

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY  
MEETING MINUTES  
March 20, 2019  
Executive Session – 5:30PM  
Regular Session – 6:00PM**

The Regular Meeting of the Mansfield Township Committee was held on the aforementioned date with the following in attendance: **Mayor Sean Gable, Deputy Mayor Michael Magee, Committeeman Robert Higgins, Committeeman Frederick Cain, Committeewoman Janice DiGiuseppe, Township Administrator Michael Fitzpatrick, Township Solicitor John Gillespie, Chief Financial Officer Joseph Monzo, Deputy Treasurer Bonnie Grouser, Township Engineers John Pyne and Sam Agresta, Deputy Clerk Caitlin Midgette, and Municipal Clerk Linda Semus.**

**Mayor Gable** called the meeting to order at 5:31PM, 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, 2019. 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, posted on the official website, 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, 2019.

**EXECUTIVE SESSION**

**RESOLUTION 2019-3-12  
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:
3. It is anticipated at this time that the above subject matter will be made public when the matter has been resolved and approved for release by the Township Solicitor.

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Higgins** to adopt Resolution 2019-3-12 and convene into Executive Session at 5:32PM. Motion carried.

Upon conclusion of the executive session, a motion was offered by **Committeewoman DiGiuseppe** and second by **Committeeman Higgins** to conclude the executive session.

**Attorney Gillespie** stated the executive meeting was to discuss the EMS contract, affordable housing litigation including discussion with a surrounding township, and the sale of former municipal complex and amendment of the redevelopment plan. Formal action will be taken this evening in respect to correspondence from a neighboring municipality.

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

**PRESENTATION: Cannabis Cultivation Only – Chris Baxter Appearing**

Chris Baxter, Esq. said he has developed an interest in medical benefits from cannabis as he proceeded with a handout for the Committee. There is now an opportunity in New Jersey to expand the medical cannabis program. He is interested in an agricultural operation which is greenhouse cultivation of cannabis and the processing of it so that it goes somewhere else for retail. He is suggesting a 40,000 square foot canopy of greenhouses with from 7

to 8 thousand square foot processing building attached and co-located to it. He felt this type of agriculture fits in because of the amount of farmland in the community. Mr. Baxter explained the background on the industry which has been in place 9 years in New Jersey. He explained the New Jersey process and qualifications, where pending bills will take the program and what bills will require municipalities to adopt in their land use code. The purpose of this type of enterprise was to control illegal markets and to generate tax revenues for both the state and the municipalities. He discussed the qualifications of those involved in the company. Mr. Baxter said there is a lot of demand for medical cannabis cards and explained the types of illnesses that would benefit. This is a completely separate issue from the adult use bill that has been pending. The program he is referring to would expand the medical program to allow any physician to prescribe medical cannabis for any condition the physician feels is appropriate. Since Governor Murphy has generated the expansion of the program, it has almost tripled in size. Currently he has announced his intentions to expand the program under the direction of the Department of Health. The growing licenses will be restricted. He proposes hybrid greenhouses which he felt are aesthetically pleasing. His operation would include cultivation, processing, and dispensing which is strictly agricultural, not retail. He would be committed to security issues and state requirements. He would be present on a daily basis. Those involved in the medical operations are a decorated veterans, two doctors, a retired police chief, some elected officials, and an addiction counselor. He has created a Medical Advisory Board. As he moves forward, he would like a letter of support from the Mayor and Committee for an agricultural cannabis business in town. It is a necessary part of any application. If the legislation passes as written right now, there will be an automatic amendment to every township's zoning laws that states cannabis activities are permitted in any industrial zone in any town in New Jersey. If the township passes action within the first six months, they can limit where they want the activity in their town. He is looking for 5 to 6 acres of land with natural gas. They can generate their own electricity if needed. This would be a new ratable and generate new jobs.

**Committeewoman DiGiuseppe** asked if it would be a private company. After being told yes, she felt that other companies would be anxious to purchase property for the same use. Mr. Baxter agreed that there are many companies. She said she would like to wait to see if the legislation passes. She will never support recreational marijuana. He agreed and explained that the S-10, medical bill, has been held hostage over a year in his mind. He feels they won't pass the recreation bill until the medical use bill is passed. No matter what happens on March 25<sup>th</sup> when the recreation bill is voted upon, Mr. Baxter felt this S-10 bill will still pass.

