

MANSFIELD TOWNSHIP COMMITTEE MEETING

October 14, 2015

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, Mrs. Kocher, Mrs. Korczukowski, Mayor Clancy

Salute to the flag was done by all.

BILL LIST:

Mr. Misertino asked about the bill for the kittens that were brought to the vet.

Mayor Clancy stated that the kittens were sheltered at the vet after being dropped off by Animal Control.

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

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

Nays: None

Absent: None

Abstain: None

CLERKS REPORT:

Mrs. Kocher made a motion to approve the application for Saint Theodore's Church tricky tray to be held on December 5, 2015, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

Mrs. Kocher made a motion to approve the application for Ridge and Valley Chapter of Trout of Unlimited raffle which will be held on May 19, 2016 at the Pequest Fish Hatchery, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

Mr. Watters made a motion to approve the email conversion to Microsoft, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

FINANCE REPORT:

Mr. Daniel went over the Best Practices with the Township Committee. This year we scored 43 out of 50, which is really good and we will not be losing any funding.

EMPLOYEES REPORTS:

Mrs. Fascenelli stated that the Paper shredding event will be held on October 24 at the DPW garage.

Mrs. Fascenelli stated that the ANJEC Road show will be held on October 22 at the municipal building.

Mrs. Fascenelli stated that Sustainable Jersey sent notification that the Green Team achieved Bronze status.

ENGINEERS REPORT:

Mr. Finelli stated that Watters Road there was a letter received from DEP they have responded and have not gotten a response from DEP.

Mr. Finelli stated that there are two resolutions on the agenda for the Municipal Aid grants for 2016 one for Mount Bethel Road and one for Heiser Road.

Mr. Finelli stated that the bid for the Site work will be received back next Wednesday and there is a meeting the following week or a special meeting could be scheduled.

Mr. Finelli stated that if things work out as planned the building would be installed December 5.

Mrs. Korczukowski made a motion to hold a Special Meeting for the award of the bid of the site work on October 23, 2015 at 1pm, which was seconded by Mrs. Kocher.

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

Nays: None

Absent: None

Abstain: None

Mr. Finelli explained that he received a call from Ray Rice in regards to the construction of the Meadows and would like to begin by November.

PUBLIC PORTION:

Matt Kittle, 111 Rockport Road, came back to follow up with the Township Committee about his Pole Barn. Mr. Kittle presented a listing of the neighbors that have agreed that they would not have an issue with the pole barn and also a listing of other homes that have the same square footage and similar size homes and have pole barns.

A zone

1-5 1200

5-10 1600

Elizabeth Griggs, 545 Mount Bethel Road, asked how many repeat audit findings from past years.

Mayor Clancy stated that that he was unsure how many were repeat findings.

Elizabeth Griggs questioned if the DPW is organized and prepared for the snow season.

Elizabeth Griggs questioned how many part timers will be hired for the upcoming season.

Mr. Misertino stated that he would like to see at least three part time.

Dick Appleby, asked about the bridge project on Port Murray Road

RESOLUTION:

Resolution 2015-95

On a motion made by Mr. Watters and seconded by Mr. Misertino the following resolution was adopted by the Township Committee of Mansfield on October 14, 2015.

***RESOLUTION GRANTING APPROVAL OF THE PURCHASE OF A
DEVELOPMENT EASEMENT ON THE BARTON FARM #3 BLOCK
13 LOTS 6 & 6.02 IN LIBERTY TOWNSHIP &***

***BLOCK 102 LOT 4.01 IN MANSFIELD TOWNSHIP CONSISTING
OF APPROXIMATELY 27.35 (3%+) ACRES***

WHEREAS, the Committee of the Township of Mansfield has determined that the property known as the Barton Farm #3, owned by John M. Barton & Cheryl L. Barton, located on Block 13 Lots 6 & 6.02 in Liberty Township and Block 102 Lot 4.01 in Mansfield Township, consisting of approximately 27.35 acres, has available for purchase a development easement in accordance with the requirements of the farmland preservation program; and

WHEREAS, the pressures from development have significantly heightened the degree of imminence of change of land use from productive agriculture to nonagricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on May 21, 2014 it was determined by the State Agriculture Development Committee (SADC) that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on January 22, 2015 the State Agricultural Development Committee has certified a development easement value of \$5,800 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$400 per acre based on zoning and environmental regulations in place as of the current valuation date of June 28, 2014 with an estimated total value of \$158,630.00; and

