

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
MARCH 26, 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.

Due to technical issues, this meeting was unable to be audio recorded.

ROLL CALL

Present: Mr. Hayes, Mr. Mc Guinness, Mrs. Mora Dillon, Mayor Watters

Absent: Mr. Farino

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

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

APPROVAL OF MINUTES

March 12, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Executive Session meeting minutes from March 12, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Watters

Nay: XXXXXX

Absent: Farino

Abstain: Mora Dillon

March 12, 2025 – REGULAR SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Regular Session meeting minutes from March 12, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Watters

Nay: XXXXXX

Absent: Farino

Abstain: Mora Dillon

CLERK'S REPORT – Township Clerk Barras reported:

- Copier Lease expires in April
- Petitions were received on Monday for Republican County Committee and Township Committee. Both certifications have been sent to County Clerk, the County Clerk's office will perform the ballot draw for candidate position on the ballot.
- State of NJ has mandated that all lead and galvanized water services need to be replaced; NJ American Water does not own service line from curb into the home and does not know what material is used. The Consulting firm of CDM Smith will be going door-to-door to talk with the property owner and look in the

basement to determine which type is there. Once NJ American Water has all data, they will be working with the property owner to replace with acceptable material. CDM Smith will be sending a representative to PD to introduce themselves and provide the Chief with the canvasser's security information. Once more information is received from the consulting firm, notification will be going up on the website and perhaps PD could put something on their Facebook page to alert the residents.

- 2025 filing of the financial disclosure statements. Filing opens April 1st and needs to be completed by April 30th to avoid any possible fine.
- Upgraded homepage for the website went live this Monday.

FINANCE/ EMPLOYEE'S REPORT – Mrs. Fascenelli stated purchase order #25-000238 in the amount of \$599.67 to Go Daddy needs to be removed from the bill list. The finance dept. is researching obtaining a procurement card to be used for purchases where a purchase order and check is not accepted. The household waste recycling event is scheduled for May 18th and with the Committee's approval, the Green Team would like to schedule the township yard sale for June 28th & 29th. The Committee approved the request.

ENGINEER'S REPORT - Mr. Quamme stated the NJDOT reviewed the project documents for Synder Road Section 2 and issued comments, which are currently being addressed. The project will be bid this spring with construction early summer. Project must be awarded to a contractor by end of June. The final plat for Mansfield Meadows has been signed and filed with the County.

PRESENTATION: Mr. Jim Brown from Eznergy gave a presentation regarding solar energy solutions for the municipality and the school.

PUBLIC PORTION

Mayor Watters opened the Public Portion of the meeting for public comments. Seeing no one else wishing to comment, the Public Portion was closed.

ORDINANCE -PUBLIC HEARING AND SECOND READING

Mayor Watters opened the Public Hearing for Ordinance #004-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mrs. Mora Dillon made a motion to adopt Ordinance 004-2025.

RECORDED VOTE

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

ORDINANCE 004-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AMENDING ORDINANCE 019-2024, AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE
SALARIES AND WAGES OF EMPLOYEES OF THE TOWNSHIP OF MANSFIELD**

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend Ordinance 019-2024, an Ordinance to determine and provide for the salaries and wages of the employees of the Township of Mansfield

WHEREAS, Ordinance 019-2024 set the position titles and minimum and maximum rates of compensation for the employees of the Township ; and

WHEREAS, the Township Committee, pursuant to the Court Administrator's recommendation, believe it is necessary to amend and include for a full-time violations clerk position for the shared court of the Township of Mansfield Municipal Court .

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that Ordinance 019-2024 is hereby amended to include the following title and a minimum and maximum salary range for said position of:

Position	Minimum Salary	Maximum Salary
Full-time Violations Clerk	\$40,000	\$50,000

SECTION II.

Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Mansfield inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION III.

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 to be unconstitutional or invalid by a court of competent jurisdiction the remainder of this Ordinance shall remain in full force and effect.

