

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
JULY 9, 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, Mrs. Mora Dillon, Mr. Farino, Mayor Watters

Absent: Mr. Mc Guinness

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

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

APPROVAL OF MINUTES

June 25, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mrs. Mora Dillon made a motion to approve the Executive Session meeting minutes from June 25, 2025.

RECORDED VOTE

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

June 25, 2025 – REGULAR SESSION

Mr. Hayes, seconded by Mrs. Mora Dillon made a motion to approve the Regular Session meeting minutes from June 25, 2025.

RECORDED VOTE

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

CLERK'S REPORT – Township Clerk Barras reported the following:

- Police vehicle 28-14 has been listed on Municibid, starting bid price is \$8,000 and the auction runs through 7/22. I know the Committee is wishing to auction the old EMS squad vehicle- if title is not in Township's name can it still be done or need to reregister title. Also, would like to see if there are other vehicles or equipment either DPW or PD is interested in auctioning to do at same time. According to Statute, property valued under \$2,500 is not required to be auction
- Resolution to go out for RFP for Road Maintenance Services is on the agenda. After conferring with QPA, it will be published in the paper 7/14 with a bid opening scheduled for 8/5.
- Received correspondence from the Teamsters, notice of intent to start negotiations for the contract which expires 12/31. Was emailed to Lavery, Rich Wenner, Desiree, and Joe.

- Clerk's office has been busy with voluminous OPRA Requests and insurance and claim status issues.

FINANCE & EMPLOYEE'S REPORT

Mrs. Fascenelli flea market held on June 28th & 29th was successful and the Green Team is accepting suggestions for any improvements for next year. She asked the Committee to place the property auction on the Township website, Committee approved. The Committee granted approval for a puzzle exchange in the lobby.

ENGINEER'S REPORT

Mr. Quamme reported the following:

- Synder Road Section 2 – Pre con meeting tentatively scheduled for 7/16/25.
- Mitchell Road Improvements – Project design and construction must be budgeted for and completed in 2025. Both budgets have been submitted to the CFO in 2025 capital budget. Need Committee approval to move forward with design.
- NJDOT Municipal Aid Grant has been submitted for Blau Rd. Improvement Project.
- Application is being drafted NJDOT Local Aid Infrastructure Grant for Corey Reed Road/Allen Road Traffic Signal Camera

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 019-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes, seconded by Mrs. Mora Dillon made a motion to adopt Ordinance 019-2025.

RECORDED VOTE

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

ORDINANCE 019-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 77 OF THE TOWNSHIP CODE ENTITLED POLICE DEPARTMENT MOST NOTABLY, SECTION 77-15, ENTITLED “APPOINTMENT AND QUALIFICATIONS”

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend and Chapter 77, Section 77-15 Appointment and Qualifications.

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 77, Article II, Section 15 Section B is hereby amended as follows:

§77-15 Appointment and Qualifications

2. Is not less than ~~24~~**18** nor more than 35 years of age in the case of a new hire or 45 years of Age in the case of a lateral hire

SECTION 2. Unless otherwise set forth herein, all other terms and any applicable fees set forth in Chapter 77, Police Department 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: INTRODUCTION AND FIRST READING

Mr. Hayes, seconded by Mrs. Mora Dillon made a motion to introduce Ordinance 020-2025.

RECORDED VOTE

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

ORDINANCE 020-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING CHAPTER 182 OF THE TOWNSHIP CODE ENTITLED FEES MOST
NOTABLY, SECTION 182-3, ENTITLED “TOWNSHIP CLERK”**

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend and supplement Chapter 182, Section 182-3, Township Clerk.

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 182, Section III, is hereby amended as follows:

§182-3 Township Clerk

Special Circumstance Inspection Escrow Fee as determined by Township Engineer: \$1,000.00

SECTION 2. Unless otherwise set forth herein, all other terms and any applicable fees set forth in Chapter 182, Fees 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.

Mrs. Mora Dillon, seconded by Mr. Hayes made a motion to introduce Ordinance 021-2025.