WHEREAS, the property is part of the approved Warren County Planning Incentive Grant Application and is funded by the Warren County Open Space, Farmland, Recreation and Historic Preservation Trust Fund; and

WHEREAS, the tract would encourage the survivability of production agriculture in Liberty & Mansfield Townships, and said tract falls within a predetermined County Agricultural Development Area and is in the Central Project Area and property is located in the Highlands Preservation Area; and

WHEREAS, on October 1, 2015, the Liberty Township Committee is expected to vote to approve the owner's application for sale of the development easement, but is not participating financially in the easement purchase; and

WHEREAS, the purchase of the development easement on the property will encourage the survivability of the productive agriculture in Liberty and Mansfield Townships and Warren County; and

WHEREAS, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee; and

WHEREAS, the SADC is expected to grant final approval for funding amount on said application at its December 10, 2015 meeting; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 17, 2015, the Warren County Agriculture Development Board (WCADB) approved the funding for the development easement with estimated cost share with no cost share contribution by Mansfield Township as follows: SADC \$3,800 per acre, Warren County \$2,000 per acre.

WHEREAS, the WCADB approved estimated cost share break down including a 3% buffering for final surveyed acres is as follows:

Cost share based on 27.35 acres (+3%):

	<u>Total</u>
SADC	\$103,930.00 – 65.52% (\$3,800/acre)
Warren County	\$ 54,700.00 – 34.48% (\$2,000/acre)
Total Easement Purchase	\$158,630.00 (\$5,800/acre)

WHEREAS, the Township Committee of Mansfield's approval includes the following conditions that were approved by the WCADB at its September 17, 2015 meeting:

1. The Township Committee of Mansfield hereby grants permission for the Warren County purchase of the development easement on the above described property based on an easement value of \$5,800 per acre as certified by the State Agricultural Development Committee (SADC). Mansfield Township will not be participating in cost share. WCADB's cost to be shared with the SADC as follows: SADC \$3,800 per acre, Warren County \$2,000 per acre.
1. This approval includes the following conditions
 - No existing residences or buildings on premises
 - No existing agriculture labor housing on premises
 - One non-severable exception of 2 acres for future single family residence restricted to one residential unit
 - No Residual Dwelling Site Opportunities (RDSO's)

- No preexisting non-agricultural uses on premises
- Access easements to be determined by title search
- No proposed trails
- SADC funding from Base grant, competitive round or both
- Warren County is requesting SADC funding for a 3% buffer on the final surveyed acreage

NOW THEREFORE BE IT RESOLVED, by the Township Committee of Mansfield as follows:

The Township Committee of Mansfield hereby grants permission for the purchase of the development easement by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in cost share.

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

Nays: None

Absent: None

Abstain: None

Resolution 2015-96

On a motion made by Mr. Watters and seconded by Mrs. Korczukowski the following resolution was adopted by the Township Committee of Mansfield on October 14, 2015.

RESOLUTION GRANTING APPROVAL OF THE PURCHASE OF A DEVELOPMENT EASEMENT ON THE BARTON FARM #2 BLOCK 13 LOT 9 IN LIBERTY TOWNSHIP &

BLOCK 102 LOT 3 IN MANSFIELD TOWNSHIP CONSISTING OF APPROXIMATELY 69.54 (3%+) ACRES

WHEREAS, the Committee of the Township of Mansfield has determined that the property known as the Barton Farm #2, owned by John M. Barton, located on Block 13 Lot 9 in Liberty Township and Block 102 Lot 3 in Mansfield Township, consisting of approximately 69.54 acres, has available for purchase a development easement in accordance with the requirements of the farmland preservation program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on June 23, 2014 it was determined by the State Agriculture Development Committee (SADC) that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on January 22, 2015 the State Agricultural Development Committee has certified a development easement value of \$4,800 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$500 per acre based on zoning and environmental regulations in place as of the current valuation date of June 28, 2014 with an estimated total value of \$333,792.00; and

WHEREAS, the property is part of the approved Warren County Planning Incentive Grant Application and is funded by the Warren County Open Space, Farmland, Recreation and Historic Preservation Trust Fund; and