SECTION IV.

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

ORDINANCE -INTRODUCTION AND FIRST READING

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to introduce Ordinance 005-2025.

RECORDED VOTE

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

ORDINANCE 005-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING CHAPTER 322 OF THE TOWNSHIP CODE ENTITLED TRAILERS
AND TRAILER CAMPS**

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend and supplement Chapter 322 of the Township Code entitled Trailers and Trailer Camps

WHEREAS, the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey wishes to amend Chapter 322 entitled "Trailers and Trailer Camps" to update the licensing permit requirements fees and regulations for removal and placement of trailers.

WHEREAS, the Township Committee believes that such amendments are in the best interest of the Township as to protect the health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of

Warren, State of New Jersey that Chapter 322- Trailers and Trailer Camps is hereby amended and supplemented to update the licensing permit requirements and fees and regulations for removal and placement of trailers.

SECTION 1

Additions to this Section shall be delineated by underline text, thusly.
Deletions to this Section shall be delineated by strikethrough text, ~~thusly~~.

§322-1 Definitions

As used in this article, the following terms shall have the meaning indicated:

Trailer or Mobile Home – a vehicle which is or may be used for living or sleeping purpose and is so designed that it is or may be mounted on wheels and used as a conveyance whether through its own or other motive power, excepting, however, such a device used exclusively upon stationary rails or tracks.

Trailer Park or Mobile Home Park – Shall mean any site, lot, field, or tract of land upon which one (1) or more occupied trailers or mobile homes are harbored either free of charge or for revenue purposes, and includes any buildings, structure, enclosure or vehicle used or intended for use as a part of the equipment of such trailer park.

§322-2 Trailer Camp Licensing

§322-2.1 License Required.

No person shall:

- a. Erect, create, establish, maintain, or operate a trailer park within the Township unless a license has first been obtained therefore in accordance with the requirements of this section; or
- b. Place, harbor, maintain, or operate any trailer upon any parcel of land within the Township unless such parcel has been duly licensed as trailer park pursuant to the provisions of this section.

§322-2.2 Contents of License Application

- A. Application for such license either for an initial license, renewal of such license, or transfer license shall be presented in writing to the Township Clerk and shall set forth the following:
 1. Name and address of the owner of the premises/property.
 2. Name and address of the person, if different from the owner of the premises, intending to manage and operate the trailer park.
 3. A description of the premises to be used.
 4. An agreement signed by the owner of the premises and the person intending to manage and operate the trailer park to comply with all of the provisions and regulations now or hereafter promulgated by ~~any branch of the Township government~~ the Township Committee or the laws and regulations of the State of New Jersey, ~~and the United States of America.~~
 5. Statement of the sewage disposal, water, and toilet facilities to be provided.
 6. The maximum number of trailers to be accommodated.
 7. Provisions made for the disposal of trash, garbage, and other waste materials.
 8. A statement of approval from the Township Health Officer-~~Warren County Health Department~~ confirming that all facilities are in compliance with regulations set forth as stated by ordinance
- B. Map of Premises. Each application for either an initial license, renewal of such license, or transfer of license shall be accompanied by a map or plan drawn to scale of the land and premises to be used for a trailer park, which shall set forth the proposed trailer sites, roadways, fresh water supply system, fire hydrants, and diagram of the sewage disposal facilities.
- C. Inspection Fee. Each application for either an initial license, renewal of such license, or transfer of license shall be accompanied by an Inspection fee of \$25, \$50 which shall be paid ~~into the Treasury of the Township~~ to the office of the Township Clerk.
- D. Application Review. Upon receipt of each application for license, in proper form, the Township shall refer the same to the Health Officer, Building Inspector, ~~Construction Official, Fire Chief, Fire Marshal, and Zoning Officer.~~ Each such officer shall forthwith review the application and view the proposed site and either approve or ~~disapprove~~ deny the application setting forth in writing the reasons for such denial. The application shall then be referred to the Township Committee for

final determination as to whether the application shall be granted or refused.

