

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
AUGUST 13, 2025**

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

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

ROLL CALL

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

Absent: Mrs. Mora Dillon

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

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

APPROVAL OF MINUTES

July 23, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Executive Session meeting minutes from July 23, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters

Nay: XXXXXX

Absent: Mora Dillon

Abstain: XXXXXX

July 23, 2025 – REGULAR SESSION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Regular Session meeting minutes from July 23, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters

Nay: XXXXXX

Absent: Mora Dillon

Abstain: XXXXXX

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

- Road Maintenance Bid was opened last Tuesday and one bid was received, which was emailed to the QPA and Attorney for review and to the Committee. Resolution either awarding or rejecting needs to be done at next meeting.
- The police vehicle that was sold via auction was picked up by the buyer on July 31st and the vehicle has been removed from the insurance policy schedule
- Notification was sent to 519 Mt. Bethel Rd. from the DPW Supervisor regarding overgrown bamboo on the property that was impeding the site triangle and covering a stop sign. Property owner has 45 days to abate the situation

- Re drafted the Lead Based Paint Law Ordinance, which is on for first reading tonight. Inspection fees were removed. The resolution to go out for RFP for an independent lead evaluator is on the consent agenda. Drafted the RFP for the lead inspector, which was reviewed by the QPA. If adopted, the RFP will be published next Monday, 8/18 with a bid opening of 9/9.
- Application materials for Borealis Concept Review will be delivered this week and will be addressed on Monday.

ENGINEER'S REPORT

Mr. Quamme reported the following:

- Snyder Road Section 2 Improvement Project- tentative start date in September, exact date is forthcoming.
- Mitchell Road Improvement Project – Design is underway, submission to NJDOT next week

PUBLIC PORTION

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

Carole Thompson, 510 Rt. 57, discussed the excessive smoke conditions from APM and the status update regarding land use approvals and zoning permits.

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 022-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 022-2025.

RECORDED VOTE

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

ORDINANCE 022-2025

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 OF A 2026 FORD 350 4X4 VEHICLE FOR THE DEPARTMENT OF PUBLIC WORKS

STATEMENT OF PURPOSE

The purpose of this Ordinance is to authorize the appropriation of funds from General Capital Reserves to finance the purchase of a 2026 Ford 350 4x4 Vehicle for the Department of Public Works

WHEREAS, the sum of \$60,000.00 is presently available in the General Capital Reserves; and

WHEREAS, the Acting Supervisor of the Department of Public Works has requested the purchase of a 2026 Ford 350 4x4 Vehicle for the Department of Public Works Vehicle Fleet 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 of such vehicle; and

WHEREAS, the Township Committee determines it is in the best interest of the Township to utilize the said sum of \$60,000.00 in the General Capital Reserves to finance such purchase.

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 \$60,000.00 is hereby appropriated from the General Capital Reserves to be used to fund the purchase of a 2026 Ford 350 4x4 Vehicle for the Department of Public Works.

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.

ORDINANCE: INTRODUCTION AND FIRST READING

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to introduce Ordinance 023-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters

Nay: XXXXXX

Absent: Mora Dillon

Abstain: XXXXXX

ORDINANCE 023-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE TOWNSHIP OF
MANSFIELD AND NOT REQUIRED FOR PUBLIC PURPOSES VIA PUBLIC AUCTION TO
THE HIGHEST BIDDER PURSUANT TO N.J.S.A. 40A:12-13(a)**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to authorize the sale of real Township owned property via public auction.

WHEREAS, the Township of Mansfield owns certain real property known as Route 57, Block 601.03, Lot 55 on the Tax Map of Mansfield Township, approximately 17.46 acres , located in the agricultural zone; and

WHEREAS, the Township Committee has determined that said property is not needed or required for municipal use; and

WHEREAS, the Township of Mansfield desires to make available for public sale via online auction, the property known as Route 57, Block 601.03, Lot 55 in accordance with N.J.S.A. 40A:12-13(a)

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:

1. The Township Committee of the Township of Mansfield does hereby find and declare that Block 601.03, Lot 55, as shown on the Tax Map of the Township of Mansfield, is determined not to be needed or required for municipal use.