WHEREAS, the tract would encourage the survivability of production agriculture in Liberty & Mansfield Townships, and said tract falls within a predetermined County Agricultural Development Area and is in the Central Project Area and property is located in the Highlands Preservation Area; and

WHEREAS, on October 1, 2015, the Liberty Township Committee is expected to vote to approve the owner's application for sale of the development easement, but is not participating financially in the easement purchase; and

WHEREAS, the purchase of the development easement on the property will encourage the survivability of the productive agriculture in Liberty and Mansfield Townships and Warren County; and

WHEREAS, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee; and

WHEREAS, the SADC is expected to grant final approval for funding amount on said application at its December 10, 2015 meeting; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 17, 2015, the Warren County Agriculture Development Board approved the funding for the development easement with estimated cost share with no cost share contribution by Mansfield Township as follows: SADC \$3,280 per acre, Warren County \$1,520 per acre.

WHEREAS the WCADB approved estimated cost share break down including a 3% buffering for final surveyed acres is as follows:

Cost share based on 69.54 acres (+3%):

	<u>Total</u>
SADC	\$228,091.20 – 68.83% (\$3,280/acre)
Warren County	\$105,700.80 – 31.67% (\$1,520/acre)
Total Easement Purchase	\$333,792.00 (\$4,800/acre)

WHEREAS, the Township Committee of Mansfield's approval includes the following conditions that were approved by the WCADB at its September 17, 2015 meeting:

1. The Township Committee of Mansfield hereby grants permission for the purchase of the development easement on the above described property based on an easement value of \$4,800 per acre as certified by the State Agricultural Development Committee (SADC). Mansfield Township will not be participating in cost share. WCADB's cost to be shared with the SADC as follows: SADC \$3,280 per acre, Warren County \$1,520 per acre.
1. This approval includes the following conditions
 - No existing residences or buildings on premises
 - No existing agriculture labor housing on premises
 - One non-severable exception of 2 acres for future single family residence

restricted to one residential unit

- No Residual Dwelling Site Opportunities (RDSO's)
- No preexisting non-agricultural uses on premises
- Access easements to be determined by title search
- No proposed trails
- SADC funding from Base grant, competitive round or both
- Warren County is requesting SADC funding for a 3% buffer on the final surveyed acreage

NOW THEREFORE BE IT RESOLVED, by the Township Committee of Mansfield as follows:

The Township Committee of Mansfield hereby grants permission for the purchase of the development easement by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in cost share.

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

Nays: None

Absent: None

Abstain: None

Resolution 2015-97

On a motion made by Mr. Watters and seconded by Mr. Misertino the following resolution was adopted by the Township Committee of Mansfield on October 14, 2015.

***RESOLUTION GRANTING APPROVAL OF THE PURCHASE OF A
DEVELOPMENT EASEMENT ON THE BARTON FARM #1 BLOCK
23 LOT 1 IN INDEPENDENCE TOWNSHIP &***

***BLOCK 102 LOT 2.01 IN MANSFIELD TOWNSHIP CONSISTING
OF APPROXIMATELY 32.342 (3%+) ACRES***

WHEREAS, the Committee of the Township of Mansfield has determined that the property known as the Barton Farm #1, owned by John M. Barton, located on Block 23 Lot 1 in Independence Township and Block 102 Lot 2.01 in Mansfield Township, consisting of approximately 32.342 acres, has available for purchase a development easement in accordance with the requirements of the farmland preservation program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on October 24, 2014 it was determined by the State Agriculture Development Committee (SADC) that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on April 24, 2015 the State Agricultural Development Committee has certified a development easement value of \$4,500 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$350 per acre based on zoning and environmental regulations in place as of the current valuation date of June 28, 2014 with an estimated total value of

\$145,539.00; and

WHEREAS, the property is part of the approved Warren County Planning Incentive Grant Application and is funded by the Warren County Open Space, Farmland, Recreation and Historic Preservation Trust Fund; and

WHEREAS, the tract would encourage the survivability of production agriculture in Independence & Mansfield Townships, and said tract falls within a predetermined County Agricultural Development Area and is in the Central and Northeast Project Areas and property is located in the Highlands Preservation Area; and

WHEREAS, on October 13, 2015, the Independence Township Committee is expected to vote by resolution to approve the owner's application for sale of the development easement, but is not participating financially in the easement purchase; and

WHEREAS, the purchase of the development easement on the property will encourage the survivability of the productive agriculture in Independence and Mansfield Townships and Warren County; and

WHEREAS, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee; and

WHEREAS, the SADC is expected to grant final approval for funding amount on said application at its December 10, 2015 meeting; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 17, 2015, the Warren County Agriculture Development Board (WCADB) approved the funding for the development easement with estimated cost share with no cost share contribution by Mansfield Township as follows: SADC \$3,100 per acre, Warren County \$1,400 per acre.