§322-5 Removal of wheels prohibited.

It shall be unlawful for any person owning, operating or using any such trailer camp, trailer or mobile home park, trailer or unit to remove or cause to be removed the wheels or similar transportation devices from any trailer or unit, or otherwise permanently affix it to the ground in such a manner as would prevent the ready removal of such trailer or mobile home unit without having first obtained a permit so to do from the Township Building Inspector, Zoning Officer and Construction Official.

§322-6 License fees

B. Individual trailer fee. In addition to the annual license fee prescribed in the preceding subsection, the Township shall collect from the licensee a license fee of ~~\$2.50~~ \$5.00 per trailer for each week or part thereof, through which such trailer is located in the trailer park or camp.

D. Transfer fee. The fee for transfer of the annual license shall be ~~\$40~~ \$50.00.

Article II. Placement and Removal

§322-9 Permit required. Permit for placement and removal of trailer or mobile home; application information

~~No person shall cause a trailer or mobile home to be placed within a trailer park or mobile home park or removed therefor from the Township Clerk.~~

- A. A zoning application for such permit shall be presented to the Township describing herein whether a placement or removal of a trailer or mobile home and shall set forth the following:
1. Name and address of the owner of the trailer.
 2. Serial number, body type, size, number of rooms
 3. Name and address of the trailer camp or mobile home park where it will be placed and the exact location therein.
 4. Attached to the application shall be a map or sketch, indicating the location and dimensions of the premises upon which the mobile home or trailer is located, the approximate location of the mobile home or trailer thereon and the approximate location of any other permanent improvements thereon.
- B. A \$40 fee shall accompany the zoning application.
- C. A building permit application shall be presented to the Township for a placement of a trailer or mobile home and shall set forth the following.
1. Name and address of the applicant.
 2. The location by reference to the Official Tax Map of the Township of the mobile home or trailer.
 3. The manufacturer, type, size, and year of construction of the mobile home or trailer.
 4. The serial number, identification number or registration number, or the like of the mobile home or trailer.
 5. The approximate outer dimensions of the trailer or mobile home and the dimensions of each interior room.
 6. Affirmation that the mobile home or trailer is connected to an approved water supply and septic system and has an electrical service.
- D. A building permit application shall be presented to the Township for removal of a trailer or mobile home, and shall set forth the following:
1. Name and address of the applicant.
 2. The location by reference to the Official Tax Map of the Township of the mobile home or trailer.
 3. Affirmation the sewerline has been capped, the propane tank has been removed, and the electricity has been capped/safed off.

§322-10 Permit for placement of trailer; application information

~~Application for such permit shall be presented in writing to the Township Clerk and shall set forth the following:~~

- ~~A. Name and address of the owner of the trailer.~~
- ~~B. Serial number, body type, size, number of rooms, date of construction, date of purchase and consideration paid therefor.~~
- ~~C. Name and address of the trailer camp where it will be placed and the exact location therein.~~

D. ~~Such other information as may be required by the Tax Assessor or Clerk.~~

~~§322-11 Permit for removal of trailer; application information~~

~~Application for such permit shall be presented in writing to the Township Clerk and shall set forth and have attached thereto the following:~~

- ~~A. Name and address of the owner of the trailer and the serial number thereof.~~
- ~~B. Name and address of the trailer camp in which it is located and the exact location therein.~~
- ~~C. Certificate from the tax search officer or other designated official that no taxes or assessments for local improvements are due or delinquent on this trailer.~~

~~§322-12 Fees.~~

~~The fee for the application to place or remove a trailer shall be \$10.~~

SECTION III.

Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Mansfield inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION IV.

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 to be unconstitutional or invalid by a court of competent jurisdiction the remainder of this Ordinance shall remain in full force and effect.

SECTION V.

