

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
FEBRUARY 12, 2025**

This is a regular meeting of the Township of Mansfield Committee. This meeting is being held in compliance with the "OPEN PUBLIC MEETINGS ACT," because adequate notice of this meeting has been provided by notifying the Express Times NJ Zone and The Daily Record, and by posting notice of such meeting in the Municipal Building and by filing of said notice with the Township Clerk of the Township of Mansfield. Formal action may be taken at this meeting.

The Regular Meeting was called to order at 7:30 pm by Mayor Watters who read the "Sunshine Statement" indicating the meeting was being held in accordance with the Open Public Meetings Act.

ROLL CALL

Present: Mr. Hayes, Mr. Mc Guinness, Mr. Farino, Mayor Watters

Absent: Mrs. Mora Dillon

Also, present were Township Attorney Baldwin, Township Clerk Wendy Barras, Chief J. Michael MacDonough, DPW Supervisor Harry Appleby, Jr., and Asst. CFO JoAnn Fascenelli.

SALUTE TO THE FLAG: Mayor Watters led the flag salute.

APPROVAL OF MINUTES

January 22, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Executive Session meeting minutes from January 22, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters

Nay: XXXXXX

Absent: Mora Dillon

Abstain: XXXXXX

January 22, 2025 – REGULAR SESSION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Regular Session meeting minutes from January 22, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters

Nay: XXXXXX

Absent: Mora Dillon

Abstain: XXXXXX

CLERK'S REPORT – Township Clerk Barras reported:

- DPW Supervisor Appleby and myself had a phone conference call with the Stormwater consultant on Jan 30th. Currently working on a list of privately owned detention basins. Will be sending out letter informing property owner that inspection report will be due to the Township by December 30th. This is to remain compliant to the Tier A permit with the 2025 updates.
- Jan 30th also met with Scott Gaskill regarding upgrade to the Township website home page, looking to make the home page more accessible and inviting especially since this is only method of communication with the public. He will charge the Township a flat rate of \$1 k instead of the hourly rate. Looking for Committee approval to move forward with this.

- With Joann from Land Use Board, provided answers for some of the Cross Acceptance Plan Template; forwarded to the Township Planner for completion since it was looking for planning and redevelopment information – emailed him to attend tonight’s meeting to discuss details with Committee regarding such template. Have not heard back from him.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the website upgrade as discussed by the Township Clerk.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
 Nay: XXXXXX
 Absent: Mora Dillon
 Abstain: XXXXXX

FINANCE/EMPLOYEE’S REPORT - Mrs. Fascenelli reported the following:

- Annual Debt Statement has been filed with the State as January 30th and the Annual Financial Statement is set to be filed by March 7th, started to gather necessary records for the Auditor.
- Tax Collector has been researching the new PAS- 1 form and is looking to have a State representative to meet with the residents.
- Stated the Tax Office has a request for a tax sale assignment, with Committee approval will move forward with advertisement to put on agenda at later date.
- Pdf version of the updated tax map has been sent to the State for approval.
- Would like to schedule the following events: Electronic Waste on Sept 20th, Paper Shred event on 10/18
- With Committee approval would like to have a donation box for Support the Girls in the municipal building.

ENGINEER’S REPORT - Mr. Quamme discussed the details surrounding Snyder Road project and the project’s current cost estimates. He also reviewed possible grants available for road projects with the Committee.

PUBLIC PORTION

Mayor Watters opened the Public Portion of the meeting for public comments.

Rev. Moses Eli, Hillcrest SDA Church, introduced himself to the Township Committee and discussed how the congregation is looking to become involved with needed community activities.

Seeing no one else wishing to comment, the Public Portion was closed.

ORDINANCE -PUBLIC HEARING AND SECOND READING

Mayor Watters opened the Public Portion for Ordinance 001-2025. Seeing no one wishing to comment, Mayor Watters closed the Public Portion for Ordinance 001-2025. Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 001-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
 Nay: XXXXXX
 Absent: Mora Dillon
 Abstain: XXXXXX

ORDINANCE 001-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 260 OF THE TOWNSHIP CODE ENTITLED PEDDLING AND SOLITICING MOST NOTABLY, SECTION 260-2, ENTITLED "LICENSE; APPLICATION"

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend and Chapter 260, Section 260-2 License; application.