2. Pursuant to N.J.S.A. 40A:12-13(a), the Township is desirous of auctioning the property to the highest bidder.
3. The Mayor and the Township Clerk are hereby authorized to execute a Deed and any other appropriate documents to convey title to the highest bidder.

SECTION II:

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION III:

If any article, section, subsection, paragraphs, phrase, or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase, or sentence shall be deemed severable.

SECTION IV:

This Ordinance shall take effect immediately upon final publication as provided by law.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to introduce Ordinance 024-2025.

RECORDED VOTE

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

ORDINANCE 024-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY PROVIDING FUNDS BY APPROPRIATING FUNDS AVAILABLE IN THE GENERAL CAPITAL RESERVES FOR VARIOUS ROAD RECONSTRUCTION PROJECTS

STATEMENT OF PURPOSE

The purpose of this Ordinance is to authorize the appropriation of funds from General Capital Reserves for various road reconstruction projects

WHEREAS, the sum of \$250,000.00 is presently available in the General Capital Reserves; and

WHEREAS, the Temporary Township Chief Financial Officer has determined that such sum should be appropriated from the General Capital Reserves to be used to fund various road reconstruction projects; and

WHEREAS, the Township Committee determines it is in the best interest of the Township to utilize the said sum of \$250,000.00 in the General Capital Reserves to finance such expenditures.

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 \$250,000.00 is hereby appropriated from the General Capital Reserves to be used to fund various road reconstruction projects.

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.

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to introduce Ordinance 025-2025.

RECORDED VOTE

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

ORDINANCE 025-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
PROVIDING FUNDS BY APPROPRIATING FUNDS FROM THE NEW JERSEY
DEPARTMENT OF TRANSPORTATION FISCAL YEAR 2024 & 2025 TRUST FUND GRANT/
MUNICIPAL AID PROGRAM FOR MITCHELL
ROAD IMPROVEMENT PROJECT**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to authorize the appropriation of funds from the New Jersey Department of Transportation Fiscal Year 2024 & 2025 Trust Fund Grant/ Municipal Aid Program for the Mitchell Road Improvement Project

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 \$282,279.00 available from the New Jersey Department of Transportation Fiscal Year 2024 & 2025 Trust Fund Grant/Municipal Aid Program, for the Mitchell Road Improvement Project is hereby appropriated.

SECTION 2. 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 3. 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 4. This ordinance shall take effect upon adoption and publication according to law.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to introduce Ordinance 026-2025.

RECORDED VOTE

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

ORDINANCE 026-2025

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

WHEREAS, pursuant to **N.J.S.A. 52:27D-437.16**, all municipalities are now required to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

WHEREAS, it is in the best interest of the residents of the Township of Mansfield to supplement the Township Code by adding Chapter 230 at this time to require inspections for lead-based paint in residential rental dwellings to conform to New Jersey State Law; and

WHEREAS, the Township of Mansfield wishes through this Ordinance to establish Chapter 230 entitled, "Lead Based Paint Inspections" of the Township's Administrative Legislation Code of the Township of Mansfield in order to protect the health, safety, and welfare of the residents of the Township of Mansfield.

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

SECTION 1: Chapter 230 to be known as "Lead-Based Paint Inspections" is hereby added to the Administrative Legislation Code of the Township of Mansfield and shall read as follows:

§230-01 Definitions

Dwelling – A building containing a room or rooms, or suite, apartment, unit, or space, that is rented and occupied, or intended to be rented and occupied, for sleeping and dwelling purposes by one or more persons.

Dwelling Unit – A unit within a building that is rented and occupied, or intended to be rented and occupied, for sleeping and dwelling purposes by one or more persons

Dust Wipe Sampling – A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

Lead Abatement – Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

Lead Evaluation Contractor – A person certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

Lead- Free Certification – Lead-free certification is the certification issued in accordance with **N.J.A.C. 5:17** which states that there is no lead-based paint, or that the dwelling has undergone lead abatement, in accordance with **N.J.A.C. 5:17**.