**Committeeman Higgins** referred to the three operations as explained by Mr. Baxter who reiterated that they are looking for a cultivation and processing facility in Mansfield. They do have support letters from other townships even though they need only one facility.

**Deputy Mayor Magee** we need to see what happens to the legislation and then look for guidance on how to move forward. He said he would be in favor of the Committee to decide where it would be appropriate.

**Administrator Fitzpatrick** said that from a business standpoint, he would like an analysis on how much the greenhouses would net out and the revenue the township would receive. Mr. Baxter responded but had not firm amount.

### **ENGINEER'S REPORT**

**Engineer Pyne** had prepared a report dated March 2019. There has been a proposal prepared to fully digitalize the tax maps. Additional information will be provided latter. In regard to Mt. Pleasant Road, they are working on a draft proposal to prepare a design construction and administrative services for the project where the NJDOT was received.

His office has completed an investigation of 25 and 27 Lincoln Drive to determine what the township and or the resident could do to improve the situation. His office determined that the improvements required lie solely on private property. A letter and concept plan for what will be required is being prepared.

Two DOT applications are in for 2019. He expects to be awarded a NJDOT grant which should be coming shortly.

His office has been asked to prepare a punch list and inspection of the work that was done there, particularly related to the canopy. A list of potential deficiencies will be prepared and submitted to the township to act accordingly.

A minor subdivision on Main Street and Atlantic Avenue will be closed out with deed descriptions in process.

The DOT project for Mansfield Road - Phase II, and White Pine Road are scheduled to start on or about April 22.

A preconstruction meeting will be held with the Margolis Group before the start of construction on same.

**Committeewoman DiGiuseppe** asked when Mt. Pleasant resurfacing may begin. **Engineer Pyne** said it will be designed in 2019 and construction may begin by fall. **Committeewoman DiGiuseppe** felt it was in bad condition.

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

**AGENDA AMENDMENT**

A motion was offered by **Committeewoman DiGiuseppe** and second by **Committeeman Cain** to amend the agenda to add the below ordinance. Motion carried.

**ORDINANCE 2019-7**

**AN ORDINANCE TO AMEND ORDINANCES 2019-1 AND 2018-8 WHICH AMENDED ORDINANCE 2019-7 "AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE COLUMBUS VILLAGE REDEVELOPMENT AREA CONSISTING OF THE FORMER MUNICIPAL COMPLEX, THE FIRE STATION AND THE MUNICIPAL POLICE STATION"**

**Attorney Gillespie** explained the above ordinance would amend the redevelopment plan to add a single family residential use as a permitted use on lot 6 only within that redevelopment area. It will also provide that the developer must commence rehabilitation/reconstruction/redevelopment within 90 days of closing of title and completion of the redevelopment project within 2 years. There will be a clause in the ordinance that, in the event title to the property does not close within 30 days of the adoption of the ordinance, then the ordinance shall automatically expire and be of no further force and effect.

If the Committee introduces on first reading now, it will be referred to the Planning Board and returned to the Committee for public hearing on April 4<sup>th</sup>.

A motion was offered by **Committeewoman DiGiuseppe** to introduce Ordinance 2019-7 in accordance with the stipulations presented by the Township Attorney. The motion was seconded by **Committeeman Cain** and carried on a Roll Call Vote, recorded as follows:

**AYE: DIGIUSEPPE, CAIN, GABLE**  
**NAY: NONE ABSENT: NONE**  
**ABSTAIN: MAGEE, HIGGINS**

**RESOLUTIONS**

**RESOLUTION 2019-3-13**

**RESOLUTION TO AMEND RESOLUTION 2019-1-6, "APPOINTMENT OF MUNICIPAL POSITIONS/BOARDS/EMPLOYEES"**

**BE IT HEREBY RESOLVED** that the following individuals were recommended by the Mansfield Township Committee as members to various positions/boards and committees and for the year 2019; and

**WHEREAS**, Resolution 2019-1-6, which was adopted by the Mansfield Township Committee at their Reorganization Meeting of January 3, 2019, be and is hereby amended as follows:

**FUND COMMISSIONER/JIF REPRESENTATIVE:**

**Commissioner: Michael Fitzpatrick**

**Alternate: Michael H. Magee**

**Claims Coordinator: (Tort/Property Damage)**

*Linda Semus - and an authorized member representative/user of the MEL Employment Practices Helpline*