WHEREAS, the Township of Mansfield ("the Township"), in the County of Warren, State of New Jersey determined that for-profit solicitors and peddlers must satisfy terms and conditions to ensure their legitimacy and safety to the public; and

WHEREAS, the Township created a fee structure for the licensure of peddling and soliciting to accompany the application; and

WHEREAS, the Township Code, Chapter 260, Section 2B, which references the license fee to be paid by a solicitor applicant, has been found to require updating; and

WHEREAS, the Township Committee has determined that it is in the best interests of the residents of the Township to amend the amount of this license fee for a solicitor to better align with the fees imposed by surrounding municipalities.

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

SECTION 1. Chapter 260, Article II, Section B is hereby amended as follows:

§260-2 License; application License fees under this chapter shall be as follows:

1. A fee of ~~\$50~~ \$15 shall accompany the application for a license and such fee shall constitute the license fee until license is terminated or revoked in accordance with this article. Such fee shall not be refundable and shall be used to defray the costs of investigation and processing.

SECTION 2. Unless otherwise set forth herein, all other terms and any applicable fees set forth in Chapter 260, Peddling and Soliciting shall be and remain unchanged.

SECTION 3. Any ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. Severability. If any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgement shall be limited in its effect only to that portion of the ordinance actually invalidated and shall not be deemed to affect the operation of any other portion thereof.

SECTION 5. This ordinance shall take effect upon adoption and publication according to law.

ORDINANCE -PUBLIC HEARING AND SECOND READING

Mayor Watters opened the Public Portion for Ordinance 002-2025. Seeing no one wishing to comment, Mayor Watters closed the Public Portion for Ordinance 002-2025. Mr. Mc Guinness, seconded by Mr. Hayes made a motion to adopt Ordinance 002-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
Nay: XXXXXX
Absent: Mora Dillon

Abstain: XXXXXX

ORDINANCE 002-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 123 OF THE TOWNSHIP CODE ENTITLED ANIMAL CONTROL MOST NOTABLY, SECTION 123-26, ENTITLED "DEFINITIONS"

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend and Chapter 123, Section 123-26 Definitions.

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

SECTION 1. Chapter 123, Article V, Section A is hereby amended as follows:

§123-26 Definitions Livestock under this chapter shall be defined as follows:

LIVESTOCK – All horses, ponies, donkeys, mules, miniature breeds, and all other equine; all domestic and exotic pigs, hogs, and other swine; all cattle, goats, sheep; all llamas, and alpacas, chickens and all other fowl.

SECTION 2. Unless otherwise set forth herein, all other terms and any applicable fees set forth in Chapter 260, Peddling and Soliciting shall be and remain unchanged.

SECTION 3. Any ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. Severability. If any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgement shall be limited in its effect only to that portion of the ordinance actually invalidated and shall not be deemed to affect the operation of any other portion thereof.

SECTION 5. This ordinance shall take effect upon adoption and publication according to law.

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution 059-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
Nay: XXXXXX
Absent: Mora Dillon
Abstain: XXXXXX

RESOLUTION 059-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING 2024 BUDGET TRANSFER APPROPRIATIONS

WHEREAS, there is insufficient funds in a 2024 budget line item; and

WHEREAS, N.J.S.A. 40A:4-58 permits the transfer of appropriation reserve funds before April 1, 2025.

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

CURRENT FUND

FROM:		TO:	
Building Maintenance \$	1,338.68	Fire Hydrant Service	\$ 1,338.68
TOTAL	\$ 1,338.68		\$ 1,338.68

Purchase Order #24-00882 was removed from the bill list of Resolution #060-2025 on motion from Mr. Hayes and Mr. Mc Guinness.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
 Nay: XXXXXX
 Absent: Mora Dillon
 Abstain: XXXXXX

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to adopt Resolution 060-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Watters
 Nay: XXXXXX
 Absent: Mora Dillon
 Abstain: Farino

- Purchase Order # 24-00925 not approved due to lack of majority vote; Hayes & Farino abstain

RESOLUTION 060-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING PAYMENT OF MUNICIPAL OBLIGATIONS**

WHEREAS, the Township Committee of the Township of Mansfield, County of Warren, finds and declares that certain municipal obligations have come due and are now payable; and