RECORDED VOTE

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

ORDINANCE 021-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY PROVIDING FUNDS BY APPROPRIATING FUNDS AVAILABLE IN THE GENERAL CAPITAL RESERVES TO FINANCE THE PURCHASE AND OUTFITTING OF TWO POLICE VEHICLES

STATEMENT OF PURPOSE

The purpose of this Ordinance is to authorize the appropriation of funds from General Capital Reserves to finance the purchase and outfitting of two police vehicles

WHEREAS, the sum of \$130,000.00 is presently available in the General Capital Reserves; and

WHEREAS, the Chief of Police has requested the purchase of two (2) police vehicles and the Temporary Township Chief Financial Officer has determined that such sum should be appropriated from the General Capital Reserves to be used to fund the purchase and outfitting of two (2) police vehicles; and

WHEREAS, the Township Committee determines it is in the best interest of the Township to utilize the said sum of \$130,000.00 in the General Capital Reserves to finance such purchase and expenditure.

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. The sum of \$130,00.00 is hereby appropriated from the General Capital Reserves to be used to fund the purchase and outfitting of two (2) police vehicles.

SECTION 2. The General Capital Reserves budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistencies herewith.

SECTION 3. If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgement shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 4. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

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

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mrs. Mora Dillon made a motion to adopt Resolution 180-2025.

RECORDED VOTE

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

RESOLUTION 180-2025

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	\$ 406.57
CURRENT- 5-01	\$ 765,461.86
FEDERAL AND STATE GRANT FUND	\$ 4.25
DOG FUND	\$ 9.60
DEVELOPER'S ESCROW	\$ 7,069.90
GREEN TEAM DONATIONS	\$ 113.58
TOTAL	\$ 773,065.76

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. Hayes, seconded by Mrs. Mora Dillon made a motion to add Resolution #191-2025 to the Consent Agenda.

RECORDED VOTE

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

CONSENT AGENDA/RESOLUTIONS

The following Resolutions #181-2025 through #189-2025 and #191-2025 as filed in the Township Clerk's Office, were adopted on motion by Mr. Hayes and seconded by Mrs. Mora Dillon.

RECORDED VOTE

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

RESOLUTION 181-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AMENDING RESOLUTION # 034-2025 TO ADJUST THE SALARY STEP INCREASE DATE FOR
MANSFIELD TOWNSHIP POLICE OFFICER (ROBERT T. DePASQUALE)**

WHEREAS, the Township of Mansfield, County of Warren, State of New Jersey adopted Resolution # 034-2025, at their Reorganization meeting held on January 2, 2025; and

WHEREAS, Resolution # 034-2025, established the salaries and wages for the employees of the Township of Mansfield; and

WHEREAS, the step increase date for Patrolman Robert T. DePasquale is amended as follows:

1 Jan – 1 July (per resolution # 024-2025)
TO
2 July – 31 Dec. (amended step increase date)

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, in the County of Warren and State of New Jersey, that Resolution # 034-2025, be amended to reflect the above step increase date for Patrolman DePasquale.

RESOLUTION 182-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING THE INSERTION INTO THE FY2025 MUNICIPAL
BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF
REVENUE IN THE FORM OF A STATE OF NEW JERSEY ALCOHOL EDUCATION, REHABILITATION
AND ENFORCEMENT FUND GRANT**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Mansfield Township Committee of the Township of Mansfield further finds and declares that it is in the best interest of the citizens of the Township to request approval of the insertion into the Township's FY2025 Municipal Budget of an item of revenue based upon a grant secured by the Township from the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mansfield in the County of Warren, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$ 722.16.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the above is the result of funds from the Alcohol Education, Rehabilitation and Enforcement Fund FY2025 Grant in the amount of \$ 722.16.