**Claims Coordinator: (WCC/Personal Injury)**

*Bonnie Grouser - and an authorized member representative/user of the MEL Employment Practices Helpline*

**ENVIRONMENTAL COMMISSION:**

**Frederick Cain (Alt 2)... (Filing unexpired term).....Expires 12/31/20**

A motion was offered by **Deputy Mayor Magee** and second by **Committeeman Higgins** to adopt Resolution 2019-3-13. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: MAGEE, HIGGINS, GABLE, DIGIUSEPPE**  
**NAY: NONE ABSTAIN: CAIN ABSENT: NONE**

**RESOLUTION 2019-3-14**

**RESOLUTION AMENDING RESOLUTION 2019-1-8 FIXING TIME AND PLACE OF REGULAR MEETINGS OF THE TOWNSHIP COMMITTEE AND THE BOARD OF HEALTH, MAKING PROVISIONS RELATIVE TO SPECIAL AND EMERGENCY MEETINGS AND ADOPTING CERTAIN PROCEDURES AND FORMS**

**WHEREAS**, the “Open Public Meetings Act” requires that advance written notice of all meetings of the Township Committee be posted in one public place designated by the Township Committee and faxed, mailed, telephoned, telegraphed or hand delivered to two newspapers designated by resolution and mailed to all persons requesting a copy of same upon payment of an established fee, let the following be known that:

1. Written notice of all **Agenda Sessions, Regular Meetings and Special Meetings** of the Mansfield Township Committee shall be posted *in advance* by the Municipal Clerk on the official Bulletin Board located in the main hallway of the Municipal Complex at 3135 Rt. 206 S, Suite 1, Columbus, New Jersey. Written notice of all **Emergency Meetings** will be so posted *as soon as possible* following the calling of such meeting in accordance with said Act.
2. All advance written notice of said meetings of the Township Committee shall be given to the following two newspapers: Burlington County Times and Trenton Times.
3. All advance written notices of said meetings of the Township Committee throughout the year shall be mailed to all persons requesting a copy of same after payment by such persons of a fee of \$10.00. News media shall be exempt from such fees.
4. The times and places of said official Township Committee meetings for the period from this meeting until the Reorganization Meeting in January 2019 shall be in accordance with the dates, times and places for such meetings annexed hereto under the title “Notice of Annual Scheduled Meetings”, which is hereby adopted as the form of notice to be given of said meetings and so used by the Municipal Clerk for that purpose.

**NOTICE OF ANNUAL SCHEDULED MEETINGS**

**NOTICE** is hereby given by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey that all Regular Township Committee Meetings will be held at 7:00PM commencing on the April 4, 2019 meeting except as otherwise specifically provided. Work sessions will be held at 7:00PM as listed below.

All Regular Meetings of the Mansfield Township Committee are open to the public, in compliance with the Open Public Meetings Act., N.J.S.A. 10:4-6 to 10:4-21. Formal, official action may be taken at any said open public meeting on any and all issues involving the Township of Mansfield.

Note: Executive/Closed Sessions of the Mansfield Township Committee will be held at 6:00 PM as needed in accordance with said Act and prior to the Regular Township Committee meetings scheduled. In the event that an Executive/Closed Session is not necessary, the 6:00 PM meeting will simply be cancelled.

**Mansfield Township Board of Health Meetings** will take place prior to the Mansfield Township Committee meetings at 6:45 on the following dates: March 20, June 19, September 18, and December 18.

**2019 Mansfield Township Committee  
Notice of Annual Schedule Meetings**

- January 7th Monday at 5:30PM and January 15th Tuesday
- February 7th (wk session) and 20th
- March 7th (wk session) and 20th
- April 4th (wk session) and 17th
- May 2nd (wk session) and 15th
- June 19th
- July 17th
- August 21st
- September 5th (wk session) and 18<sup>th</sup>
- October 3rd (wk session) and 16th
- November 7th

November 26th (Tuesday-Special Meeting-RFP Review & paying Township Bills and any other action that may be necessary 4:00 PM)

December 5th (wk session) & 18th

**Mayor Gable** explained the meeting start times are being changed to 7:00pm with the Executive starting at 6:00pm. **Attorney Gillespie** advised the Committee that Executive Session can be started later than 6:00pm if the agenda is short. **Clerk Semus** noted that the Board of Health meetings will be held at 6:45.

