

MANSFIELD TOWNSHIP COMMITTEE MEETING

January 9, 2013

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. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Salute to the flag was done by all.

APPROVAL OF THE MINUTES:

Mr. Watters made a motion to approve the minutes from the Reorganization meeting held on January 1, 2013, which was seconded by Mr. Smith.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

CFO REPORT:

Mr. Pandos stated that the fixed assets inventory will begin next week.

Mr. Pandos stated that the switching of the banks has begun and they will be putting together a cash management.

Mr. Pandos stated that he is trying to rap up the payroll system and the auditor stated that the SAS16 from CASA he would be weary of.

Mr. Pandos stated that his second choice would have been to go with ADP and they do not support the clocks that we have right now for the time and attendance. They have offered to lease us the clocks that they have it would be a three year lease. Anchor would be willing to support for the same price 4973 and they have offered a 600 start up credit.

Mr. Watters made a motion to move to ADP and keep the time clocks with Anchor, which was seconded by Mayor Tomaszewski.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

CLERKS REPORT:

Ms. Hrebenak reported that Celiano had come in to inspect the VAV boxes and that there are still some that are not functioning correctly.

Mr. DiSessa stated that the VAV boxes have been tweaked and these are the limitations of the system and that these VAV boxes have always been an issue and have never been figured out.

Mr. Watters asked if there is any warranty left.

Mr. DiSessa stated that the warranty was for one year and the year is over.

Ms. Hrebenak asked if the automated system can be monitored by a different company or if the system was only a Honeywell system.

Mr. DiSessa stated that he believes so, but that he is not sure.

Ms. Hrebenak also stated that the agenda has changed with two resolutions being removed since there is not a bill list this meeting.

ENGINEERS REPORT:

Mr. DiSessa stated that Honeywell had sent over the quotes for the HVAC and the automation.

Mr. DiSessa stated that the generator is in and there was supposed to be a start up on Tuesday, but the generator company did not show up. The start up is supposed to be scheduled for next week and also the personnel training.

Mr. DiSessa stated that the fuel will need to be monitored on the generator.

Mr. Smith asked if an additive needs to be added to the fuel for the generator so that it does not gel.

Mayor Tomaszewski asked if the power was to go out tomorrow could the generator be started.

PUBLIC PORTION:

Carol Thompson, Route 57, went through the issues that have gone on for the last five years with Route 57 Auto sales.

Carol Borden, Cherrio Lane, stated that when the case was in court he told the judge that all of the vehicles are used cars and she has never seen a used car pushed or fork lifted out.

Marvin Kocher, Chief of Butler Park Fire Company, asked about a contract negotiations with the fire companies.

Mr. Watters stated that the contracts will be sent out and that he would like a copy of the expenditures from last year.

RESOLUTION:

RESOLUTION # 2013-27
FOR TRANSFER OF FUNDS
TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY

WHEREAS, there are insufficient funds in some of the 2012 budget line items; and

WHEREAS, N.J.S.A. 40A:4-58 permits the transfer of appropriation reserve funds before April 1, 2013.

NOW, THEREFORE BE IT RESOLVED, (not less than two-thirds of all members thereof affirmatively concurring) that the Acting Chief Financial Officer of Mansfield Township, County of Warren, State of New Jersey, is hereby authorized to make the following transfers in accordance with the provision of this resolution:

CURRENT FUND

<u>Account:</u>	<u>From:</u>	<u>To:</u>
Financial Admin. S/W	\$ 205.04	
Tax Assessor Admin. O/E		\$ 205.00
Historical Sites Office S/W		\$.04
TOTALS	\$ 205.04	\$ 205.04

Mr. Watters made a motion to approve the passage of Resolution 2013-27, which was seconded by Mr. Clancy.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

RESOLUTION # 2013-28
Endorsement of Redeemed Municipal
Tax Sale Certificate

TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY

BE IT RESOLVED, by the Township Committee of the Township of Mansfield that the following Tax Sale Certificate, held by the Township, having been paid and satisfied in full pursuant to N.J.S.A. 54:5-59; the Mayor and Township Clerk are hereby authorized and directed to endorse same for cancellation, affix the Township Seal, and return same to the Tax Collector for delivery to the property owner or legal representative pursuant to N.J.S.A. 54:5-55.