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

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mrs. Mora Dillon made a motion to adopt Resolution 100-2025 with the exclusion of Purchase Order #25-000238 in the amount of \$599.67 payable to Go Daddy.

RECORDED VOTE

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

RESOLUTION 100-2025

**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 Temporary Chief Financial Officer and the Deputy Treasurer, from the following accounts and in the following amounts:

BILLS LIST	
CURRENT- 4-01	\$ 3,915.75
CURRENT- 5-01	\$ 163,195.45
FEDERAL AND STATE GRANT FUND	\$ 17,361.94
DEVELOPER'S ESCROW	\$ 125.00
TAX PREMIUM	\$ 20,700.00
OTHER TRUST	\$ 47,360.59
TOTAL	\$ 252,658.73

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.

CONSENT AGENDA/RESOLUTIONS

The following Resolutions #101-2025 through #107-2025 as filed in the Township Clerk’s Office, were adopted on motion by Mr. Mc Guinness and seconded by Mr. Hayes.

RECORDED VOTE

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

RESOLUTION 101-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
 AMENDING SHARED SERVICE AGREEMENT OF THE MANSFIELD SHARED MUNICIPAL COURT**

WHEREAS, the Township of Mansfield is the lead agency in the shared service agreement for the term January 2023- December 31, 2025 for the Mansfield Shared Municipal Court with the Borough of Washington and the Townships of Washington and Oxford; and

WHEREAS, the agreement currently states that the Court will staff the Municipal Court with the following employees; one (1) municipal court judge, one (1) municipal court administrator (full-time), two (2) deputy municipal court administrators (full-time), and up to two (2) violations clerk (part-time) ; and

WHEREAS, the Court Administrator deems it in the best interest of the Shared Municipal Court to amend the agreement to replace two (2) part time violations clerk with one full-time violations clerk.

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 shared service agreement for the Mansfield Shared Municipal Court is hereby amended to reflect one full-time violations clerk in place of two part-time violations clerk.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Township Municipal Clerk is directed to send a certified copy of this resolution to the Borough of Washington and the Townships of Washington and Oxford.

RESOLUTION 102-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, ACCEPTING A PERFORMANCE GUARANTEE FOR 71 AIRPORT ROAD (WATER SERVICE AND SEWER LATERAL INSTALLATION)

WHEREAS, in accordance with Mansfield Township Ordinance number 296.2 Section A and C the Township Engineer has determined the performance guarantee amount; and

WHEREAS, Tomas Szilagyi, the owner of 71 Airport Road has submitted check number 1750319707, in the amount of \$ 8,460.00, representing the performance guarantee 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 performance guarantee stated above submitted by Tamas Szilagyi is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to Tamas Szilagyi.

RESOLUTION 103-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF DRIVEWAY BONDS AS STATED BELOW

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 properties listed below have submitted the follow checks:

Check # 732408	Dated 2/26/25	\$ 1,500.00	1 Thomas Knoll Blvd.
Check # 732406	Dated 2/26/25	\$ 1,500.00	2 Thomas Knoll Blvd.
Check # 732410	Dated 2/26/25	\$ 1,500.00	67 Redwood Run

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

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 bonds 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 104-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 1306 LOT 5)

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 26th day of March, 2025, that payment in the amount of \$ 72,275.34, is to be made to the certificate holder as noted:

CERTIFICATE HOLDER
FIG Cust FIGNJ19LLC & Sec Pty
PO Box 669507
Dallas, TX 75266-9507

BLOCK/LOT
Block 1306 Lot 5

CERT #
20-00007

Lien Redemption \$ 51,575.34
Premium \$ 20,700.00

RESOLUTION 105-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING PURCHASING FROM MORRIS COUNTY CO-OP CONTRACT #12 FOR #2 ULTRA LOW
SULFUR DIESEL FUEL FROM GRIFFITH-ALLIED TRUCKING
LLC, 25 OLD CAMPLAIN ROAD, HILLSBOROUGH, NEW JERSEY 08844**

WHEREAS, the Township of Mansfield wishes to purchase #12 Ultra Low Sulfur Diesel fuel under the Morris Conty Co-Op; and

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

WHEREAS, the Temporary Chief Financial Officer has certified that additional funds are requested in the 2025 budget for \$ 7,000.00 and the line-item appropriation pending budget adoption to be charged is 5-01-31-430-0000-4870; 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.