A motion was offered by **Committeewoman DiGiuseppe** and second by **Committeeman Cain** to adopt Resolution 2019-3-14. Motion carried.

**RESOLUTION 2019-3-15  
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 **2018 & 2019** taxes:

<b>Block</b>	<b>Lot</b>	<b>Property Owner</b>	<b>Amount</b>
10.11	1	Anthony Balfour	\$898.32 (2018)
			\$4,355.85 (2019)
			Effective 11/19/18

**RESOLUTION 2019-3-16  
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 2018 & 2019;

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey at their Regular Meeting held on March 20, 2019 hereby authorizes the Tax Collector to refund taxes to the following, retroactive to November 19, 2018.

<b>Block</b>	<b>Lot</b>	<b>Property Owner</b>	<b>Amount</b>
10.11	1	Anthony Balfour	\$3,076.25

A motion was offered by **Committeeman Higgins** and second by **Deputy Mayor Magee** to adopt Resolution 2019-3-15 and Resolution 2019-3-16. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: HIGGINS, MAGEE, DIGIUSEPPE, CAIN, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

**Mayor Gable** explained that the following Resolution is in regard to property on White Pine Road that had been discussed at prior meetings. The minimum price will be \$125,000. **Solicitor Gillespie** said it will be listed in the newspaper before an auction.

**RESOLUTION 2019-3-17  
RESOLUTION AUTHORIZING SALE OF MUNICIPALLY-  
OWNED REAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE**

**WHEREAS**, the Township of Mansfield is the owner of certain property known as 537 White Pine Road, also known as Block 3, Lot 6.06, which property was acquired by the Township through a foreclosure action, and the Township Committee has determined that said property is not needed for public use; and

**WHEREAS**, the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq. authorizes the sale of municipal property not needed for public use, at public auction subject to certain terms and conditions; and

**NOW, THEREFORE BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, that the Township Administrator, Township Clerk and Township Solicitor are hereby authorized and directed to take such action as is necessary to place said property for sale, at public auction, in accordance with the provisions of N.J.S.A. 40A:12-13, said sale to be conducted by no later than **April 17, 2019**.

**BE IT FURTHER RESOLVED** that the following conditions shall apply to said sale:

1. Sales Price: A minimum price of One Hundred Twenty-Five Thousand Dollars (\$125,000.00) shall be required. A ten percent (10%) deposit shall be required at the time of the bid.
2. The prospective Buyer shall be made aware, in the course of the notice to be published in the newspaper, that the adjoining Lot 6.06 is the site of a small commercial shopping center.
3. The property shall be used solely for residential purposes, said property have been recently re-zoned by the governing body to an R-3 zoning designation.
4. The Township Committee reserves the right to reject any and all bids for any reason that it deems appropriate and in the municipality's best interest.
5. The successful bidder will be required to enter into an Agreement of Sale, a copy of which shall be on file with the Township Clerk, at the time of the bid, if said bid is the highest bid; the Agreement of Sale will then be submitted to the governing body for its approval and/or rejection. If approved, Closing shall take place no later than thirty (30) days from the date of the governing body's approval by Resolution of the acceptance of the bid.
6. Said property shall be sold "as is, where is", and the governing body makes no warranties or representations regarding the condition of title. Title shall be conveyed by way of Quitclaim Deed.

A motion was offered by **Committeeman Cain** and duly second by **Deputy Mayor Magee** to adopt Resolution 2019-3-17. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: CAIN MAGEE, DIGIUSEPPE, HIGGINS, GABLE**  
**NAY: NONE ABSENT: NONE ABSTAIN: NONE**

**BILL LIST: Regular and Escrow**

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

**AYE: DIGIUSEPPE, CAIN, HIGGINS, MAGEE, GABLE**  
**NAY: NONE ABSENT: NONE**  
**ABSTAIN: HIGGINS (8903, 8903) MAGEE (8903, 8904) GABLE (8859, 8860, 8885)**

**MINUTES: February 27, 2019**

A motion was offered by **Deputy Mayor Magee** and second by **Committeeman Cain** to approve the minutes of the February 27, 2019 meeting. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: MAGEE, CAIN, GABLE NAY: NONE**  
**ABSENT: NONE ABSTAIN: DIGIUSEPPE, HIGGINS**

**MINUTES: March 7, 2019**

A motion was offered by **Committeeman Cain** and second by **Deputy Mayor Magee** to approve the minutes of the March 7, 2019 meeting. Motion carried.