TAX SALE		
CERTIFICATE NUMBER	BLOCK/LOT	AMOUNT
2012-34	2802/3	\$153.96

Mr. Clancy made a motion to approve the passage of Resolution 2013-28, which was seconded by Mr. Watters.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

RESOLUTION # 2013-29
Endorsement of Redeemed Municipal
Tax Sale Certificate

TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY

BE IT RESOLVED, by the Township Committee of the Township of Mansfield that the following Tax Sale Certificate, held by the Township, having been paid and satisfied in full pursuant to N.J.S.A. 54:5-59; the Mayor and Township Clerk are hereby authorized and directed to endorse same for cancellation, affix the Township Seal, and return same to the Tax Collector for delivery to the property owner or legal representative pursuant to N.J.S.A. 54:5-55.

TAX SALE CERTIFICATE NUMBER	BLOCK/LOT	AMOUNT
2012-11	1302.02/32	\$1,487.65

Mr. Smith made a motion to approve the passage of Resolution 2013-29, which was seconded by Mr. Clancy.

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

RESOLUTION # 2013-30
Endorsement of Redeemed Municipal
Tax Sale Certificate

TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY

BE IT RESOLVED, by the Township Committee of the Township of Mansfield that the following Tax Sale Certificate, held by the Township, having been paid and satisfied in full pursuant to N.J.S.A. 54:5-59; the Mayor and Township Clerk are hereby authorized and directed to endorse same for cancellation, affix the Township Seal, and return same to the Tax Collector for delivery to the property owner or legal representative pursuant to N.J.S.A. 54:5-55.

TAX SALE CERTIFICATE NUMBER	BLOCK/LOT	AMOUNT
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2012-33

2802/2

\$146.89

Mr. Watters made a motion to approve the passage of Resolution 2013-30, which was seconded by Mr. Clancy.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

RESOLUTION # 2013-31
Endorsement of Redeemed Municipal
Tax Sale Certificate

TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY

BE IT RESOLVED, by the Township Committee of the Township of Mansfield that the following Tax Sale Certificate, held by the Township, having been paid and satisfied in full pursuant to N.J.S.A. 54:5-59; the Mayor and Township Clerk are hereby authorized and directed to endorse same for cancellation, affix the Township Seal, and return same to the Tax Collector for delivery to the property owner or legal representative pursuant to N.J.S.A. 54:5-55.

TAX SALE CERTIFICATE NUMBER	BLOCK/LOT	AMOUNT
2012-14	1510/6	\$965.72

Mr. Watters made a motion to approve the passage of Resolution 2013-31, which was seconded by Mr. Smith.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

ORDINANCE:
Second Reading:

ORDINANCE 2012-08
TOWNSHIP OF MANSFIELD
WARREN COUNTY, NEW JERSEY

**ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN LAND OWNED BY THE TOWNSHIP OF
MANSFIELD, WARREN COUNTY, NEW JERSEY KNOWN AS BLOCK 2712 LOT 16**

WHEREAS, the following property owned by the Township of Mansfield is not needed for public purposes;
Block 2712 Lot 16

and

WHEREAS, Felix Jose, a contiguous owner of property to Block 2712 Lot 16 has offered the assessed value of said property, \$4,600, to purchase the same; and

WHEREAS, all other contiguous owners have been offered the same price and have shown no interest in purchasing the same;

WHEREAS, it is in the best interest of the Township of Mansfield to sell this property at private sale to Felix Jose;

Whereas, pursuant to N.J.S.A. 40A:12-13.2, the Township has offered contiguous property owners the right of first refusal for the sale of real property which is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvements thereon.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Mayor and Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, as follows:

1. Block 2716 Lot 16 on the Tax Map of the Township of Mansfield is not needed for public purposes.
1. The Mayor and Clerk of the Township of Mansfield, in consideration of and receipt of the sum of \$4,600 to be paid in hand by Felix Jose, shall and are hereby authorized to convey title and execute such further documents deemed necessary by the Municipal Attorney to satisfactorily transfer Block 2712 Lot 16 as depicted on the Tax Map of the Township of Mansfield, said property to be conveyed subject to existing encumbrances, liens, zoning regulations, easements, other restrictions, such facts as an accurate survey would reveal and any present assessments for the construction of improvements benefiting said property.
1. This Ordinance shall become effective immediately upon publication as required by law.

