

MANSFIELD TOWNSHIP COMMITTEE MEETING

September 24, 2014

This is a regular meeting of the Mansfield Township Committee. The notice requirements of the law have been satisfied for this meeting by notice to the Star-Gazette and the Express Times of the time, date and location thereof. Notice was also posted on the announcement board located in the Municipal Building.

Roll Call: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Mayor Tomaszewski absent

Salute to the flag was done by all.

APPROVAL OF THE MINUTES:

Mr. Clancy made a motion to approve the minutes from the regular meeting held on September 10, 2014, which was seconded by Mrs. Kocher.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

Mr. Lavery advised that he needed to review the rest of the Executive Minutes and that the Township Committee should approve the Executive Session Minutes for July 10, 2014 and September 10, 2014.

Mr. Misertino made a motion to approve the Executive Session minutes from July 10, 2014 and September 10, 2014, which was seconded by Mrs. Kocher.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

BILL LIST:

Mr. Clancy made a motion to approve the bill list, which was seconded by Mr. Misertino.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

CLERKS REPORT

Ms. Hrebenak stated that there is a request for approval of Farmland Preservation for the Hannema property.

Mr. Clancy made a motion to have Ms. Hrebenak sign the approval for Farmland Preservation, which was seconded by Mr. Misertino.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

Ms. Hrebenak stated that the bids were received today for the Electronic Supplier bid. The bids that were received were from Vanguard Energy Services-Great Eastern Energy at .09717 per kilowatt hour and Avion Energy Group at .10149 per kilowatt hour.

Mr. Misertino made a motion to approve the bid for Vanguard Energy Services-Great Eastern Energy in the amount of .09717 per kilowatt hour and authorized the Township Clerk to sign the contract, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

ENGINEERS REPORT:

Mr. DiSessa went through the memo that was provided to the Township Committee for the Janes Chapel Road project and stated that the contractor has an opening in October and it should only take one day to complete.

Mr. Clancy asked if our DPW will have time to do the prep work.

Mr. DiSessa stated that he spoke with Mr. Ward and he feels that they should be able to complete this project.

Mr. Clancy made a motion to approve the work being performed on Janes Chapel Road through the Morris County Co op, which was seconded by Mrs. Kocher.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

Mr. Misertino asked Mr. DiSessa about the letter that came from HMUA and also about the rumor of having to replace the Septic on resale.

Mr. Lavery stated that there is a statute that requires the homeowners to replace a cess pool or a cystem.

Mr. DiSessa stated that if there was a fault with the system they may need to fix or replace but that would be the only way that they would need to do work.

EMPLOYEE REPORTS:

Mrs. Fascenelli stated that the Green Team held their rain barrel event and there were 33 barrels that were spoken for (28 with hardware and 5 without) and that there were 17 at the previous event and the grant was for 50-55 barrels. Mrs. Fascenelli stated that there is another event planned for early March.

RESOLUTION:

2014-106 RESOLUTION

Authorizing IN REM Foreclosure Proceedings

WHEREAS, the Tax Collector of the Township of Mansfield has prepared the attached Foreclosure List, and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 12th day of December, 2012 that the Tax Sale Certificates on the attached Tax Foreclosure List, now held by the Township of Mansfield, be foreclosed by summary proceedings, IN REM, and as described and set forth in NJSA 54:5-104 et seq., as amended, and pursuant to the Rules of Civil Practice of the Supreme Court of the State of New Jersey.