**DISCUSSION**

**a. Presentation – Environmental Ordinances – Ed Fox appearing**

Mr. Ed Fox referred to his memo from January 17<sup>th</sup>. The issue was brought up by **Committeeman Cain**, a member of the Planning Board in regards to an application that occurred before the board for a property on Route 206. The question came up in regard to how environmental issues are reviewed. In his research, Mr. Fox stated that the township does not have a unified development ordinance as there are separate ordinances for site plans, subdivisions, etc. This makes it difficult to get them unified together. When an application comes before the Planning or Zoning Board, it is sent to the Environmental Commission which, under their laws, does not have to do anything with the application. This leaves it up to the municipality as to what to do with them. The current township ordinance states that any application 10 or more acres is sent to the Environmental Commission. He feels this is not sufficient under the law. Our Land Use Coordinator, Ashley Jolly, does send all applications received to the Environmental Commission although this is not required by our ordinance. In his memo, Mr. Fox suggested an amendment to 27-30.7 that states all applications get sent to the Environmental Commission. He made two recommendations in his letter. One recommendation is to

change the threshold of 10 or more lots or acres gets sent to the Planning Board. Also, whenever an application involves a major site plan of 5 or more acres of land or all major subdivisions get sent to the Planning Board and Zoning Board of Adjustment. Another recommendation was when the Planning or Zoning Board looks at site plan issues, they are obliged under ordinance, under certain guidelines, to make comments. He recommended changing storm water management or changing certain words. Mr. Fox indicated that we have a document noting important environmental resources presented to the boards 12 years ago but unfortunately, it was not acted upon. The Resource Inventory should be reviewed by the Environmental Commission as well as the other Boards. In terms of subdivision, Mr. Fox recommended additional wording to protect natural resources natural and biological resources identified in the Township's Environmental Resource Inventory. These changes will enable professionals to provide comments on environmental issues and then the board will have a say before applications are approved.

**Committeeman Cain** thanked Mr. Fox for his research in putting this together. He recommended moving forward to change the ordinance. **Committeeman Higgins** felt all agreements should be reviewed and definitions straightened out to be consistent.

**Attorney Gillespie** asked if the Environmental Commission prepared and submitted to the two boards an index of the Natural Resources. Mr. Fox said it is a 2007 document. He was told it was updated. **Attorney Gillespie** referred to the code wherein the Land Use Coordinator shall provide to the Environmental Commission all copies of application for development. His suggestion that, if she doesn't do it, does that mean the check list is incomplete and they can't get a completeness determination. He recommended changing the ordinance to add it to the completeness list to make the applicant responsible and not the Land Use Coordinator. Mr. Fox agreed to this suggestion.

**Attorney Gillespie** suggested addressing this the first meeting in May to enable professionals and Committee the chance to review the ordinance.

#### **b. Shared Service Agreement – Southampton**

**Administrator Fitzpatrick** said he has been working with Ms. Fahey on a shared service agreement for court services with Southampton. He has a draft agreement distributed for Committee consideration. It will be for \$125,000 a year to our court system. They will retain all of the revenues but will pay us the \$125,000 a year which is to increase by 2% annually. If we can get this approved and finalized with signatures, it can commence as of July 1, 2019. He was advised to move forward quickly to meet the July 1 date.

#### **c. Request from citizen regarding metal detecting on Township property**

**Clerk Semus** said she received a request from a citizen to do metal detecting on property the township owns off of Petticoat Bridge. Upon research, she found that the property is government owned property which is tax exempt. However, **Clerk Semus** found that the land is leased to tenants for farming. There will be crops there. Therefore, **Clerk Semus** asked for permission to inform the citizen that he cannot go on the property as it is private property being leased by someone. She was given this permission.

