

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
MAY 28, 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 7:33 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. Farino (via teleconference), Mayor Watters

Absent: Mr. Mc Guinness, Mrs. Mora Dillon

Also, present were Township Attorney Michael Lavery, Township Clerk Wendy Barras, Township Engineer Richard Quamme, Chief J. Michael MacDonough, and Asst. CFO JoAnn Fascenelli.

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

PROCLAMATION: Mr. Hayes read the Proclamation for the 100th Anniversary of the Rockport Train Wreck into the Public Record.

APPROVAL OF MINUTES

May 14, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Farino made a motion to approve the Executive Session meeting minutes from May 28, 2025.

RECORDED VOTE

Aye: Hayes, Watters

Nay: XXXXXX

Absent: Mc Guinness, Mora Dillon

Abstain: Farino

May 14, 2025 – REGULAR SESSION

Mr. Hayes, seconded by Mr. Farino made a motion to approve the Regular Session meeting minutes from May 14, 2025.

RECORDED VOTE

Aye: Hayes, Watters

Nay: XXXXXX

Absent: Mc Guinness, Mora Dillon

Abstain: Farino

CLERK'S REPORT –

FINANCE & EMPLOYEE'S REPORT - Mrs. Fascenelli presented the plaque for the 100th Anniversary of the Rockport Train Wreck to the Township Committee. It was decided to hold a small remembrance ceremony on June 16th commemorating the event.

PUBLIC PORTION

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

Michael Bollard, 781 Rt. 57, discussed the influx of cars cutting down Clinton Ave. to Route 57 as a bypass to Asbury Anderson Rd. and inquired as to the Township's involvement with the development application set for King's Highway.

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 006-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 006-2025.

RECORDED VOTE

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

ORDINANCE 006-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AMENDING ORDINANCE #018-2024, AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, WARREN
COUNTY, NEW JERSEY APPROPRIATING \$700,000.00 FROM THE GENERAL CAPITAL RESERVE FUND
FOR THE PURPOSE OF PURCHASING A FIRE TRUCK**

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend Ordinance #018-2024, an Ordinance of the Township of Mansfield, Warren County, New Jersey appropriating \$700,000.00 from the General Capital Reserve Fund for the purpose of purchasing a fire truck

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: Ordinance 018-2024 is hereby amended to correctly reflect the that appropriation of \$700,000.00 for the purchase of a fire truck will be charged from line account, **C-04-44-230-0097-5000**, and will not be appropriated from line account, C-04-44-230-0097-2000.

SECTION 2: The \$700,000.00 originally appropriated from line item account C-04-44-230-0097-2000 will be placed back into said line item account, C-04-44-230-0097-2000 as this is a road maintenance account and was erroneously used as the line item account for the appropriation of funds of the fire truck.

SECTION 3: If any provisions of the Ordinance or application thereof, under any circumstance is held invalid, the invalidity shall not affect any of the provision or application of this Ordinance that can be given effect with the valid provision(s) or application and to this end, the provisions of the Ordinance are severable.

SECTION 4: All other Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed.

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

Mayor Watters opened the Public Hearing for Ordinance 007-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 007-2025.

RECORDED VOTE

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

ORDINANCE 007-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY APPROPRIATING \$51,649.00 FOR THE MT. BETHEL CHURCH RENOVATION PROJECT

STATEMENT OF PURPOSE

The purpose of this Ordinance is authorize the appropriation of \$51,649.00 for the Mt. Bethel Church Renovation Project

WHEREAS, there is a need for ongoing improvements to the Mt. Bethel Church Renovation Project; and

WHEREAS, the Temporary Chief Financial Officer for the Township has determined that the sum of \$51,649.00 should be appropriated to be used for the Mt. Bethel Church Renovation Project from the Warren County Municipal and Charitable Conservancy Trust Fund Grant.

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

1. The amount of \$51,649.00 is hereby appropriated from the Warren County Municipal and Charitable Conservancy Trust Fund Grant.
2. There is no debt incurred by this Ordinance.
3. This Ordinance shall take effect upon final passage and publication as provided by law.

Mayor Watters opened the Public Hearing for Ordinance 008-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 008-2025.

RECORDED VOTE

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

ORDINANCE 008-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY APPROPRIATING \$150,000.00 FOR MUNICIPAL BUILDING IMPROVEMENTS AND \$500,515.00 FOR THE VARIOUS ROAD IMPROVEMENT PROJECTS

STATEMENT OF PURPOSE

The purpose of this Ordinance is authorize the appropriation of \$150,000.00 for municipal building improvements and \$500,515.00 for the Various Road improvement project.