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 Temporary 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 106-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING INCREASE OF THE BID AND QUOTE THRESHOLD PURSUANT TO N.J.S.A. 40A:11-3**

WHEREAS, effective July 1, 2020 the Governor authorized an adjustment to the bid and quote thresholds for contracting units subject to the Local Public Contracts Law which allows local contracting units with an appointed Qualified Purchasing Agent to increase their bid threshold to a maximum of \$44,000.00 and their quote threshold to a maximum of \$6,600.00; and

WHEREAS, N.J.S.A. 40a:11-3 permits an increase in the bid and quote thresholds if a Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid and quote thresholds; and

WHEREAS, Jamie Stein was appointed to the position of Qualified Purchasing Agent by resolution effective January 1, 2025; and

WHEREAS, Ms. Stein possesses the designation of Qualified Purchasing Agent issued by the Director of the Division of Local Government Services in accordance with N.J.A. C. 5:34-5 et Seq; and

WHEREAS, Ms. Stein is the official Qualified Purchasing Agent on file with the Director of the Division of Local Government Services for the Township and the Township desires to take advantage of the increased bid thresholds.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, increases its bid threshold to \$44,000.00 and its quote threshold to \$6,600.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that in accordance with N.J.A.C. 5:34-5.4, the Township Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Director of the Division of Local Government Services

RESOLUTION 107-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE PRIVATE SALE OF A TAX SALE CERTIFICATE NO. 23-00036, PURSUANT TO N.J.S.A. 54:5-113

WHEREAS, N.J.S.A. 54:5-113 authorizes assignment by a municipality of tax sale certificates for the full amount of the certificate, including all subsequent municipal taxes and other municipal charges; and

WHEREAS, Mr. Christopher Debski has presented an offer to purchase, by assignment, Certificate of Sale # 23-00036, which was issued to the Township of Mansfield at a tax sale held November 29, 2023, on Block 3202 Lot 10, known as Schafer Road, Washington, New Jersey, and assessed in the name of Mr. Albert O'Brien (deceased), in the amount of one thousand seven hundred seventy-three dollars and nineteen cents (\$1,773.19), being the full amount of the certificate, including all subsequent municipal taxes and other municipal charges.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mansfield hereby authorizes the Mayor and Municipal Clerk to execute the necessary assignment document to effect assignment of the above reference Certificate of Sale.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Tax Collector.

BE IT FURTHER RESOLVED, that if the purchaser of the above-captioned Tax Sale Certificate does not initiate a foreclosure action on same within a period of six (6) months following the assignment thereof, any and all interest therein shall revert back to the Municipality.

COMMITTEE PERSON COMMENTS: None

EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness, made a motion to adopt Resolution #108-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

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

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

Attorney Client Privilege

PBA Arbitration Award

Personnel

Finance Dept.

Pending Litigation

Affordable Housing

RESOLUTION 108-2025

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

PBA Arbitration Award

Personnel

Finance Dept.

Pending Litigation

Affordable Housing

At approximately 8:24 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 9:08 p.m.

RECORDED VOTE

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

Mr. Lavery announced the following discussed in Executive Session:

Attorney Client Privilege

PBA Arbitration Award

Personnel

Finance Dept.

Pending Litigation

Affordable Housing

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.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to authorize the Township Attorney to begin negotiations regarding the pay out amount for Mr. Kirchner.


RECORDED VOTE

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

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to accept the negotiated number units of 355 for the fourth round affordable housing settlement and instruct Mr. Lavery to enter that decision with the Court.

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 9:10 p.m.

Attest,


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