#### **d. Properties received under foreclosure**

**Mayor Gable** referred to a list of properties recently owned by the township due to foreclosures. He asked how the Committee wants to move forward. Some have abandoned buildings, one has property maintenance problems, and one or two have abandoned vehicles. **Deputy Mayor Magee** said he would like to review the properties on the tax map to see the size, what type of access, and what improvements or lack of are needed. **Committeeman Higgins** suggested that we consult the Tax Collector for size and zoning. **Mayor Gable** asked about securing utilities that may be intact or properties that may be boarded up. **Deputy Mayor Magee** felt that, since we own them now, we have liability and should move forward to secure them. **Clerk Semus** asked the Property Maintenance Official to visit a site on Georgetown Road where she observed a light and suspected a squatter. She asked if we should send the police or maybe change the locks. **Mayor Gable** felt the police should go there to make sure no one is there and maybe the gas and electric

should be shut off. He further referred to another abandoned home and felt the police should check both 3195 Route 206 and 29 Chesterfield Road. **Mayor Gable** felt utilities and water should be addressed.

**e. Recreation Concession Stands**

**Committeeman Higgins** referred to prior discussions with the Recreation Committee in regard to suggestions about the concession stand and whether to rent them out. **Mayor Gable** felt discussion revealed the Recreation Committee didn't like that idea. They wanted to discuss other options and we are waiting for their ideas. **Administrator Fitzpatrick** felt there was a change of thought as now, the Recreation Committee wants to go out to bid as previously determined by the Committee. **Committeewoman DiGiuseppe**, liaison to Recreation, said the Recreation Committee cannot get anyone to volunteer at the concession stand and are in agreement to put out a request for someone to privately run the stand. **Mayor Gable** suggested contacting Mr. Monzo and **Attorney Gillespie** to see how to move forward with this idea. **Attorney Gillespie** said the Committee had to decide who will receive the fees, whether it be the township or the Recreation.

**f. Second Floor Office Space Municipal Complex**

**Mayor Gable** spoke of the second floor office space of the Municipal Building and how the township should move forward since there are no tenants. Ideas presented so far was rental all of the space, a community area which could be available to residents with meeting places, office spaces, conference areas, and library, or split it between community area and rental. He felt the Committee should consider moving forward on this. **Committeeman Cain** suggested a combination of civic space for organizations within the community. However, maintenance would be expensive and acquiring rentals would help offset the operating costs. He referred to Mr. Monzo's comment about limitations for rental because of the bond ordinance used to fund improvements to the building. If there is a way to operate this building effectively, efficiently and profitably as possible, we should do it.

**Committeeman Higgins** felt it will be difficult to utilize upstairs. In addition, we have property downtown that we need to address. He felt we should not go in different directions and finish downtown first. We will incur costs when trying to rent the upstairs.

**Mayor Gable** felt we should try to consider what way we want to go with this. We should have a plan that we agree on and to think about how this area can be utilized the best way.

**Committeeman Magee** spoke of a parking problem. **Committeeman Higgins** said there is room to expand the parking. This is another cost.

**Mayor Gable** felt we should consider what we can do. **Deputy Mayor Magee** suggested putting something on the website and let our constituents help with ideas.

**Administrator Fitzpatrick** suggested ideas for the use of the building.

**Committeewoman DiGiuseppe** felt the area needs a lot of work and a lot of planning.

**Mayor Gable** asked the Committee to think about it and discuss ideas at a future meeting.

**g. Facility Use Applications:**

- New Jersey State Fire Police Association, 4-26-19, 5:00 PM to 10:00 PM, Fire House.
- NBIAA/Baseball/Softball, 3/11/19 thru 6/15/19, Civic Club Indoor Facility
- Northern Burlington Lacrosse Club, 3/22, 3/29, 4/5, 4/12, 4/26, 5/3, 5/11 Civic Soccer fields.

A motion was offered by **Committeeman Cain** and second by **Deputy Mayor Magee** to approve the three applications. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: CAIN, MAGEE, DIGIUSEPP, HIGGINS**  
**NAY: NONE ABSENT: NONE ABSTAIN: GABLE**

## **PUBLIC COMMENT**

Mark Clark, 3103 Route 206, said there is no one living in the property at 3195 Route 206. The power has been shut off but the water was not shut off. He said the owner was there recently and asked him for help to move the van located on the property which he will move over the weekend.

Carl Schwartz, 40 Fitzgerald, referred to the Board of Health meeting and questioned the approval of reports from 2017. He then asked if there is a plan for road repairs in Four Seasons. **Mayor Gable** explained how there is a plan that Jef Jones follows and road repairs are completed every year. Whether they are on the list can be determined through **Administrator Fitzpatrick**. Mr. Schwartz said he hopes they are on the list. **Administrator Fitzpatrick** did explained that when we had the seal master machine, we spent most of that time in Four Seasons. It wasn't in the future plans to go back in immediately. There are other areas that are worse. He will contact Mr. Jones to see the future plan and will email Mr. Schwartz. Mr. Schwartz questioned the next steps for the budget to which **Mrs. Grouser** explained the budget would be introduced on April 4<sup>th</sup>.