WHEREAS, the sum of \$650,515.00 is presently available in the General Capital Reserve Account; and

WHEREAS, there is a need for improvements to the municipal building and for road improvements; and

WHEREAS, the Temporary Chief Financial Officer for the Township has determined that the sum of \$150,000.00 should be appropriated to be used for municipal building improvements and that the sum of \$500,515.00 should be appropriated to be used for the various road improvement projects.

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

1. The amount of \$150,000.00 is hereby appropriated from the General Capital Reserve Account for Municipal Building Improvements.
2. The amount of \$500,515.00 is hereby appropriated from the General Capital Reserve Account for the various road improvement projects.
3. There is no debt incurred by this Ordinance.
4. This Ordinance shall take effect upon final passage and publication as provided by law.

Mayor Watters opened the Public Hearing for Ordinance 009-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 009-2025.

RECORDED VOTE

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

ORDINANCE 009-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY CANCELING THE BALANCE OF CAPITAL ORDINANCE #2017-09

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance 2017-09

WHEREAS, Capital Ordinance 2017-09 adopted on July 26, 2017 appropriated \$37,096.39 for municipal building improvements; and

WHEREAS, this fully funded Ordinance exists on the balance sheet of the General Capital Fund; and

WHEREAS, the fund creating this ordinance for improvements to the municipal building has been researched and has been determined that the balance is no longer needed and should be canceled.

Ordinance #2017-09

Improvement to Municipal Building C-04-44-215-1709-0000 \$4,633.79

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the balance of \$4,633.79 from Capital Ordinance 2017-09 is hereby canceled to the Capital Reserve Fund.

Mayor Watters opened the Public Hearing for Ordinance 010-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 010-2025.

RECORDED VOTE

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

ORDINANCE 010-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY CANCELING THE BALANCE OF CAPITAL ORDINANCE #CA-2014-03

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance CA-2014-03

WHEREAS, Capital Ordinance CA-2014-03 adopted on October 22, 2014 appropriated \$90,000.00 for road construction for a portion of Jane Chapel Road; and

WHEREAS, this fully funded Ordinance exists on the balance sheet of the General Capital Fund; and

WHEREAS, the fund creating this ordinance for improvements to the municipal building has been researched and has been determined that the balance is no longer needed and should be canceled.

Ordinance #CA-2014-03

Road Construction Jane Chapel C-04-44-215-1403-9000 \$6,313.29

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the balance of \$6,313.29 from Capital Ordinance #CA-2014-03 is hereby canceled to the Capital Reserve Fund.

Mayor Watters opened the Public Hearing for Ordinance 011-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 011-2025.

RECORDED VOTE

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

ORDINANCE 011-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY CANCELING THE BALANCE OF CAPITAL ORDINANCE #CA-2015-02

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance CA-2015-02

WHEREAS, Capital Ordinance CA-2015-02 adopted on July 22, 2015 appropriated \$155,000.00 for Watters Road preservation; and

WHEREAS, this fully funded Ordinance exists on the balance sheet of the General Capital Fund; and

WHEREAS, the fund creating this ordinance to stabilize and preserve Watters Road and the associated retaining wall due to erosion has been researched and it has been determined that the balance is no longer needed and should be canceled.

Ordinance #CA-2015-02

Watters Road Preservation C-04-44-215-1502-9031 \$6,335.22

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the balance of \$6,335.22 from Capital Ordinance #CA-2015-02 is hereby canceled to the Capital Reserve Fund.

Mayor Watters opened the Public Hearing for Ordinance 012-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes, seconded by Mr. Farino made a motion to adopt Ordinance 012-2025.

RECORDED VOTE

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

ORDINANCE 012-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
CANCELING THE BALANCE OF CAPITAL ORDINANCE #CA-2018-01**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance CA-2018-01

WHEREAS, Capital Ordinance CA-2018-01 adopted on September 12, 2018 appropriated \$41,000.00 for HVAC Design and System Evaluation; and

WHEREAS, this fully funded Ordinance exists on the balance sheet of the General Capital Fund; and

WHEREAS, the fund creating this ordinance for HVAC design and HVAC system evaluation has been researched and it has been determined that the balance is no longer needed and should be canceled.

Ordinance #CA-2018-01

HVAC Design & System Evaluation C-04-44-226-0098-9001 \$32,900.00

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the balance of \$32,900.00 from Capital Ordinance #CA-2018-01 is hereby canceled to the Capital Improvement Fund.

Mayor Watters opened the Public Hearing for Ordinance 013-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes, seconded by Mr. Farino made a motion to adopt Ordinance 013-2025.