Lead-based Paint Hazard – Any condition that causes exposure to lead from lead-contaminated dust or soil or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

Multiple Dwelling – Any building or structure and any land appurtenant thereto, and any portion thereof, in which three or more dwelling units are occupied or intended to be occupied by three or more persons living independently of each other. “Multiple dwellings” also means any group of 10 or more buildings on a single parcel of land or on contiguous parcels under common ownership, in each of which two dwelling units are occupied, or intended to be occupied, by two persons or households living independently of each other, and any land appurtenant thereto, and any portion thereof. “Multiple dwelling” does not include those buildings and structures that are excluded pursuant to **N.J.S.A. 55:13A-3(k)**

Remediation – Interim controls or lead abatement work undertaken in conformance with this chapter to address lead-based paint hazards

Tenant Turnover – The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.

Visual Assessment – A visual examination for deteriorated paint or visible surface dust, debris, or residue.

§230-02 Standards

Inspections for lead-based paint in rental dwelling units shall be governed by the standards set forth in **N.J.S.A. 52L27D-437.1** et seq. (Lead Hazard Control Assistance Act) and implementing regulations at **N.J.A.C. 5:28-4.1** et seq, and **N.J.S.A. 55:13A-1** et seq. (Hotel and Multiple Dwelling Law), as may be amended from time to time.

§230-03 Inspections

- A. A lead evaluation contractor retained by the Township shall inspect every single-family, two-family, or multiple rental dwelling located in the Township of Mansfield for lead-based paint hazards through visual assessment and dust wipe sampling at tenant turnover or by December 31, 2025 whichever is earlier in accordance with **N.J.S.A. 52:27D-437.1 et seq.**
- B. In lieu of having the dwelling inspected by the Township’s lead evaluator, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead based paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance **N.J.S.A. 52:27D-437.1** et seq.
- C. In accordance with **N.J.S.A. 52:27D-437.16(c)**, a dwelling unit in a single-family, tow-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:
 - 1. Has been certified to be free of lead-based paint;
 - 2. Was constructed after 1978;
 - 3. Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the “Hotel and Multiple Dwelling Law”, P.L. 1967, c.76 (**C.55:13A-1** et seq.) ;
 - 4. Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by the tenants that do not have consecutive lease renewals; or
 - 5. Has a valid lead-safe certification.

- D. The owner, landlord, and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier.
- E. If lead-based paint hazards are identified, then the owner, landlord, and/or agent of the dwelling shall remediate the lead-based paint hazard using lead abatement or lead-based control methods in accordance with **N.J.S.A. 52:27D-437.16(d)**. Upon the remediation of the lead-based paint hazard, the Township's lead evaluation contractor shall conduct an additional inspection of the unit to certify that the hazard no longer exists.
- F. If no lead-based paint hazards are identified, then the Township's lead evaluator shall certify the dwelling as lead-safe on a form prescribed by the Department of Community Affairs, which shall be valid for two(2) years.
- G. Pursuant to **N.J.S.A. 52:27D-437.16(e)**, property owners shall:
 - 1. Provide evidence of valid lead-safe certification and the most recent tenant turnover at the time of the cyclical inspection.
 - 2. Provide evidence of a valid lead-safe certification obtained pursuant to this Section to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to §230-03 (C) of this Chapter.
 - 3. Maintain records of lead-safe certification, which shall include name(s) of the unit tenant(s), if inspection was conducted during a period of tenancy.

§230-04 Fees

The following fees shall apply:

- A. The Township shall assess an additional fee of \$20.00 per unit inspected as required by the Lead Hazard Control Assistance Act (**N.J.S.A. 52:27D 437.1**, et seq.) unless the unit owner demonstrates that the Department of Community Affairs already has assessed an additional inspection fee of \$20.00 pursuant to the provisions of **N.J.S.A. 52:27 D-437.10**. The fees collected pursuant to this section shall be deposited into the "Lead Hazard Control Assistance Fund" established pursuant **N.J.S.A. 52:27D-437.4**.
- B. In a common interest community, any inspection fee charged pursuant to this section shall be the responsibility of the unit owner and not the homeowner's association, unless the association is the owner of the unit.