TOWNSHIP OF MANSFIELD
COUNTY OF WARREN
TAX FORECLOSURE LIST

Schedule Number	Certificate Of Tax Sale Number	Name of Owner as it appears of last tax duplicate & in certificate of tax sale	Description of land as it appears on tax duplicate & in certificate of tax sale Block / Lot	Date of Tax Sale	Amount of Sale \$	Amount of tax liens Accruing subject to tax Sale including interest, Penalties & costs as of	Amount redeemed
	2012-05	Richmond, Renee	805 / 8.01	10/10/12	1,097.62		
	2013-05	Stanek, Grezegorz M & Linda	1001.02 / 50	11/13/13	189.82		
	2013-06	Stanek, Grezegorz M & Linda	1001.02 / 51	11/13/13	196.68		
	2012-10	AZR 1, LLC	1202 / 05	10/10/12	1,816.08		
	2008-06	Denagel, Eugene	1702 / 03	12/02/08	365.74		
	1644	Jones A & Smith V c/o Landco Inc	2501 / 18	11/16/89	28.89		
	1581	Eggleston, Dora c/o Mary Eggleston	2510 / 01	11/21/85	46.17		
	367	Shirley Edward	2512 / 03	1/30/60	102.24		
	200604	Mitchell, L c/o Sharon Hunter	2514 / 03	12/07/06	39.72		
	1813	Coleman, Eva c/o Samuel Coleman	2613 / 05	9/09/93	67.80		
	2009-16	Capone, James J. Jr.	2617 / 04	9/29/09	87.88		
	2009-17	Capone, James J. Jr.	2617 / 5 & 6	9/29/09	290.84		
	2012-24	Gaither, Donald & Alberta	2701 / 30	10/10/12	131.68		
	1747	Beattie Warren Lien to Manley	2701 / 32	7/13/92	87.77		
	95-021	Mallouf, Lenore	2702 / 04	10/18/95	80.10		
	94-028	Mallouf, Lenore	2702 / 05	10/06/94	67.35		

	94-029	Mallouf, Lenore	2702 / 06	10/06/94	67.35		
	1748	Orndorff Edna c/o Braxton Pat	2702 / 14	7/13/92	403.96		
	2011-14	Shallow Hill Associates	2702 / 16	9/19/11	328.03		
	2010-15	Lynn, Scott G & Adrienne D.	2703 / 20	9/28/10	151.11		
	2010-16	Lynn, Scott G & Adrienne D.	2703 / 21	9/28/10	112.23		
	2010-17	Lynn, Scott G & Adrienne D.	2703 / 22	9/28/10	277.52		
	2010-18	Lynn, Scott G & Adrienne D.	2703 / 23	9/28/10	89.54		
	2000-38	Handy, Earl	2703 / 25	9/0700	25.62		
	2013-14	Nicholas, Edna c/o Fields	2703 / 28	11/13/13	251.71		
	95-022	Caldwell, Wallace	2703 / 30	10/18/95	\$ 66.94		
	2001-31	Richardson G. c/o Alfred Richardson	2721 / 10	9/06/01	84.41		
	2010-21	Kelly, Rondre	2721 / 11	9/28/10	111.88		
	2010-22	Kelly, Rondre	2721 / 12	9/28/10	106.60		
	2010-23	Kelly, Rondre	2721 / 13	9/28/10	98.27		
	2010-24	Shepherd, Van L.	2724 / 07	9/28/10	764.60		
	2013-19	Wattles Gordon c/o Bessemer Trust	2808 / 04	11/13/13	536.81		

Mrs. Kocher made a motion to approve the passage of Resolution 2014-106, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

RESOLUTION # 2014 -107
REFUND OF PLANNING BOARD ESCROW BALANCE
TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY

WHEREAS, AZR I, LLC issued a check on March 26, 2009 for Planning Board escrow with the Township of Mansfield, County of Warren,

WHEREAS, the escrow account has been inactive since May 2009 and AZR I, LLC has requested a refund of the escrow balance in the amount of \$ 127.70,

WHEREAS, the Planning Board Attorney and Engineer have determined that the escrow balance can be refunded,

NOW THEREFORE BE IT RESOLVED, that the Township Finance Office be authorized to refund the amount of \$ 127.70 to AZR I, LLC.

Mr. Clancy made a motion to approve the passage of Resolution 2014-107, which was seconded by Mr. Misertino.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

RESOLUTION # 2014 –108
SUSTAINABLE LAND USE PLEDGE RESOLUTION
TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY

WHEREAS, land use is an essential component of overall sustainability for a municipality; and
WHEREAS, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and
WHEREAS, well planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and
WHEREAS, given New Jersey’s strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;
NOW THEREFORE, the Township of Mansfield, resolves to take the following steps with regard to our municipal land-use decisions with the intent of making the Township of Mansfield a truly sustainable community. It is our intent to include these principles in the next master plan revision and reexamination report and to update our planning board, natural resource protection, and other ordinances accordingly.
REGIONAL COOPERATION – We pledge to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.
TRANSPORTATION CHOICES - We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects and reviewing development applications. We will reevaluate our parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.
NATURAL RESOURCE PROTECTION – We pledge to take action to protect the natural resources of the State for environmental, recreation and agricultural value, avoiding or mitigating negative impacts to these resources. Further, we pledge to complete an updated Natural Resources Inventory when feasible to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis, land-use and open space planning.
MIX OF LAND USES – We pledge to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most sense for our municipality and the region.
HOUSING OPTIONS – We pledge, through the use of our zoning and revenue generating powers, to foster a diverse mix of housing types and locations, including single – and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.
GREEN DESIGN – We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.
MUNICIPAL FACILITIES SITING – We pledge, to the extent feasible, to take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.