RECORDED VOTE

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

ORDINANCE 013-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
CANCELING THE BALANCE OF CAPITAL ORDINANCE #CA-2015-03**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance CA-2015-03

WHEREAS, Capital Ordinance CA-2015-03 adopted on September 23, 2015 appropriated \$105,191.14 for improvements to various Township roads and streets; and

WHEREAS, this fully funded Ordinance exists on the balance sheet of the General Capital Fund; and

WHEREAS, the fund creating this ordinance to improve various streets and roads within the municipality with milling and paving has been researched and it has been determined that the balance is no longer needed and should be canceled.

Ordinance #CA-2015-03

Road Construction or Reconstruction C-04-44-215-1503-9000 \$10,418.19

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the balance of \$10,418.19 from Capital Ordinance #CA-2015-03 is hereby canceled to the Capital Improvement Fund.

Mayor Watters opened the Public Hearing for Ordinance 014-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 014-2025.

RECORDED VOTE

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

ORDINANCE 014-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
CANCELING THE BALANCE OF CAPITAL ORDINANCE #CA-2018-02**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance CA-2018-02

WHEREAS, Capital Ordinance CA-2018-02 adopted on September 12, 2018 appropriated \$63,000.00 for improvements to improvements to the municipal building; and

WHEREAS, this fully funded Ordinance exists on the balance sheet of the General Capital Fund; and

WHEREAS, the fund creating this ordinance for flooring replacement in the Police Department and window replacement throughout the municipal building has been researched and it has been determined that the balance is no longer needed and should be canceled.

Ordinance #CA-2018-02

Police Department Flooring C-04-44-226-0099-9001 \$4,004.00
Window Replacement C-04-44-226-0099-9002 \$31,950.00

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the balance of \$35,954.00 from Capital Ordinance #CA-2018-02 is hereby canceled to the Capital Improvement Fund.

Mayor Watters opened the Public Hearing for Ordinance 015-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes , seconded by Mr. Farino made a motion to adopt Ordinance 015-2025.

RECORDED VOTE

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

ORDINANCE 015-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN,
STATE OF NEW JERSEY CANCELING THE BALANCE OF
BOND ORDINANCE 2016-11**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Bond Ordinance 2016-11

WHEREAS, there exists a fully-funded ordinance on the balance sheet of the General Capital Fund; and

WHEREAS, the fund creating this ordinance for the acquisition of an ambulance, the refurbishment of a fire truck, and soft costs has been researched and it has been determined that the balance is no longer needed and should be canceled.

Ordinance #2016-11

Acquisition of an Ambulance	C-04-44-215-1611-9201	\$32,258.01
Refurbishment of a Fire Truck	C-04-44-215-1611-9200	\$10,580.00
Soft Costs	C-04-44-215-1611-7150	\$ 3,130.21

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the balance of \$45,968.22 from Bond Ordinance #2016-11 is hereby canceled to the Capital Surplus.

ORDINANCE: INTRODUCTION AND FIRST READING

Mr. Hayes seconded by Mr. Farino made a motion to introduce Ordinance 016-2025.

RECORDED VOTE

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

ORDINANCE 016-2025

**AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY,
TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to exceed the Municipal Budget appropriation limits and to establish a CAP bank

WHEREAS, the Local Government CAP Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance,

appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Committeepersons of the Township of Mansfield, in the County of Warren, finds it advisable and necessary to increase its CY 2025 Budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety, and welfare of the citizens; and

WHEREAS, the Committeepersons hereby determine that a 3.5% increase in the budget for said amount, amounting to \$59,106.54 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Committeepersons hereby determine that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT RESOLVED, by the Committeepersons of the Township of Mansfield, in the County of Warren, State of New Jersey, a majority of the full authorized membership of this governing body affirmatively concurring that, in the CY 2025 budget year, the final appropriations of the Township of Mansfield shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5% amounting to \$206,872.89 and that the CY 2025 municipal budget for the Township of Mansfield be approved and adopted in accordance with this ordinance; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that a certified copy of this ordinance as introduced be uploaded to the FAST System for the Director of the Division of Local Government Services within five (5) days of introduction; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be uploaded on the FAST System for the Director within five (5) days after such adoption.

Mr. Hayes, seconded by Mr. Farino made a motion to pull Ordinance 017-2025 from the agenda.

RECORDED VOTE

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

ORDINANCE 017-2025- PULLED

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
ADDING CHAPTER 230, "LEAD BASED PAINT INSPECTIONS" TO THE TOWNSHIP ADMINISTRATIVE
LEGISLATION CODE AS MANDATED BY P.L. 2021, C.182**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to add Chapter 230, "Lead Based Paint Inspections" to the Township Administrative Legislation Code as mandated by P.L. 2021, C.182

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mr. Farino made a motion to adopt Resolution 138-2025.