Public and Private Revenues Offset with Appropriations
FY2025 Alcohol Education, Rehabilitation and Enforcement Fund Grant

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

RESOLUTION 183-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW
JERSEY AUTHORIZING THE INSERTION INTO THE FY2025 MUNICIPAL
BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF
REVENUE IN THE FORM OF A STATE OF NEW JERSEY SOLID WASTE ADMINISTRATION FY2025
CLEAN COMMUNITIES GRANT**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Mansfield Township Committee of the Township of Mansfield further finds and declares that it is in the best interest of the citizens of the Township to request approval of the insertion into the Township's FY2025 Municipal Budget of an item of revenue based upon a grant secured by the Township from the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mansfield in the County of Warren, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$ 28,191.81.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the above is the result of funds from Solid Waste Administration FY2025 Clean Communities Grant in the amount of \$ 28,191.81.

Public and Private Revenues Offset with Appropriations

FY2025 Clean Communities Grant

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

RESOLUTION 184-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE INSERTION INTO THE FY2025 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF REVENUE IN THE FORM OF A STATE OF NEW JERSEY HAZARDOUS WASTE 2022 RECYCLING TONNAGE GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Mansfield Township Committee of the Township of Mansfield further finds and declares that it is in the best interest of the citizens of the Township to request approval of the insertion into the Township's FY2025 Municipal Budget of an item of revenue based upon a grant secured by the Township from the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mansfield in the County of Warren, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$ 15,090.35.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the above is the result of funds from the Hazardous Waste 2022 Recycling Tonnage FY2025 Grant in the amount of \$ 15,090.35.

Public and Private Revenues Offset with Appropriations

FY2025 Hazardous Waste 2022 Recycling Tonnage Grant

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

RESOLUTION 185-2025

**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 Temporary Chief Financial Officer has certified that funds are requested in the 2025 budget for
an additional \$20,000.00 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 Temporary 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 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 186-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AWARDING PROFESSIONAL SERVICES AGREEMENT TO MAX SPANN R.E. & AUCTION COMPANY
FOR REAL ESTATE BROKERAGE, AUCTIONEER, AND MARKETING SERVICES FOR THE SALE OF
TOWNSHIP OWNED PROPERTY**

WHEREAS, there exists a need for the Township of Mansfield to procure the services of a licensed real estate
broker and auctioneer to assist the Township in marketing and selling property owned by the Township; and

WHEREAS, Max Spann R.E. & Auction Company has submitted a proposal to provide the sought-after
services to the Township, and the Township is interested in hiring Max Spann R.E. & Auction Company for the
same; and

WHEREAS, the parties seek to list the Property for sale through Max Spann R.E. & Auction Company and to
attempt to effectuate the sale of the Property at an auction to be conducted by Max Spann R.E. & Auction
Company; and

WHEREAS, the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., allows the Township
Committee to award a professional services agreement exceeding the bid threshold without competitive
bidding; and

WHEREAS, the Local Public Contracts Law requires that a Resolution authorizing the award of a professional
services agreement be publicly awarded.

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

1. A professional services agreement is hereby awarded to Max Spann R.E. & Auction Company for the provision of licensed real estate brokerage and auctioneer services to assist the Township of Mansfield in marketing and selling property owned by the Township, Block 601.03, Lot 55 on the Township Tax Map.
2. The Mayor and Township Clerk are hereby authorized and directed to execute an Agreement with Max Spann R.E. & Auction Company to provide these professional services for the Township.
3. A copy of this Resolution and Agreement shall be placed on file in the Office of the Township Clerk and shall be available for public inspection.
4. A notice of this action shall be published in the official newspaper as required by law.

RESOLUTION 187-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY HIRING MAX SPANN REAL ESTATE & AUCTION CO. TO CONDUCT AN ONLINE PUBLIC AUCTION FOR THE SALE OF REAL PROPERTY OWNED BY THE TOWNSHIP OF MANSFIELD AND NOT REQUIRED FOR PUBLIC PURPOSES TO THE HIGHEST BIDDER PURSUANT TO N.J.S.A. 40A:12-13(a)

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-13(a) authorizes the sale by municipalities of any real property, capital improvements or personal property or interest therein, not needed for public use by open public sale at auction to the highest bidder after the required newspaper advertisements; and

