINS (7720)
MAGEE (7720)**

Committeeman Gable left the meeting at 7:32PM.

DISCUSSION:

A. Recreation:

- i. *Field Use Permits- Organization: Hamilton/Northern Babe Ruth, Contact: Jeff Brown
3-1-18 through 2-28-19 – Georgetown Park, MCP Babe Ruth – (approval contingent upon receipt of insurance certification)
- ii. *Northern Burlington County Regional School District, Contact: Dan Uszaki,
Dates: Baseball/Softball Season as dictated by the NJSIAA – Indoor facility
- iii. *NBIAA, Contact: Andrew Eaton, 4-1-18 through 3-31-19 -All fields & Indoor Facility

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Cain** to approve the above listed recreation permits. Motion carried.

B. Axe Factory and Hedding-Jacksonville Road Study: Township Administrator Fitzpatrick discussed the procedure to reduce the speed limit from 45mph to 35mph on Axe Factory Road, which includes the professional services of a traffic engineer. Regarding Hedding-Jacksonville Road, Mr. Fitzpatrick explained that a letter will be sent to the County Engineer requesting the decrease in speed limit along the same. **Mayor Higgins** noted that the latter request was brought forth by the concerns of residents regarding the Margolis Warehouse Project.

C. HOA/Orleans Settlement Letter: Township Administrator Fitzpatrick explained that negotiations between the developer and the HOA of Covington Manor regarding punch list items as related to the developer’s maintenance bond have come to a standstill. Township Committee and support staff discussed the same.

D. LexisNexis Claims Solutions: Township Solicitor Gillespie stated that there was a question regarding the formal contract provided by LexisNexis to be utilized by the Police Department. Said contract contained Texas statutory language, rather than New Jersey verbiage. The contract has been changed accordingly. Mr. Gillespie stated that he is satisfied with the same, and should Committee chose to move forward with the contract, a resolution will need to be adopted.

E. Municipal Owned Facilities: Deputy Mayor DiGiuseppe explained that all municipal buildings are township owned, and that several organizations lease and occupy the same. Accordingly, Mrs. DiGiuseppe stated that she would prefer said organizations to provide Township Committee with a calendar of events so the same can stay informed of all activity in the municipal buildings. Mrs. DiGiuseppe further explained that the calendars would simply be for informational purposes only, but should a planned event fall outside of the scope of a certain organization’s lease, then she would like the event to be formally approved by Township Committee.

F. Public Works Future Enhancement Needs: Deputy Mayor DiGiuseppe voiced that though the municipality has grown in size, the Public Works Department has not expanded to keep pace with the same. Mrs. DiGiuseppe expressed that the number of departmental staff should be increased to maintain a higher level of municipal services and enhancements. **Mayor Higgins** stated that though the department is overworked, that is unfortunately a product of the municipal budget. The only way to expand the department would be to increase taxation or to find other means of revenue to offset the costs of new staff and equipment. **Township Administrator**

Fitzpatrick stated that in speaking with Jef Jones, Township Superintendent, new equipment would have to be purchased in order to maintain a sufficient level of work for any new employees.

G. Website Documents: **Deputy Mayor DiGiuseppe** inquired if Township Committee would reconsider providing the public draft legislation prior to adoption by the Governing Body. **Township Solicitor Gillespie** explained that this a matter of policy, and though releasing drafts of simple/routine resolutions are not problematic, Committee may want to withhold public release of more complex documents until officially adopted. This is to prevent the distribution of preliminary documents in a form that was not formally adopted by the Committee to avoid misinterpretation and miscommunication within the public.

PUBLIC COMMENT:

Colleen Herbert, 2 Millennium Drive, stated that she believes the Public Works Department is in need of upgrades, and suggested that Committee seek out contracts with other entities to provide for park and recreational services. Ms. Herbert continued by expressing that she would find it beneficial to raise taxes in order to enhance the community in ways provided by the department. Regarding the release of public information prior to adoption by Committee, Ms. Herbert suggested that the documents be noted as “draft.” In relation to the Mansfield Road East project, Ms. Herbert stated her opinion that funds paid to the Township Engineer are astronomical, and recommends that Committee move forward with the project plan as stipulated in the bid specs. Finally, Ms. Herbert thanked Committee for being fiscally responsible with the 2018 Municipal Budget.