WHEREAS, the Township Committee further finds and declares that said obligations have been itemized on the annexed schedules, which are hereby deemed part of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby authorize payment of said municipal obligations, in accordance with the recommendations of the Chief Financial Officer and the Deputy Treasurer, from the following accounts and in the following amounts:

BILLS LIST	
CURRENT- 4-01	\$ 42,379.18
CURRENT- 5-01	\$1,820,543.23
GENERAL CAPITAL FUND	\$ 22,610.00
FEDERAL AND STATE GRANT FUND	\$ 3,656.17
DOG FUND	\$ 1,643.44
DEVELOPER'S ESCROW	\$ 26,137.00
MANDATORY DEVELOPMENT FEES	\$ 510.00
TOTAL	\$1,917,479.02

CONSENT AGENDA – PUBLIC PORTION

Mayor Watters opened the Public Portion of the meeting for comments on the Consent Agenda. Seeing none, the Public Portion for Consent Agenda was closed.

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to add Resolution #074-2025 to the Consent Agenda.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
Nay: XXXXXX
Absent: Mora Dillon
Abstain: XXXXXX

CONSENT AGENDA/RESOLUTIONS

The following Resolutions #061-2025 through #072-2025 and #074-2025 as filed in the Township Clerk's Office, were adopted on motion by Mr. Hayes and seconded by Mr. Mc Guinness.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
Nay: XXXXXX
Absent: Mora Dillon
Abstain: XXXXXX

RESOLUTION 061-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING PURCHASING OF ROCK SALT THROUGH WARREN COUNTY CO-OP #WC2458 FROM ATLANTIC SALT, INC., 134 MIDDLE STREET, SUITE 210, LOWELL, MA 01852

WHEREAS, the Township of Mansfield wishes to purchase Rock Salt under the Warren County Co-Op; and

WHEREAS, Warren County Co-Op Pricing System awarded a contract to Atlantic Salt, Inc., 134 Middle Street, Suite 210, Lowell, MA 01852; and

WHEREAS, the Finance Office has certified that funds are available in the Other Trust Account (reserve for snow removal) for \$50,000.00 and the line-item to be charged is T-35-55-289-0000-0002; and

WHEREAS, the Township is authorized to make purchases through cooperative and state contracts pursuant to N.J.S.A. 40A:11-10 and 12; and

WHEREAS, it is the recommendation of the Finance Office to authorize the purchase of this ice deterrent product through the Warren County Co-Op Pricing System.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Finance Office be authorized to issue purchase orders to Atlantic Salt, Inc., 134 Middle Street, Suite 210, Lowell, MA 01852 through December 31, 2025.

RESOLUTION 062-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING PURCHASING OF MOTOR GASOLINE THROUGH MORRIS COUNTY CO-OP CONTRACT

#1 FROM GRIFFITH-ALLIED TRUCKING, LLC., 25 OLD CAMPLAIN ROAD, HILLSBOROUGH, NEW JERSEY 08844

WHEREAS, the Township of Mansfield wishes to purchase Motor Gasoline under the Morris County Co-Op; and

WHEREAS, Morris County Co-Op awarded a contract to Griffith-Allied Trucking, LLC., 25 Old Camplain Road, Hillsborough, New Jersey 08844; and

WHEREAS, the Chief Financial Officer has certified that funds are requested in the 2025 temporary budget for \$ 9,000.00 and the line-item appropriation to be charged is 5-01-31-430-0000-4710; and

WHEREAS, the Township is authorized to make purchases through cooperative and state contracts pursuant to N.J.S.A. 40A:11-10 and 12; and

WHEREAS, it is the recommendation of the Chief Financial Officer to purchase Motor Gasoline through the Morris County Co-Op.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Chief Financial Officer be authorized to issue purchase orders to Griffith-Allied Trucking, LLC., 25 Old Camplain Road, Hillsborough, New Jersey 08844 through December 31, 2025.

RESOLUTION 063-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING REFUND OF BALANCE FOR LAND USE BOARD APPLICATION (SITE PLAN)**

WHEREAS, Yusen Logistics issued checks in 2012, 2014, and 2016 with the Township of Mansfield, County of Warren; and

WHEREAS, there remains a balance of \$ 632.50 in the escrow account; and

WHEREAS, the Land Use Board Engineer determined in 2016 that the application was complete.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund the amount of \$ 632.50 to Yusen Logistics.