WHEREAS, the WCADB approved estimated cost share break down including a 3% buffering for final surveyed acres is as follows:

Cost share based on 32.342 acres (+3%):

	<u>Total</u>	
SADC	\$100,260.20	– 68.89% (\$3,100/acre)
<u>Warren County</u>	<u>\$ 45,278.80</u>	<u>– 31.11% (\$1,400/acre)</u>
Total Easement Purchase	\$145,539.00	(\$4,500/acre)

WHEREAS, the Township Committee of Mansfield's approval includes the following conditions that were approved by the WCADB at its September 17, 2015 meeting:

1. The Township Committee of Mansfield hereby grants permission for the Warren County purchase of the development easement on the above described property based on an easement value of \$4,500 per acre as certified by the State Agricultural Development Committee (SADC). Mansfield Township will not be contributing in cost share. WCADB's cost to be shared with the SADC as follows: SADC \$3,100 per acre, Warren County \$1,400 per acre.
1. This approval includes the following conditions

- No existing residences or buildings on premises
- No existing agriculture labor housing on premises
- Exceptions:
 - One non-severable exception of 2 acres for future single family residence restricted to one residential unit
 - One severable exception of 10 acres around existing residence and growth of agriculture business restricted to one residential unit
- No Residual Dwelling Site Opportunities (RDSO's)
- No preexisting non-agricultural uses on premises
- Access easements
 - A 50 foot wide unrestricted access easement through the severable exception to benefit the farm may be recorded prior to closing but it will be determined at time of survey if needed
 - Power line easement
 - Any other to be determined by title search
- No proposed trails
- SADC funding from Base grant, competitive round or both
- Warren County is requesting SADC funding for a 3% buffer on the final surveyed acreage

NOW THEREFORE BE IT RESOLVED, by the Township Committee of Mansfield as follows:

The Township Committee of Mansfield hereby grants permission for the purchase of the development easement by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in cost share.

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

Nays: None

Absent: None

Abstain: None

**TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
RESOLUTION # 2015 -98**

TITLE: INSERTION OF SPECIAL ITEM OF REVENUE PURSUANT TO N.J.S.A. 40A:4-87, CHAPTER 159

WHEREAS, N.J.S.A. 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount; and

WHEREAS, the Township of Mansfield will receive \$ 5,000.00 for a Drive Sober or Get Pulled Over Grant and wishes to amend its 2015 budget to include a portion of this amount as a revenue

NOW, THERE, BE IT RESOLVED that the Township of Mansfield hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2015 in the sum of \$ 5,000.00 that is now available as revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written Consent

Of the Director of Local Government Services:

Public and Private Revenues Offset with Appropriations:

Drive Sober or Get Pulled Over Grant

BE IT FURTHER RESOLVED, that a like sum of \$ 5,000.00 be and the same is hereby appropriated under the caption of:

- General Appropriations
- Operations – Excluded from caps Public and Private Programs
- Offset by Revenues:
- Drive Sober or Get Pulled Over Grant

BE IT FURTHER RESOLVED, that the Municipal Clerk forward two copies of this resolution to the Director of Local Government Services.

Mr. Watters made a motion to approve the passage of Resolution 2015-98, which was seconded by Mrs. Kocher.