Mr. Schwartz then asked if the \$125,000 to be received on the shared services agreement was straight profit or does that support payment of additional employment. **Administrator Fitzpatrick** said the revenues that come in through the court system go back to Southampton. The judge will decide the number of employees. The AOC, the Division that runs the courts, dictates the number of employees to us. Hopefully, we are able to include Southampton by July. **Committeeman Higgins** felt the township will be ok as far as finances.

Mr. Schwartz questioned any activity on the Tax Assessor's recommendation to do a reassessment. **Mayor Gable** said he is gathering more information and will report at a later date.

Kim Clark, 3193 Route 206, referred to 3191 Route 206 which has received their preliminary site plan but they are still breaking township ordinances by parking on the front lawn and they have an additional sign. She asked when the violations will be rectified. **Committeewoman DiGiuseppe** said this issue will be on the April 4<sup>th</sup> agenda. Information has been received from Land Use Coordinator Ashley Jolly and distributed. The Committee will consider the information at the April 4<sup>th</sup> meeting. Mrs. Clark said she has issues with the preliminary site plan that was granted. **Committeeman Magee** said she should consult with the Planning Board about their approval. Mrs. Clark said the site plan approval was approved under retail specifications but believes the township ordinance 2002-12 states they are non-conforming in C-2 Commercial. She didn't think the specifications they were granted under were relevant to the ordinance. She felt the parking lot covers and building cover more land than is allowed. This is a huge concern considering storm water runoff, etc. **Mayor Gable** said she needs to address this with the Planning Board. **Deputy Mayor Magee** said this is out of the jurisdiction of the Township Committee. **Administrator Fitzpatrick** said they did post \$10,000 in escrow. They have started moving on the radar and searching for grave sites. Mrs. Clark felt there are some red flags the township should be looking at. Besides, she was sent to the Committee from the Planning Board and expressed frustration on who to speak to.

Joel Steel, residents of Legends, said his wife coaches soccer and has a concern because the kids are being denied from every single field and don't get a chance to play. No one is utilizing the field but they were told the police would be called if someone is on them. He feels things are a mess as kids are not active and can't play sports in this town. Some go to Florence or Springfield and he felt this is embarrassing considering all the vacant fields. He has lost sense of community. He doesn't understand and asked for an explanation. In regard to the snack stand, if that's what it takes to use the fields, they will be willing to help. He stressed that they cannot use any field. **Mayor Gable** said the Recreation Committee manages the fields and they try to rest fields and limit use. They have a program to allow outside use as well as the Recreation Program. He is not familiar with why Mr. Steel's team is not allowed. He stressed that there is a lack of use of all fields this year as they always used them in the past. He felt that, if you want to rest the fields, don't do them all the same time. With all the land in the township, there should be a field that can be used. He didn't understand.

**Committeewoman DiGiuseppe** reiterated the schedule for the fields is set up by the Recreation Committee. She suggested that he come to the next Recreation meeting and voice his opinion. Mr. Steel felt that, if the Recreation Committee made a decision in the interest of the children, and zero fields are available, he disagrees. **Committeeman Higgins** felt the biggest problem in recreation is that everyone thinks they have to practice on a field. There is other land they can practice on which will allow rest for the fields, and then use them for games. This should be solved with the Recreation Committee. Mr. Steel then said he felt ideas for the space on the second floor of the complex were good.

Fred Wainwright, former resident, said he wanted it on the record that on Monday, the 25<sup>th</sup>, there will be a sale on a property at Ark Road owned John Pew Jr., who will be retiring from farming at the age of 97.

There being no further comments, the public portion was closed.

**Mayor Gable** announced that the next meeting on April 4<sup>th</sup> will be at 7:00PM.

A motion was offered by **Deputy Mayor Magee** and second by **Committeewoman DiGiuseppe** to adjourn the meeting. Motion carried.

**PREPARED BY:**

**RESPECTFULLY SUBMITTED BY:**

---

**Barbara A. Crammer**

---

**Linda Semus, RMC**

**APPROVED: APRIL 4, 2019**