RECORDED VOTE

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

RESOLUTION 138-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
COMPUTING 2025 RESERVE FOR UNCOLLECTED TAXES PURSUANT TO N.J.S.A. 40A:4-41c(2)**

WHEREAS, N.J.S.A. 40A:4-41c(2), enacted into law (P.L. 2010, c. 56), provides alternate methods of calculating the Reserve for Uncollected Taxes, and

WHEREAS, one method under **N.J.S.A. 40A:4-41c(2)** permits the Governing Body of any municipality in which the amount of tax reductions resulting from tax appeal judgments of the County Tax Board pursuant to R.S. 54:3-21 et seq., or the State Tax Court pursuant to R.S. 54:48-1 et seq., result in tax reductions in the preceding fiscal year, may elect to calculate the current year reserve for uncollected taxes by reducing the certified tax levy of the prior year by the amount of the tax levy adjustment resulting from those judgments. Election of this choice shall be made by resolution, approved by a majority vote of the full membership of the governing body prior to the adoption of the annual budget pursuant to **N.J.S.A. 40A:4-5**; and

WHEREAS, the Township of Mansfield's Adjusted Tax Levy in 2025 was \$25,281,439.77; and

WHEREAS, during 2024 the Township of Mansfield's Tax Levy was reduced by \$137,232.05 in 2024 tax appeals; and

WHEREAS, the Township of Mansfield has determined that it is advantageous for the Township of Mansfield to utilize the method under **N.J.S.A. 40A:4-41(c)(2)**,

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Mansfield, New Jersey, that by a majority vote of the full membership of the Governing Body of the Township of Mansfield, approves that the maximum percentage to be used for the reserve for uncollected taxes in the 2025 budget is 98.61% based on **N.J.S.A. 40A:4-41c(2)**; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Director of the Division of Local Government Services in the Department of Community Affairs, be and is hereby requested to give his written consent to allow the Township of Mansfield to compute the Reserve for Uncollected Taxes pursuant to the provisions of **N.J.S.A. 40A:4-41c(2)**.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Municipal Clerk upload a certified copy of this resolution on the FAST System for the Director of the Division of Local Government Services.

Mr. Hayes, seconded by Mr. Farino made a motion to adopt Resolution 139-2025.

RECORDED VOTE

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

RESOLUTION 139-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING INTRODUCTION OF 2025 MUNICIPAL BUDGET

BE IT RESOLVED, the following statement of revenues and appropriations attached here to constitute the local Budget of the Township of Mansfield, County of Warren, State of New Jersey for the year 2025.

BE IT FURTHER RESOLVED, that the said budget is be published in The Daily Record, in the issue of June 2, 2025 and a copy shall be in the Clerk's office for public inspection upon request.

BE IT FURTHER RESOLVED, that a hearing on the 2025 Municipal Budget will be held on Wednesday, June 25, 2025 at 7:30 p.m. or as soon thereafter as the matter may be reached.

Mr. Hayes, seconded by Mr. Farino made a motion to pull Purchase Order 25-00069 from Resolution 139-2025 due to lack of required majority vote in attendance.

RECORDED VOTE

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

Mr. Hayes, seconded by Mr. Farino made a motion to adopt Resolution 140-2025.

RECORDED VOTE

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

RESOLUTION 140-2025

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	\$ 27,110.18
CURRENT- 5-01	\$ 58,481.84
FEDERAL AND STATE GRANT FUND	\$ 1,247.57
DEVELOPER'S ESCROW	\$ 1,675.60

TOTAL	\$ 88,515.59
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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 #141-2025 through #145-2025 as filed in the Township Clerk's Office, were adopted on motion by Mr. Hayes and seconded by Mr. Farino.

RECORDED VOTE

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

RESOLUTION 141-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, APPOINTING CGP&H, LLC AS ADMINISTRATIVE AGENT FOR THE TOWN'S AFFORDABLE HOUSING PROGRAM AND AWARDED A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO CGP&H

WHEREAS, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52: 27D-301, et seq., the Township of Mansfield is implementing a program to provide affordable housing units to very low, low, and moderate-income households within the Township; and

WHEREAS, the Township's Affordable Housing Ordinance sets forth the duties of the administrative agent pursuant to N.J.A.C. 5:80-26.14 et seq. that requires the affordability controls of affordable housing units be administered by an administrative agent acting on behalf of a municipality; and