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

RESOLUTION # 2015-99 LIEN REDEMPTION

TOWNSHIP OF MANSFIELD WARREN COUNTY, STATE OF NEW JERSEY

WHEREAS, the Tax Collector of the Township of Mansfield has advised the Committee that the following property has been redeemed and the money due thereon paid to the Township of Mansfield Tax Collector;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 14th day of October 2015, that payment is to be made to the certificate holder as noted:

Block	Lot	Address	Lienholder	Cert#	TOTAL REFUNDED
1001.01	8	839 Rockport Rd	US Bank/Cust for Pro Cap III, LLC US Bank TLSG 50 S 16 th St Ste 1950 Philadelphia, PA 19102	2013-03	\$24,553.11 Lien \$10,000.00 Premium

Mr. Misertino made a motion to approve the passage of Resolution 2015-99, which was seconded by Mr. Watters.

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

**RESOLUTION # 2015-100
TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY
OVERPAYMENT OF TAXES**

WHEREAS, the following property has an overpayment of \$ 2,808.73 for the 2012, 2013 1ST-4TH quarter and the 2014 1st and 2nd qtr property taxes;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 14th day October 2015 that the Tax Collector and Township Finance Office are hereby authorized to refund the following overpayment:

Mansfield Land Equities
c/o M Sacco
111 Lyndhurst Drive
Mantoloking, NJ 08738

Block 1601 Lot 7
Refund: \$ 2,808.73

Mr. Watters made a motion to approve the passage of Resolution 2015-100, which was seconded by Mrs. Korczukowski.

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

**RESOLUTION # 2015 – 101
REFUND OF PLANNING BOARD ESCROW BALANCE
TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY**

WHEREAS, The Board of Chosen Freeholders issued a check dated 7/9/14 (Warren Haven) for Planning Board escrow with the Township of Mansfield, County of Warren,

WHEREAS, there remains a balance of \$ 2,025.00 in the escrow account,

WHEREAS, the Planning Board Attorney and Engineer(s) 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 \$ 2,025.00 to The Board of Chosen Freeholders.

Mr. Misertino made a motion to approve the passage of Resolution 2015-101, which was seconded by Mr. Watters.

Ayes: Mr. Misertino, Mr. Watters, Mrs. Kocher, Mrs. Korczukowski, Mayor Clancy
Nays: None

Absent: None
Abstain: None

RESOLUTION 2015-102

Approval to submit a Grant applicant and execute a grant agreement with the New Jersey Department of Transportation for the Heiser Road Resurfacing Project

Whereas, Mansfield Township, Warren County, NJ has given Finelli Consulting Engineers the approval to submit this grant on behalf of the Township of Mansfield,

Whereas, the Township of Mansfield Township, Warren County, NJ formally approves the grant application for the above state project,

Be It Further Resolved, the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA – 2016 – Heiser Road Resurfacing-00052 for Mansfield Township to the New Jersey Department of Transportation on behalf of Mansfield Township, Warren County, NJ,

Now Therefore Be It Resolved, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Mansfield Township, Warren County, NJ and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Mr. Watters made a motion to approve the passage of Resolution 2015-102, which was seconded by Mrs. Korczukowski.

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

RESOLUTION 2015-103

Approval to submit a Grant applicant and execute a grant agreement with the New Jersey Department of Transportation for the Mt. Bethel Road Resurfacing Project

Whereas, Mansfield Township, Warren County, NJ has given Finelli Consulting Engineers the approval to submit this grant on behalf of the Township of Mansfield,

Whereas, the Township of Mansfield Township, Warren County, NJ formally approves the grant application for the above state project,

Be It Further Resolved, the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA – 2016 – Mt. Bethel Road Resurfacing-00575 for Mansfield Township to the New Jersey Department of Transportation on behalf of Mansfield Township, Warren County, NJ,

Now Therefore Be It Resolved, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Mansfield Township, Warren County, NJ and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Mrs. Kocher made a motion to approve the passage of Resolution 2015-103, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

**RESOLUTION # 2015-104
LIEN REDEMPTION**

**TOWNSHIP OF MANSFIELD
WARREN COUNTY, STATE OF NEW JERSEY**

WHEREAS, NJS 54:5-112 and 5-113 provide the governing body the authority for a municipality to sell municipally held liens at private sale to such person and for such sum, not less than the amount of the municipal liens charged against same: and:

WHEREAS, the Tax Collector has notified the owner of record as appearing on the Tax Duplicate, Banks, James TTL Lelia Robinson at least five days prior to affirmation of this resolution and public notice was posted in three public places within this municipality,

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 14th day of October 2015, hereby authorize the Tax Collector to assign municipal Tax Lien Certificate # 1814, in the amount of \$4,808.60 at private sale to David Huizenga.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Tax Collector, the Municipal Attorney and the Assignee.