WHEREAS, the Township of Mansfield is the owner of certain real property not needed for public use and the Township Committee has determined that it is in the best interest of the Township to sell the property in an effort to put it back on the active tax rolls; and

WHEREAS, the minimum bid is set at fifty-two thousand three hundred eighty (\$52,380.00), which equates to \$3,000.00 per acre; and

WHEREAS, the Township reserves the right to reject all bids; and

WHEREAS, the Township has hired Max Spann Real Estate & Auction Co. to market and auction the property on the Township's behalf; and

WHEREAS, Max Spann real Estate & Auction Co. will be compensated by the successful bidder paying a Buyer's Premium Commission in the amount of ten percent (10%) of the bid price.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that the property set forth in the Schedule "A" annexed hereto shall be offered for sale by open public sale at an online auction to the highest bidder, pursuant to N.J.S.A. 40A:12-13(a). Said public auction shall be conducted on Wednesday, September 17, 2025 at 11:00 a.m. over the internet and by telephone.

BE IT FURTHER RESOLVED that the subject property shall be offered for public bidding as set forth below and shall be sold pursuant to the further expressed conditions enumerated below:

1. The Township has hired Max Spann Real Estate & Auction Co. to market and conduct a public auction for the above referenced property. The buyer will pay Max Spann Real Estate & Auction Co. a Buyer's Premium Commission in the amount of ten percent (10%) of the bid price. Buyer's Premium will be incorporated into the purchase price. The Contract price in the purchase agreement shall be one hundred

- and ten percent (110%) of the highest bid.
2. The public sale shall be performed virtually, on the Auctioneer's website (www.maxspann.com) on a date not determined or as soon thereafter as the matter may be heard and publicly announced, provided the sale is not cancelled.
 3. The public sale, if not cancelled, shall take place by open public sale at auction to the highest bidder.
 4. The minimum bid is set at fifty-two thousand three hundred eighty (\$52,380.00), which equates to \$3,000.00 per acre
 5. The Township reserves the right to cancel the auction for any reason. Bidders may wish to contact Max Spann Real Estate & Auction Co. the day before the auction to ensure the auction will occur.
 6. Each bid is subject to rejection or acceptance by the Township Committee which shall occur no later than its second (2nd) regular meeting following the auction sale. The Township Committee reserves the right to reject all bids. If no action is taken by the Township Committee by the second (2nd) regular meeting, then the bid shall be deemed to be rejected.
 7. The successful bidder, as indicated by the highest bid, shall be required to deposit ten percent (10%) of his or her bid with the Township at the time of the auction. This deposit shall be made by either a certified check, money order or cash in an amount equal to at least ten percent (10%) of the winning bid payable to "Lavery, Selvaggi, & Cohen Attorney Trust Account" and mailed to Michael B. Lavery, Esq., Lavery, Selvaggi, & Cohen, P.C., 1001 Route 517, Hackettstown, NJ 07840. All monies so received will be credited toward the total sale price. The deposit made by the purchaser is non-refundable. The risk of loss is on the purchaser.
 8. The successful bidder, as indicated by the highest bid, shall be required to execute a Contract for Sale of Real Estate at the time of the auction and mail same with the deposit check to the address above. A copy of the contract for the property is on file with the Township Clerk.
 9. The auction shall be conducted by Max Spann Real Estate & Auction Co. under its published terms and conditions.
 10. All bidders should be aware that the property is being sold in an as-is condition and the Township makes no representation regarding the condition of the property or its suitability for building or other land uses.
 11. The successful bidder(s) shall be required to pay all recording fees.
 12. The successful bidder(s) shall bear the cost of recording the deed(s) and agree(s) that the deed(s) shall be recorded on behalf of the purchaser by the Township Attorney. The successful bidder, prior to closing of title, will not be permitted to assign his or her bid nor any right, title, or interest in the property on which the bid was made.
 13. The burden is on all successful bidders to obtain any and all variances and/or approvals from the Land Use and Development Ordinance of the Township of Mansfield from the appropriate municipal agency. Closing of title is not contingent upon the issuance of any required land use approval.
 14. Title is to close within **FORTY-FIVE (45)** calendar days of confirmation of the bid by the Township Committee at the Township Attorney's office, unless otherwise extended in the sole discretion of the Township Committee, but if the last day for closing of title falls on a Saturday/Sunday, or legal holiday, then title shall close on the following day. Time is of the essence.
 15. All conveyances shall be by **BARGAIN AND SALE DEED** from the Township of Mansfield to the successful bidder, to be dated on the date of closing of title.
 16. The sale price, as may result from this auction sale, may not be used before any County Board of Taxation, State Tax Court or in any other court of this State to challenge the assessment with respect to the subject property nor may same be used as a comparable sale to challenge an assessment with regard to other properties.
 17. All successful bidders are required to conduct all desired title searches at their expense prior to the date of closing. If the title to this property shall prove to be unmarketable, the liability of the Township shall be limited to the repayment to the purchaser the amount of his or her deposit and any portion of the purchase price paid without any further cost, expense, damage or claim. Notice of any alleged defect in title or claim of unmarketability shall be given to the Township in writing no later than thirty (30) calendar days after the date of confirmation of the sale by the governing body of the Township of Mansfield. Failure to give such notice shall be deemed conclusive evidence that the purchaser accepts title in its then-present condition.