There being no additional public comments, this portion of the meeting was closed.

COMMITTEE COMMENTS

Deputy Mayor DiGiuseppe asked that **Township Solicitor Gillespie** explain Committee’s stance on attending the upcoming Planning Board meeting in which the controversial application for the Margolis Warehouse Project is up for final approval. Mr. Gillespie’s statements were made as follows:

At the last Township Committee meeting there was extensive public comment and concern expressed regarding an upcoming application before the Planning Board on April 23rd, and it was my understanding that over the ensuing ten days or so, members of the Governing Body have been encouraged further to attend the Planning Board meeting and sit in the audience. And so I expressed my concern to the Governing Body and frankly encouraged them not to attend. And the reason I did that is that the Governing Body is here as a legislative and administrative body. There are separations of powers between the Township Committee, the Planning Board, the Zoning Board, the Environmental Commission, etc. This is clearly becoming a controversial matter. If they were somewhere where no one was paying attention to anything, I wouldn’t care if members of the Governing Body attended different board meetings to see how their appointees are doing. But in this case, it was clear to me as an observer that - and it was sincere - the interest of the residents who spoke was to encourage members of the Governing Body to support their opposition to the upcoming application. That’s not for the Governing Body to do. And if there was any question that I was reading the public right or wrong, I think that question was answered when the Governing Body received a letter from an attorney for the residents that specifically said “the purpose of this letter is to hopefully enlist your support as the residents elect the representatives in this area to support their opposition to this harmful project.” Two members of the Governing Body by statute are on the Planning Board. Planning boards operate within very strict parameters. They are a quasi-judicial body. They operate and they act upon the evidence as presented to them at the hearing. Sometimes they go to the site to visit the site, and that is actually accompanied by a court reporter. But if anything that they observe during the site visit that informs their decision, they have to make that clear on the record that they were influenced by certain things. If members of the Governing Body attend a very controversial meeting, and this is becoming a controversial matter it seems just based upon the rhetoric and hyperbole of the attorney’s letter, the Township Committee cannot be placed in this position. Sometimes I have to be the gatekeeper and advise Committee to not put themselves in the position of having people say they were in the audience to influence the Planning Board to vote against something or to vote for something. And the Planning Board has to have that autonomy to act in a quasi-judicial capacity. I can’t over emphasize the sanctity of the decision making process that has to be based upon the record – it can’t be influenced upon unseen or unspoken pressure, and certainly not from the Governing Body because if the application goes one way or the other, there may be litigation and I really don’t want the Township

Committee being brought in by saying that they exercised undue influence and the decision was not based on the record, but based on political considerations subjected to the Governing Body by pressure from their constituents. This Governing Body responds extraordinarily well to the interest of the public. But sometimes as the township's attorney, I have to say to them to not step this far into what they are being invited to do by their constituents because there are lines. Could you go and not violate the Open Public Meetings Act? Yes, as long as you don't participate because you are not there with the intent to engage in a vote of something or to take action. Someone could easily interpret your participation or attendance to be an effort to exercise silent influence on those who are voting quasi-judicially. And I most respectfully ask the public to understand that there are certain lines the Governing Body - though they can legally do it - they should not do it, particularly when it's a controversial matter. The separation of the responsibilities of the Planning Board and the Governing Body really need to be kept there so the Governing Body doesn't become embroiled in dispute and litigation that it didn't want to be in in the first place and should not have been in. That is the basis of my advice.

Mayor Higgins thanked both **Municipal Clerk Semus** and **Township Solicitor Gillespie** for facilitating solution to the public's request for the Township Committee to attend the upcoming Planning Board meeting.

Committeeman Cain noted that Committee is striving to be more fiscally responsible and to provide information to the public in a meaningful way.

Committeeman Magee thanked **Township Solicitor Gillespie** for his advice, and reiterated that even simple appearances at the Planning Board meeting can result in a lawsuit against the Committee.

Township Committee thanked the public for their attendance.

ADJOURNMENT

A motion was offered by **Committeeman Magee** and seconded by **Committeeman Cain** to adjourn the meeting. Motion carried. Meeting adjourned at 8:05PM.