Mr. Misertino made a motion to approve the passage of Resolution 2015-104, which was seconded by Mr. Watters.

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

Nays: None

Absent: None

Abstain: None

RESOLUTION # 2015-105

TO AUTHORIZE AND APPROVE DETECTIVE STIPEND FOR AN EMPLOYEE

WHEREAS, Ordinance number 2015-1 established the salaries, wages, and stipends for the employees of the Township of Mansfield, County of Warren,
NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren that the following named employee shall be compensated for the year 2015 commencing August 17, 2015.

<u>NAME</u>	<u>POSITION</u>	<u>SALARY</u>
James MacDonough	Detective	\$ 384.61 (Stipend)

Mrs. Kocher made a motion to approve the passage of Resolution 2015-105, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

ORDINANCE:

First Reading: **2015-15**

**ORDINANCE AUTHORIZING AGREEMENT WITH AQUA NEW JERSEY, INC.
GRANTING A FRANCHISE TO SERVE AND MUNICIPAL CONSENT AND PERMISSION TO
CONSTRUCT, OPERATE AND MAINTAIN WATER FACILITIES FOR CLIFFSIDE PARK**

WHEREAS, Aqua New Jersey, Inc. ("Aqua") is in the business of providing water service as a public utility pursuant to and in accordance with Title 48 of the Statutes of the State of New Jersey, N.J.S.A. §§ 48:1-1, et seq.; and

WHEREAS, Cliffside Park Associates, Inc., the owner of the water system servicing the residents of Cliffside Park, desires to transfer ownership of its water utility to Aqua; and

WHEREAS, the Board of Public Utilities requires that the franchise for the operation of the water system be approved by an agreement between the municipality and Aqua; and

WHEREAS, Aqua and the Township desire to delineate the applicable service area to be served by Aqua and to provide for the municipal consent for both the franchise and the installation of the water system in the public right-of-way; and

WHEREAS, the Township Committee deems it in the best interest of the public health, safety and welfare of the Township and its residents to establish and grant the requested Franchise and the Right-of-Way Consent.

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

1. The Mayor and Township Clerk are hereby authorized to execute the Agreement

between the Township of Mansfield and Aqua New Jersey, Inc. Granting the Franchise to Serve and Municipal Consent and Permission to Construct, Operate and Maintain Water Facilities in the Township Right-of-Way.

2. A copy of the Agreement is on file in the office of the Township Clerk for inspection by the public.

3. This Ordinance shall take effect immediately.

Mr. Watters made a motion to introduce 2015-15 and requested that the public hearing be held November 10, 2015, which was seconded by Mr. Misertino.

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

Nays: None

Absent: None

Abstain: None

ORDINANCE 2015- 16

AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD,
COUNTY OF WARREN, STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING CHAPTER 363
TITLED "ZONING ARTICLE VI A AGRICULTURE,
R-1 RESIDENCE AND R-2 RESIDENCE DISTRICTS"
SUBSECTION 363-2S TITLED ACCESSORY USES

WHEREAS, it has come to the township Committee's attention that the Code of the Township does not provide adequate standards for Accessory Structures; and

WHEREAS, any use or structure that is not specifically permitted by the Township Code is deemed prohibited; and

WHEREAS, the Township Committee wishes to provide standards for accessory uses in various zones throughout the Township.

NOW THEREFORE, BE IT ORDAINED, that the Code of the Township of Mansfield shall be amended and supplemented by adopting the following standards in the A, R-1 and R-2 zones as follows:

- Accessory buildings and structures in an A zone must adhere to the following:
 - An accessory building or structure in an A zone shall not be located in any required front yard.