Mr. Clancy made a motion to approve the passage of Ordinance 2012-08 and requested that the results be advertised, which was seconded by Mr. Smith.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

ORDINANCE 2012-09

TOWNSHIP OF MANSFIELD WARREN COUNTY, NEW JERSEY

AN ORDINANCE SUPPLEMENTING CHAPTER 19 OF THE CODE OF THE TOWNSHIP OF MANSFIELD ENTITLED "LAND USE ADMINISTRATION"

**AND PROCEDURES” BY PROVIDING A PENALTY PROVISION FOR
FAILURE TO COMPLY WITH CONDITIONS IMPOSED ON LAND
SUBDIVISION, SITE PLAN OR VARIANCE APPROVALS**

BE IT ORDAINED by the Township Committee of the Township of Mansfield, that the following Ordinance Amendment be enacted by the addition of the following provision:

SECTION 19-10.5 (New Section) VIOLATIONS AND PENALTIES

- Any person or business entity that fails to comply with any condition incorporated in a Resolution memorializing the approval of a land subdivision, site plan or variance application shall, upon conviction, be subject to a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) per day, or community service, or both, in the discretion of the Court. Each and every day such violation continues shall be considered a separate and distinct violation. In addition to the foregoing, the Township shall be entitled to apply to the Superior Court for an injunction to prohibit continuation of the approved application for failure to comply with or adhere to any of the conditions imposed in connection with any of the foregoing approvals.
- The zoning officer shall have the ability to enforce this section regarding the violation of any zoning or planning approvals to issue violations for the noncompliance therewith.

EFFECTIVE DATE: This Ordinance shall take effect following its final passage and publication in accordance with the law.

REPEALER: All Ordinances of the Township of Mansfield, which are inconsistent with the provision of this Ordinance are hereby repealed to the extent of such inconsistency. If any section, subsection, sentence, clause or phrase of the Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Mr. Smith made a motion to approve the passage of Ordinance 2012-09 and requested that the results be advertised, which was seconded by Mrs. Kocher.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None
Abstain: None

COMMITTEE PERSON COMMENTS:

Mr. Smith stated that himself and Mr. Clancy went through the different issues for DPW. The main issue is the punching in for call outs for snow issues. Mr. Smith and Mr. Clancy have decided that the DPW can preload and have the trucks staged at the old garage instead of having to take the time to go down to the new garage.

Mr. Smith stated that the backhoe is facing about a \$4000 repair and we are just out of the warranty.

Mr. Smith stated that the two part time snow plowing people were taken through their routes and were familiarized with their routes.

Mr. Smith stated that for snow removal should be 6 guys called out from the beginning and the salting should be called by the operators.

Mr. Clancy stated that for many years there were radios in all of the trucks for communication and now we only have one. There would be a need for eight radios to cover all of the trucks.

Mayor Tomaszewski stated that we have already provided phones and that he does not believe that having the radios is beneficial to the township for the cost.

Mr. Watters stated that he felt we should provide Bluetooth equipment for the DPW.

Mr. Smith stated that since there is an issue with manpower do the people have to come in when they are called or is it each person's choice.

Mr. Lavery stated that he would look at the contract and let the committee know.

Mr. Watters stated that Mr. Pandos will be taking two classes for COAH and payroll.

Mr. Watters made a motion for Mr. Pandos to attend two classes, which was seconded by Mayor Tomaszewski.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None

Abstain: None

Mrs. Kocher stated that at the last meeting she had asked to discuss the COAH issues.

Mayor Tomaszewski made a motion to go into Executive Session at 8:40PM, which was seconded by Mr. Watters.

Ayes: Mr. Smith, Mr. Watters, Mr. Clancy, Mrs. Kocher, Mayor Tomaszewski

Nays: None

Absent: None
Abstain: None

Return to Regular Session at 9:17pm.

Mayor Tomaszewski made a motion to hire Donna Walsh for the Deputy Registrar position for a total of 30 hours per week, which was seconded by Mr. Watters.

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

Mr. Watters made a motion to adjourn at 9:18.