RESOLUTION 064-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF
NEW JERSEY, TO REFUND DRIVEWAY ESCROW BALANCE AND DRIVEWAY BOND
FOR 43 REDWOOD RUN**

WHEREAS, Ryan Homes issued check # 660049 dated January 5, 2024, in the amount of \$ 700.00 for a driveway escrow; and

WHEREAS, Ryan Homes issued check # 660490 dated April 29, 2024, in the amount of \$ 1,500 for a Driveway Bond; and

WHEREAS, there remains a balance in the escrow accounts for 43 Redwood Run:
Driveway Escrow Balance \$ 350.50

Driveway Bond

\$1,500.00

WHEREAS, the Township Engineer has determined that the escrows can be refunded.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund the amount of \$ 1,850.50 to Ryan Homes.

RESOLUTION 065-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING REFUND OF DRIVEWAY ESCROW BALANCE AND DRIVEWAY BOND FOR 10 MIDDLE LANE WEST

WHEREAS, Ryan Homes issued check # 660052 dated January 5, 2024, in the amount of \$ 700.00 for a driveway escrow; and

WHEREAS, Ryan Homes issued check # 660488 dated April 29, 2024, in the amount of \$ 1,500 for a Driveway Bond; and

WHEREAS, there remains a balance in the escrow accounts for 10 Middle Lane West:

Driveway Escrow Balance	\$ 350.50
Driveway Bond	\$1,500.00

WHEREAS, the Township Engineer has determined that the escrows can be refunded.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund the amount of \$ 1,850.50 to Ryan Homes.

RESOLUTION 066-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING A REFUND OF DRIVEWAY ESCROW BALANCE FOR 1008 ROCKPORT ROAD

WHEREAS, Mr. David Treier issued check # 246 dated October 3, 2018, to the Township of Mansfield for a driveway escrow (1008 Rockport Road); and

WHEREAS, there remains a balance of \$ 280.00 in the escrow account; and

WHEREAS, the Acting Department of Public Works Supervisor has verified that the driveway at 1008 Rockport Road is paved.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund \$ 280.00 to Mr. David Treier.

RESOLUTION 067-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE REFUND OF A ROAD OPENING ESCROW BALANCE FOR PEQUEST AND TOWNSBURY ROADS

WHEREAS, Suburban Consulting issued check # 60842 dated April 13, 2021, to the Township of Mansfield for a road opening escrow (Pequest & Townsbury Roads); and

WHEREAS, there remains a balance of \$ 385.00 in the escrow account; and

WHEREAS, the Township Engineer has determined that the escrow balance can be refunded.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund \$ 385.00 to Suburban Consulting.

RESOLUTION 068-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING THE ACCEPTANCE OF A DRIVEWAY BOND FOR 108 MOUNTAIN VIEW LANE

WHEREAS, in accordance with Mansfield Township code section 167-11 (Certificate of Occupancy) no certificate of occupancy shall be issued unless the driveway has been completed in accordance with the approved plan; and

WHEREAS, notwithstanding anything to the contrary hereinbefore mentioned, a developer may apply for a certificate of occupancy and defer completion of a driveway in accordance with the approved plan; provided however, such developer posts a driveway bond with the Township of Mansfield; and

WHEREAS, Ryan Homes, the developer of the property located at 108 Mountain View Lane has submitted check number 732310, in the amount of \$ 1,500.00, representing the driveway bond for the project; and

WHEREAS, the Township Engineer has recommended the acceptance of said payment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that the driveway bond stated above submitted by Ryan Homes is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the developer.

RESOLUTION 069-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A DRIVEWAY BOND FOR 113 MOUNTAIN VIEW LANE

WHEREAS, in accordance with Mansfield Township code section 167-11 (Certificate of Occupancy) no certificate of occupancy shall be issued unless the driveway has been completed in accordance with the approved plan; and

WHEREAS, notwithstanding anything to the contrary hereinbefore mentioned, a developer may apply for a certificate of occupancy and defer completion of a driveway in accordance with the approved plan; provided however, such developer posts a driveway bond with the Township of Mansfield; and

WHEREAS, Ryan Homes, the developer of the property located at 113 Mountain View Lane has submitted check number 732308, in the amount of \$ 1,500.00, representing the driveway bond for the project; and

WHEREAS, the Township Engineer has recommended the acceptance of said payment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that the driveway bond stated above submitted by Ryan Homes is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the developer.

