

March 15, 2016

The March 15, 2016 meeting of the Mansfield Township Open Space Committee was called to order at 7:00 p.m. by Chair Andy Parke, followed by a pledge of allegiance to the flag. Present were Andy Parke, Joseph Watters, James Watters, Glenn Todd, Carren Thomas, Matthew Weilgus, Cindy Korczukowski, Brad Smith and Richard Rosenblum. In the audience was Stan Zebrowski, a Township resident who with his wife would like to get involved with the church restoration activities.

### Minutes

It was MOVED by Ms. Thomas to accept and approve the minutes of the February 16, 2016 meeting, seconded by Mr. Rosenblum. Members present were in favor with one abstention; Mr. Smith expressed dissatisfaction with the tone of the February minutes. Discussion followed.

### Mt. Bethel Church

Richard Petteruti, a retired construction manager, has volunteered to oversee the project. It was MOVED by Mr. Todd to accept Mr. Petteruti's offer to oversee the church restoration, seconded by Ms. Thomas. All in favor with the exception of Mr. Smith who believes the architect should be doing that job because the person who wrote the specs and plans should oversee the work. It was explained that Mr. Petteruti and the architect will be in touch. Ms. Korczukowski reported the contractor is in place; an open forum pre-construction meeting was held at the site. There will be weekly meetings at the site and the contractor will circulate updates by e-mail. Mr. Petteruti will be the day-to-day inspector. Mr. Rosenblum commented the volunteer work will just oversee the project but this could help minimize the hours required of the architect. If a dispute arises, it must be brought to the attention of Mr. Parke who will coordinate with the architect for the final say. However, the Township Committee must give final approval.

Mr. Smith asked how communication would be handled, especially how members will be informed of project progress. Ms. Korczukowski explained the architect will e-mail either to Committee members or to the Township Clerk. It was decided that reports will be sent to Ms. Pante who will circulate to Committee members.

Joseph Watters spoke with the attorney regarding the subcontractor to be used for the builder; the attorney has not yet responded. The architect has said this Committee could do the scope of work for mold remediation. Mr. Smith asked if any other specs should be drawn up for such things as electric, the HVAC, mold or duct cleaning that will go hand-in-hand with the mold remediation.

Joseph Watters reported the Township lawn mower borrowed from the Road Department will no longer be available for use at the church; this needs clarification. Ms. Korczukowski will follow up on this.

Ms. Thomas reported Stephen and Rita Love will return in early April.

#### Karrsville School House

Mr. Parke reported nothing new. The volunteers work more in the summer months to maintain the building; caulking and painting have been updated. The overhang at the entrance will be removed and repaired by volunteer Dennis Dillon before reinstalling. School class trips are anticipated.

#### Master Plan

The Open Space portion of the Master Plan was discussed. The owner of the Post Office property seeks an amount greater than Mansfield Township could pay, so no purchase has been made. Many years ago approval was given for the Post Office and a delicatessen at the site, but nothing was ever done to include a deli. If the bank forecloses, no other construction is possible because this is in the Highlands Preservation area; the parcel is two lots. Members discussed a short sale.

Joseph Watters explained that because of Highlands restrictions, the cost of a planner is much less than if Mansfield were not in the Highlands. Through the Land Use Board, Mr. Edleston and Mr. DeSessa agreed that the ERI is changed because of the Highlands regulations. Mansfield never opted in to the Highlands Act. Grants often have too many hoops, and the results are not necessarily accurate.

#### Grant Application

Mr. Weilgus reported Dawn Smith is preparing a 2016 ANJEC Open Space Stewardship Grant Application to conduct a photo contest in the Township, "Explore Mansfield". Participants will be invited to share photos in many areas of Mansfield that will help develop a library of images for review. Mr. Weilgus has offered to assist with the photos. The \$3,100 grant should cover expenses. The Open Space Committee will only be required to help out informing the public. The first contest will be in April to include outdoor pictures (park, canal, etc.) followed by historical; a later phase will be structures including the school, church, railroad station, etc. Mr. Todd asked that the entire Township be included. Mr. Weilgus explained that after submission the photos will be posted; winners could be posted in the municipal building, school and local businesses; getting the school involved will be stressed. Mr. Weilgus will share these suggestions.

#### Other Business

A letter dated March 15, 2016 from Township Attorney Michael Lavery, in response to a request from Mayor Kocher, was circulated to members of the Open Space Committee in which he requests that members of the Committee act respectfully toward one another.

It was MOVED by Mr. Todd to adjourn at 7:50 p.m.

Respectfully submitted,

Ruth A. Pante, Clerk

**Next meeting date:**  
**April 19, 2016**