- Accessory buildings and/or structures shall conform to the following requirements:

Accessory Building Requirements (minimum)	Lot Size: <1 Acre	Lot Size: 1-5 Acres	Lot Size: 5-10 Acres	Lot Size: 10+ Acres
Accessory structure size (maximum)	800 Square Feet	1200 Square Feet	1600 Square Feet	2000 Square Feet
Distance to street line	45 Feet	50 Feet	50 Feet	50 Feet
Distance to property line	15 Feet	20 Feet	25 Feet	25 Feet
Distance to principal building	10 Feet	15 Feet	20 Feet	25 Feet
Distance to other accessory building	6 Feet	8 Feet	10 Feet	10 Feet
Building height	18 Feet	24 Feet	24 Feet	24 Feet

- Accessory buildings and structures in R-1 zone must adhere to the following:
 - An accessory building or structure in an R-1 zone shall not be located in any required front yard.
 - Accessory buildings and/or structures shall conform to the following requirements:

Accessory Building Requirements (minimum)	Lot Size: <1 Acre	Lot Size: 1-3 Acres	Lot Size: 3-10 Acres	Lot Size: 10+ Acres
Accessory structure size (maximum)	600 Square Feet	800 Square Feet	1000 Square Feet	1600 Square Feet
Distance to street line	45 Feet	50 Feet	50 Feet	50 Feet
Distance to property line	15 Feet	18 Feet	25 Feet	25 Feet
Distance to principal building	10 Feet	15 Feet	20 Feet	25 Feet
Distance to other accessory building	6 Feet	8 Feet	10 Feet	10 Feet
Building height	18 Feet	24 Feet	24 Feet	24 Feet

- Accessory buildings and structures in R-2 zone must adhere to the following:
 - An accessory building or structure in an R-2 zone shall not be located in any required front yard.
 - Accessory buildings and/or structures shall conform to the following requirements:

Accessory Building Requirements (minimum)	Lot Size: <22,000 Square Feet	Lot Size: 22,000 Square Feet-1 Acre	Lot Size: 1-3 Acres	Lot Size: 3+ Acres
Accessory structure size (maximum)	400 Square Feet	600 Square Feet	800 Square Feet	1000 Square Feet
Distance to street line	40 Feet	45 Feet	50 Feet	50 Feet
Distance to property line	15 Feet	18 Feet	20 Feet	20 Feet
Distance to principal building	10 Feet	10 Feet	25 Feet	20 Feet
Distance to other accessory building	6 Feet	6 Feet	8 Feet	10 Feet

Building height	15 Feet	18 Feet	24 Feet	24 Feet
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Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

Mrs. Korczukowski made a motion to approve the passage of Ordinance 2015-16 and requested that the public hearing be advertised to be held November 10, 2015, which was seconded by Mr. Misertino.

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

Nays: None

Absent: None

Abstain: None

Mayor Clancy opened the floor for public comment; seeing there were no comments the public comment portion was closed.

ORDINANCE NUMBER – CA-15-04

AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, WARREN COUNTY, NEW JERSEY, APPROPRIATING \$175,000 FOR DPW DUMP TRUCK

WHEREAS, there is a need for a DPW dump truck to ensure continuous maintenance of public property throughout the Township of Mansfield; and

WHEREAS, the current state of DPW vehicles is insufficient to continue the level of maintenance required for public property throughout the Township of Mansfield;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Mansfield, Warren County, New Jersey, as follows:

- The amount of \$175,000 is hereby appropriated from a reserve for purchase of Road Department Equipment in the general capital fund.
- There is no debt incurred by this Ordinance.

- This ordinance shall take effect immediately after final passage, approval and publication as provided by law.

Mr. Watters made a motion to approve the passage of CA15-04 and requested that the results be advertised, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

Executive Session

Mr. Misertino made a motion to enter into Executive Session at 8:50pm, which was seconded by Mr. Watters.

Return to regular session at 9:46pm.

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

Mr. Wenner, Esq. stated that during Executive Session the Committee discussed a personnel matter dealing with a Contractual Employee and Contractual matter dealing with Police contract, copies of these minutes will be available as soon as the Committee feels they are no longer a harm to the public interest.

COMMITTEE PERSON COMMENTS:

Mr. Misertino made a motion to approve switching of the software for Finance, Tax Collection, and Dog upon approval of funds, which was seconded by Mr. Watters.

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

Nays: None

Absent: None

Abstain: None

Mr. Watters made a motion to approve the \$62 sign for Mt Bethel Church, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

Mr. Watters made a motion to put out the bid for the church roof, which was seconded by Mrs. Korczukowski.

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

Nays: None

Absent: None

Abstain: None

Mrs. Kocher made a motion to adjourn at 10:00pm, which was carried by all.