RESOLUTION 070-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE ACCEPTANCE OF A CASH BOND POSTED BY THE MEADOW AT MANSFIELD, LLC PERTAINING TO PHASE III IMPROVEMENTS

WHEREAS, in accordance with a letter dated December 16, 2024, from Boswell Engineering the applicant is required to post a cash bond for phase III; and

WHEREAS, Meadows at Mansfield, LLC, the applicant has submitted check # 2648, in the amount of \$ 116,752.20, representing the cash bond portion for Phase III; and

WHEREAS, the Township Engineer has recommended the acceptance of said payment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that the cash bond stated above submitted by Meadows at Mansfield is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the applicant.

RESOLUTION 071-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE ACCEPTANCE OF A PERFORMANCE BOND POSTED BY THE MEADOW AT MANSFIELD, LLC PERTAINING TO PHASE III IMPROVEMENTS

WHEREAS, the Township of Mansfield has received Performance Bond No. FP0026768 in the amount of \$1,050,769.80 issued by First Indemnity of America Insurance Company on behalf of Meadows at Mansfield, LLC for Phase III improvements; and

WHEREAS, the Township Attorney and Township Engineer have reviewed the Performance Bond and have found same to be acceptable as to form and amount; and

WHEREAS, the Township wishes to accept the Performance Bond in accordance with the conditions established by the Township of Mansfield Land Use Board and the Developer's Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that Performance Bond No. FP0026768 stated above submitted by Meadows at Mansfield is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the applicant. This Resolution shall take effect immediately.

RESOLUTION 072-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING SUBMISSION OF FIRST RESPONDERS GRANT APPLICATION TO ELIZABETHTOWN GAS

WHEREAS, the Mayor and Township Committee are desirous of securing a grant from Elizabethtown Gas – First Responders Grant; and

WHEREAS, the Township of Mansfield is part of the Elizabethtown Gas service area; and

WHEREAS, the Township is requesting a grant in the amount of \$ 5,000.00 with no required match; and

WHEREAS, funds will be used to offset the cost of body-worn cameras for the Mansfield Township Police Department.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, in the County of Warren and State of New Jersey hereby authorizes Chief MacDonough and JoAnn Fascenelli, Assistant CFO to apply for the Elizabethtown Gas – First Responders Grant in the amount of \$5,000.00 for the Mansfield Township Police Department .

RESOLUTION 074-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, ESTABLISHING THE TOWNSHIP'S PROSPECTIVE FAIR SHARE OBLIGATIONS FOR AFFORDABLE HOUSING FOR THE FOURTH ROUND 10-YEAR PERIOD OF 2025- 2035 IN ACCORDANCE WITH THE FAIR HOUSING ACT

WHEREAS, on January 22, 2025, the Township adopted Resolution #058-2025, wherein the Township established the Township's present need affordable housing obligation and adopted a reduced prospective need obligation from 418 units stated in the report issued by the Department of Community Affairs in October 2024, pending a report by the Affordable Housing Planner, Colliers Engineer and Design (hereinafter "AHP" or "Affordable Housing Planner"); and

WHEREAS , the Affordable Housing Planner has now issued its report dated January 31, 2025; and

WHEREAS, the Township is now in a position to adopt its prospective affordable housing obligation; and

WHEREAS, the Department of Community Affairs (hereinafter "DCA") report (hereinafter "DCA Report") issued in October 2024, calculating each municipality's present and prospective affordable housing obligation is not binding upon the municipalities; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended Fair Housing Act further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments and compliance mechanisms adopted by the Council on Affordable Housing ("COAH") unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations also empower municipalities to secure vacant land adjustments, durational

adjustment and other adjustments; and

WHEREAS, the DCA has released a Geographic Information System spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Township of Mansfield has reviewed the lands identified by the DCA for the land capacity factor with respect to MOD-IV Property Tax list Data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(3)(f)(1), with consideration of the calculation contained in the aforesaid DCA Report, each municipality must determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3 by resolution, which describes the basis for the municipality's determination and binds the municipality to adopt a housing element and fair share plan pursuant to paragraph 2 of N.J.S.A. 52:27D-304.1(3)(f); and