WHEREAS, Community Grants, Planning & Housing, LLC ("CGP&H") has submitted a Professional Services Agreement for May 24, 2025 to May 23, 2026 services; and

WHEREAS, the Township of Mansfield has selected CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, New Jersey 08512, to be the administrative agent for the purposes of providing affordability control services for all affordable housing within the Township; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the amount of \$ 10,300.00 (not to exceed) in line item T-20-55-289-0027-0000.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Mansfield in the County of Warren, and the State of New Jersey that CGP&H, LLC is hereby appointed by the Mansfield Township Committee as the Administrative Agent for the administration of the affordability controls of the Township's housing program.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Township Clerk are hereby authorized to execute the Professional Services Agreement between the Township of Mansfield and CGP&H, LLC. A copy of the agreement is on file in the office of the Township Clerk for inspection by the Public.

RESOLUTION 142-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING SUBMISSION OF WARREN COUNTY MUNICIPAL & CHARITABLE CONSERVANCY TRUST FUND 2025 STABILIZATION/RESTORATION PROJECT GRANT APPLICATION

WHEREAS, the Township of Mansfield desires to apply for and obtain a grant for the 2025 Warren County Municipal & Charitable Conservancy Trust Fund 2025 Stabilization/Restoration project grant application to replace the border wall that lies between Mt. Bethel Church and the adjacent cemetery; and

WHEREAS, the Township is requesting approximately \$165,000 through the grant with the requirement the Township will match the remaining twenty-five (25) percent of approximately \$55,100.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Mansfield in the County of Warren, and the State of New Jersey formally approves the grant application for the above stated program through the Warren County Municipal & Charitable Conservancy Trust Fund to replace the border wall that lies between Mt. Bethel Church and the adjacent cemetery and authorizes the Township Clerk to submit such grant application on behalf of the Township.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Township recognizes and accepts that the Trust Fund may offer a lesser amount of funding and therefore, upon receipt of the grant agreement, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement, does further authorize the expenditure of funds pursuant to the terms of the agreement.

RESOLUTION 143-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING A REFUND OF A ROAD OPENING PERMIT – 101 SUNNYVIEW AVE.

WHEREAS, SJI Utilities, Inc. issued check number 21824 dated September 14, 2021, to the Township of Mansfield, County of Warren for a road opening permit (101 Sunnyview Ave); and

WHEREAS, there remains a balance of \$150.00, in the escrow account; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Mansfield in the County of Warren, and the State of New Jersey that the Township Finance Office be authorized to be issued a refund in the amount of \$150.00 to SJI Utilities, Inc.

RESOLUTION 144-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING TERMINATION OF AN EMPLOYEE

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Mansfield in the County of Warren, and the State of New Jersey that Pasqualino Petrocelli, Full-Time Laborer/Driver/Operator in the Department of Public Works is hereby terminated effective May 14, 2025.

NOW, THEREFORE, BE IT FURTHER RESOLVED, Mr. Petrocelli is hereby entitled to compensation for 3 regular work days and 3.75 vacation days to be paid on the regular pay date of May 30, 2025.

NOW, THEREFORE, BE IT FURTHER RESOLVED, a copy of this executed resolution is forwarded to the Temporary Chief Financial Officer and to the Acting Department of Public Works Supervisor.

RESOLUTION 145-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING FIRE DEPARTMENT RELIEF ASSOCIATION APPLICATION

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Mansfield in the County of Warren, and the State of New Jersey that the Firefighter's Association Application for David Czarnecki is hereby approved .

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Township Clerk is hereby authorized to sign and execute the New Jersey State Firefighter's Association Membership Application for David Czarnecki.

COMMITTEE PERSON COMMENTS: None

EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Farino, made a motion to adopt Resolution #146-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

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

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

Attorney Client Privilege

Towing Rates- §313-12- Fee Schedule
Property Auction- Block 601.03, Lot 55
OPRA

RESOLUTION 146-2025

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

Towing Rates- §313-12- Fee Schedule

Property Auction- Block 601.03, Lot 55

OPRA

At approximately 7:56 p.m., the Committee went into Executive Session.

RETURN TO REGULAR SESSION

On a motion by Mr. Hayes , seconded by Mr. Farino the Township Committee voted to return to public session at approximately 8:25 p.m.

RECORDED VOTE

Aye: Hayes, Farino, Watters

Nay: XXXXXX

Absent: Mc Guinness, Mora Dillon

Abstain: XXXXXX

Mr. Lavery announced the following discussed in Executive Session:

Attorney Client Privilege

Towing Rates- §313-12- Fee Schedule

Property Auction- Block 601.03, Lot 55

OPRA

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 8:26 p.m.

Attest



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