18. All prospective purchasers are put on notice that no employee, agent or officer of the Township of Mansfield has authority to waive, modify or amend any of the conditions of sale.
19. If the successful bidder was the sole or part owner of the property to be sold at the time the Township acquired title by a tax foreclosure, said bidder may not reacquire the property directly or indirectly without complying with the following condition: The successful bidder of any property at this auction, by making such bid, thereby agrees to pay the Township at closing of title the difference, if any, between the total amount of taxes, plus interest and penalties due at the time of the judgment of foreclosure was entered and the amount of the successful bid.
20. It is conclusively presumed that a bidder, prior to taking his or her bid, has done the following:
 - a. Checked the exact location, including the correct street address and lot size of the property on the Official Tax Maps that are available at the Assessor's Office.
 - b. Responsibility for failure to comply with the above-mentioned conditions and guidelines will be fully assumed by the purchaser.
21. A failure by the purchaser to fully comply with the terms, conditions, requirements and regulations of sale as herein contained shall be considered, at the option of the Township of Mansfield, as a material breach of the conditions of sale whereupon the Township of Mansfield may declare said contract or purchase terminated and at an end. All monies paid on behalf of the purchase price, by way of deposit or otherwise, may be retained by the Township as its liquidated damages and it may thereafter resell the said property and/or pursue such other and further legal and/or equitable remedies as it may have and the defaulting purchaser shall continue to remain liable for all damages and losses sustained by the Township of Mansfield by reason of any such default.
22. In the event the Township is unable to convey clear and marketable title, insurable at regular rates by a title insurance company licensed to do business in the State of New Jersey, the Township will forthwith return to the purchaser any and all deposit moneys previously submitted by the purchaser, and neither party shall have any further rights against the other. The acceptance of a deed by the purchaser from the Township shall extinguish any claims that said purchaser may have against the Township in connection with the quality of title conveyed.
23. The property herein sold may be subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting said property. Any descriptions of the properties published by the Township are intended as a general guide only and may not be accurate. Neither the Township nor the Auctioneer make any representations as to the presence or absence of wetlands or any other environmental conditions on the property and the purchaser assumes the risk of any such condition, all property being sold "as is."
24. The sale is made subject to such state of facts as an accurate survey may disclose, existing tenancies, rights of persons in possession, easements, conditions, covenants, restrictions and any other encumbrances of title.
25. The sale is made subject to all applicable laws and ordinances of the State of New Jersey and the Township of Mansfield.
26. Successful bidders agree to the following conditions:
 - a. To pay prorated property taxes for the balance of the current year as of the date of closing.
 - b. To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulations that this sale will not be used as grounds to support a challenge of the existing assessment of the subject property, nor shall the purchase price be used as a comparable sale to challenge assessments with regard to other properties.
 - c. That the failure to close title as agreed shall forfeit to the Township of Mansfield any and all money deposited with the Township.
27. The Township reserves the right to waive any and all defects and informalities in any bid and to accept or reject any and all bids at the public sale and to not award to the highest bidder. No bid shall be considered finally accepted until passage of a resolution by the Township Committee as set forth herein.
28. If any section or provision of this Resolution shall be held invalid in any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Resolution, except so far as the section of the provision so declared invalid shall be inseparable from the remainder or any portion thereof.