WHEREAS, the Township has reviewed the DCA Report titled Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background (hereafter "DCA Report"), and its supporting documents, and engage the services of expert planner, Daniel Bloch of Colliers Engineering & Design, (hereafter "AHP" or "Affordable Housing Planner") to review the methodology and data contained in the DCA Report; and

WHEREAS, the Affordable Housing Planner having issued their report on January 31, 2025 (hereafter "AHP Report"); and

WHEREAS, based on the foregoing, the Township of Mansfield relies on the DCA calculations of the Township of Mansfield's fair share obligations as modified herein to account for the Township of Mansfield's review of lands identified by the DCA for the land capacity factor with respect to MOD-IV Property Tax List data, construction permit data, land use board approvals, to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached AHP Report, and the Township of Mansfield seeks to commit to provide its fair share of prospective need units, subject to any vacant land and/or durational adjustment it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Amended Fair Housing Act; and

WHEREAS, based on a review of the DCA Report and findings by the Affordable Housing Planners, Colliers Engineering & Design, in the AHP Report, it is recommended that the Township Committee adopt a binding resolution determining a reduced municipal Prospective Need obligation of 196 based on a recalculation of the Land Capacity Factor to account for DCA's methodology errors and as supported by the AHP Report, which is attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, the Affordable Housing Planner in their AHP Report have determined that the Land Capacity Factor must be adjusted downward from 5.13% to 1.88% by removing the following land, consisting of an adjustment of 177.035 acres, which was formerly included as developable land in the DCA Report calculation;

- (1) Block 2401/Lot 4 – This area is the rear yard of an existing single-family home, which is constrained by steep slopes and is identified as undevelopable;
- (2) Block 1109/Lot 2 – This property was previously rezoned for inclusionary housing to meet the Third-Round obligation and should not be double-counted towards the Fourth Round obligation;
- (3) Block 1802/Lot 7 – This property is owned by JCP&L as part of the power supply infrastructure right-of-way and is not considered developable;
- (4) Block 1105.10 Lots 5,6,7,8 – Property spans across Lots 5,6,7 and 8 in Block 1105.10. Lot 5 was previously rezoned for inclusionary housing to meet the Third-Round obligation and should not be double-counted towards the Fourth-Round. Lot 8 is developed with the Donaldson farm market and barn structures and is identified as undevelopable. Lots 6 and 7 are unpreserved agricultural

fields and are included as developable lands. The acreage available for development for this area is 97.60168; and

WHEREAS, upon correcting the Land Capacity Factor per the AHP Report downward from 5.13% to 1.88%, thus reducing the acreage from 274.635 to 97.60168, the Township's Prospective Need obligation is 196 based upon the Fourth Round Methodology contained in the DCA Report as modified by the AHP Report; and

WHEREAS, the Township is aware of certain litigation before the Courts and potential additional changes to the Fair Housing Act, and therefore reserves the right to adjust its obligation based upon any adjudication in the Courts, change in legislation, change in methodology or DCA Report, in the event of a Third-Party challenge, and commits to the within obligation numbers subject to all reservations of rights; and

WHEREAS, in light of the above, the Township Committee of the Township of Mansfield finds it is in the best interest of the Township of Mansfield to declare its commitment to the Prospective Need obligation as reported in the HGA Report; subject to the reservations set forth herein; and

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

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. Pursuant to N.J.S.A. 52:27D-304.1(3)(f)(1) and in conformance with the formulas set forth in N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:37D-304.3, the Township Committee of the Township of Mansfield commits to the prospective fair share obligation for affordable housing of 196 based upon the DCA Report as modified by the AHP Report, for the Fourth Round, subject to all reservation of rights, including but not limited to the following:
 - a. The right to a vacant land adjustment, durational adjustments, and all other applicable adjustments permitted ;
 - b. The right to comply with any future changes in legislation that changes its obligations under current law including any additional changes to the Fair Housing Act;
 - c. The right to adjust the fair share obligations in the event of any future legislation that adjusts the fair share obligations as set forth in the DCA Report calculations;
 - d. The right to adjust its fair share obligation based on any future adjudication by a court of competent jurisdiction; and
 - e. The right to adjust its fair share obligation in the event of a Third-Party challenge to the fair share obligations and the Township of Mansfield's response;
3. The Township Attorney is hereby authorized to file this resolution and such documents as are necessary with regards to the pending Declaratory Judgment complaint in Warren County under docket number WRN-L-000028-25 seeking a certificate of compliance as to the Township's Fourth Round Affordable Housing obligation; and
4. A certified copy of this resolution shall be submitted and/or filed with the Alternate Dispute Resolution Program or any other such entity as may be determined to be appropriate. A certified copy of the resolution shall also be posted on the municipal website.
5. The Township shall adopt a housing element and fair share plan based upon the determinations set forth in this Resolution and as may be adjusted by the Alternate Dispute Resolution Program in accordance with N.J.S.A. 52:27D-304.1(3)(f)(2) or as may be subsequently adjusted based upon the reservation of rights.
6. This resolution shall take effect immediately, according to law.