Mrs. Kocher made a motion to approve the passage of Resolution 2014-108, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher
Nays: None
Absent: Mayor Tomaszewski
Abstain: None

PUBLIC PORTION: (3 minute limit per person)

Mr. Farino stated that there was a meeting of the Diamond Hill Homeowners Assoc. and that is probably where the letter came from.

Ms. Griggs, Mount Bethel Road, thanked the Township Committee for the update on the Executive

Session minutes. Ms. Griggs asked who it is that manages the performance of the employees.

Scott Minter, do we have a number of what is going to be spent on the Mount Bethel Church.

Mr. Watters stated that if the Township does not get the grant there will not be money spent.

Mr. Minter asked why the Township is entertaining this if we do not have a plan for the financing that will be required.

Mr. Watters stated that there are a number of people that want to assist the Township with the church. The Methodist church in Washington would like to assist the Township with the church.

Donna Mulvihill, Valley Road, stated that it doesn't seem that the responsibilities are divided equally. Ms. Mulvihill stated that the duties should be split equally so that all of the items can be addressed that need to be.

Don Profrock, Diamond Hill, asked if the ADA compliance would also apply to the restrooms.

Mr. Watters stated that this is all items that will be addressed prior to the building being open to the public.

Mr. Profrock stated that the way that the hook up works is there is a 40 year loan for this work.

Executive Session at 8:09pm

Mr. Lavery stated that the Township Committee needs to go into Executive Session for the purpose of discussion on a matter of Attorney Client Privilege.

Mr. Misertino made a motion to enter into Executive Session at 8:09pm, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher

Nays: None

Absent: Mayor Tomaszewski

Abstain: None

Return from Executive at 8:30pm.

Roll Call: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher

Mayor Tomaszewski absent

Mr. Misertino made a motion to approve the passage of Resolution 2014-109, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher

Nays: None

Absent: Mayor Tomaszewski

Abstain: None

COMMITTEE PERSON COMMENTS:

Mr. Misertino made a motion to appoint Jason Webster to the Recreation Committee to fill the unexpired term of Charles Cavanaugh, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher

Nays: None

Absent: Mayor Tomaszewski

Abstain: None

Mr. Clancy asked that the Township Committee let the other members know when there are any resignations from their committees.

Mrs. Kocher spoke about the Rain Barrel Workshop and thanked all that worked to have the event be a success.

Mr. Watters stated that a contractor from Point Mountain donated time and supplies and came and worked on the Schoolhouse today.

Mr. Watters stated that we received quotes to cover the Mount Bethel Church roof and the lowest quote was for 1300 from McGarry Construction.

Mr. Lavery stated that he needs to see if the Township can spend money on property that they do not own.

Mr. Misertino made a motion to approve the tarping of the Mount Bethel Church roof as long as the attorney finds that this is allowed, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher

Nays: None

Absent: Mayor Tomaszewski

Abstain: None

Mr. Watters stated that he was contacted by Mount Bethel Fire Department and they are putting together a crash vehicle and they would like us to donate the old light bar from the police department.

Mrs. Kocher made a motion to donate the old light bar from the Police Department to the Mount Bethel Fire Department, which was seconded by Mr. Clancy.

Ayes: Mr. Misertino, Mr. Watters, Mr. Clancy, Mrs. Kocher

Nays: None

Absent: Mayor Tomaszewski

Abstain: None

Mrs. Kocher asked Mr. Watters if any information was received in reference to the people that are buried at the Mount Bethel Church.

Mr. Watters stated that Carol went to Drew University to research this and the information was not complete.

Mrs. Kocher stated that she is interested to find out how many people are there.

Mr. Watters made a motion to adjourn at 8:38pm, which was carried by all.