RESOLUTION 188-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING TO ADVERTISE AND RECEIVE PROPOSALS FOR ROAD MAINTENANCE SERVICES

WHEREAS, the Township of Mansfield may be in need of road maintenance services should the occasion ever occur; and

WHEREAS, the Township desires to receive proposals for these services authorized under the New Jersey Public Contracts Law (N.J.S.A. 40A-11:4) through the bid process ; and

WHEREAS, as per N.J.S.A. 40A:11-4.5(d) this process will be administered by the Qualified Purchasing Agent; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby approve the bidding process for the procurement of Road Maintenance Services and does hereby authorize the Qualified Purchasing Agent to commence the bidding process per the above.

RESOLUTION 189-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE DECLARATION OF PROPERTY OWNER OF BLOCK 2101 LOT 9, AS A TOTALLY DISABLED VETERAN AND EXEMPT FROM PROPERTY TAXES

WHEREAS, the Tax Assessor of the Township of Mansfield has granted an exemption of property taxes for a totally disabled veteran who owns and resides at Block 2101 Lot 9; and

WHEREAS, the owner at this property has submitted the necessary paperwork verifying his/her exempt status; and

WHEREAS, the Tax Assessor had declared this owner totally exempt as of May 5, 2025; and

WHEREAS, the Tax Collector has calculated the following taxes that should be refunded as of May 5, 2025; and

WHEREAS, taxes in the amount of \$ 1,104.70 (55 days) were paid for the second quarter 2025 taxes; and

WHEREAS, the amount to be refunded to the owner of Block 2101 Lot 9, is \$ 1,104.70.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby adopt this Resolution and authorizes the Tax Collector to refund the total amount of \$ 1,104.70 to the owner of Block 2101 Lot 9.

RESOLUTION 191-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN STATE OF NEW JERSEY DESIGNATING OFFICIALS AUTHORIZED TO SIGN CHECKS FOR MANSFIELD SHARED COURTS

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the following employees are authorized to sign Mansfield Township shared

court checks.

**Municipal Court Administrator, Orchid Santana
Deputy Court Administrator, Jammillah Alexis**

COMMITTEE PERSON COMMENTS: Mr. Farino addressed a member of the audience and a dialogue ensued.

EXECUTIVE SESSION

Mrs. Mora Dillon, seconded by Mr. Hayes , made a motion to adopt Resolution #190-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

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

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

Contractual

Mitchell Road Project Engineering Budget

Attorney Client Privilege

Lead Paint Law Inspection

RESOLUTION 190-2025

**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:

Contractual

Mitchell Road Project Engineering Budget

Attorney Client Privilege

Lead Paint Law Inspection

At approximately 7:54 p.m., the Committee went into Executive Session.

RETURN TO REGULAR SESSION

On a motion by Mr. Hayes, seconded by Mrs. Mora Dillon, the Township Committee voted to return to public session at approximately 8:21 p.m.

RECORDED VOTE

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

Mr. Lavery announced the following discussed in Executive Session:

Contractual

Mitchell Road Project Engineering Budget

Attorney Client Privilege

Lead Paint Law Inspection

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.


Mrs. Mora Dillon, seconded by Mr. Hayes made a motion to authorize the Township Engineer to proceed with the full scope of the Mitchell Road Improvement Project.

RECORDED VOTE

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

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:24 p.m.

Attest,


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