NEW BUSINESS: None

COMMITTEE PERSON COMMENTS: None

EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness , made a motion to adopt Resolution #073-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
Nay: XXXXXX
Absent: Mora Dillon
Abstain: XXXXXX

Mr. Baldwin announced the following to be discussed in Executive Session:

Attorney Client Privilege

Bike Path Property lot lines
Brantwood Ter.
Potential Sale of Township Property – Block 3001 Lot 13_Planet Network
Mansfield Township Fire Co. – Lease- Old DPW Building
Plowing/Salting of Smith Rd.

Potential Litigation

Mansfield EMS

Personnel

Temporary CFO – Jersey Professional Management
Police Dept. - Hiring

RESOLUTION 073-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING EXECUTIVE SESSION OF THE TOWNSHIP COMMITTEE

WHEREAS, the Township Committee of the Township of Mansfield is authorized, pursuant to N.J.S.A. 10:4-12 to exclude the public from that portion of this meeting for purposes of discussing specific matters as permitted by N.J.S.A. 10:4-12; and;

WHEREAS, the Township Committee of the Township of Mansfield intends to discuss certain matters which are deemed confidential pursuant to N.J.S.A. 10:4-12, in Executive Session; and

WHEREAS, at this time the Township Committee of the Township of Mansfield cannot determine the time when the discussion to be held in Executive Session will be made public, but will disclose the minutes of the Executive Session when the need for confidentiality no longer exists.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that this meeting shall be adjourned to an Executive Session and the public will be excluded in order that the Township Committee of the Township of Mansfield may discuss the items listed below:

Attorney Client Privilege

Bike Path Property lot lines
Brantwood Ter.
Potential Sale of Township Property – Block 3001 Lot 13_Planet Network
Mansfield Township Fire Co. – Lease- Old DPW Building
Plowing/Salting of Smith Rd.

Potential Litigation

Mansfield EMS

Personnel

Temporary CFO – Jersey Professional Management
Police Dept. - Hiring

At approximately 8:05 p.m., the Committee went into Executive Session.

RETURN TO REGULAR SESSION

On a motion by Mr. Hayes, seconded by Mr. Mc Guinness, the Township Committee voted to return to public session at approximately 9:05 p.m.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
Nay: XXXXXX
Absent: Mora Dillon
Abstain: XXXXXX

Mr. Baldwin announced the following discussed in Executive Session:

Attorney Client Privilege

Bike Path Property lot lines
Brantwood Ter.
Potential Sale of Township Property – Block 3001 Lot 13_Planet Network
Mansfield Township Fire Co. – Lease- Old DPW Building
Plowing/Salting of Smith Rd.

Potential Litigation

Mansfield EMS

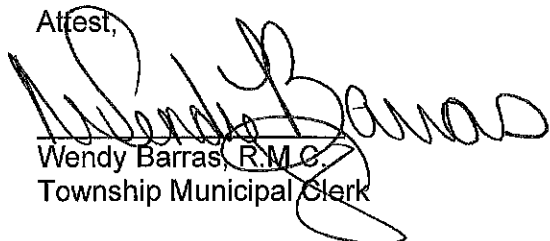
Personnel

Temporary CFO – Jersey Professional Management
Police Dept. - Hiring

Copies of these minutes will be available at such time the Committee determines there is no longer a harm to the public interest. There was no official action resulting from Executive Session.

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 9:07 p.m.

Attest,


Wendy Barras, R.M.C.
Township Municipal Clerk