§230-05 Inspections as a Result of Testing of Children of Six Years of Age or Younger.

- A. If less than three (3) percent of children tested in the Township, six years of age or younger, have a blood lead level greater than or equal to five ug/dL, according to the central lead screening database maintained by the New Jersey Department of Health pursuant to **N.J.S.A. 26:2-137.6**, or according to other data deemed appropriate by the commissioner (as such term is used in and for the purposes of **N.J.S.A. 52:27D-437.16**), then the Township may inspect a dwelling located herein for lead-based paint hazards through visual assessment.
- B. If at least three (3) percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five ug/dL, according to the central lead screening database maintained by the New Jersey Department of Health pursuant to section 5 of P.L. 1995, c. 328 (C:26:2-137.6), or according to other data deemed appropriate by the commissioner, then the Township shall inspect a dwelling located herein through dust wipe sampling.

- C. If a lead hazard is identified in an inspection of one of the dwelling units in a building consisting of two-or three dwelling units, then the Township, designee, or certified lead evaluation contractor shall inspect the remainder of the building's dwelling units for lead hazards, with the exception of dwelling units that have been certified to be free of lead-based paint. The inspector may charge fees in accordance with this section for such additional inspections.

§230-06 Violations and Penalties

The Township shall be authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with **N.J.S.A. 52:27D-437.16** or this section. If the Township determines that a property owner has failed to comply with a provision of **N.J.S.A. 52:27D-437.16** et seq. or this section regarding a rental dwelling unit owned by the property owner, the property owner shall first be given thirty (30) days to cure any violation by conducting the required inspection or initiate any required mediation efforts. If the property owner has not cured the violation after thirty (30) days, the property owner shall be subject to a penalty not to exceed \$1,000.00 per week until the required inspection has been conducted or remediation efforts have been initiated.

SECTION 2: If any section, paragraph, subsection, clause or provision of this Ordinance shall be judged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 3: All other Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect upon adoption and publication according to law.

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to introduce Ordinance 027-2025.

RECORDED VOTE

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

ORDINANCE 027-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY CANCELING THE BALANCE OF CAPITAL ORDINANCE # 2022-03

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance # 2022-03

WHEREAS, Capital Ordinance # 2022-03 adopted May 11, 2022, appropriated \$ 125,000.00, from the Open Space Trust Fund; and

WHEREAS, there remains a balance in this fully funded Ordinance; and

WHEREAS, the fund creating this ordinance for a Recreation Pole Barn has been researched and has been determined that the balance is no longer needed and should be canceled.

ORDINANCE # 2022-03

Recreation Pole Barn	C-04-44-229-0097-9001	\$ 34,166.50
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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 \$ 34,166.50, from Capital Ordinance 2022-03 is hereby canceled to the Open Space Trust Account.

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution 199-2025.

RECORDED VOTE

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

RESOLUTION 199-2025

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	\$ 2,170.87
CURRENT- 5-01	\$ 1,360,635.76
GENERAL CAPITAL FUND	\$ 326,228.00
DOG FUND	\$ 756.20
DEVELOPER'S ESCROW	\$ 7,980.25
TOTAL	\$ 1,697,771.08

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 #200-2025 through #205-2025 as filed in the Township Clerk's Office, were adopted on motion by Mr. Hayes and seconded by Mr. Mc Guinness.

RECORDED VOTE

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

RESOLUTION 200-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING THE CANCELLATION OF 2025 THIRD QUARTER PROPERTY TAXES ISSUED TO TOTALLY DISABLED VETERANS

WHEREAS, estimated 2025 third quarter tax bills were mailed with a due date of August 1, 2025; and

WHEREAS, several totally disabled veterans inadvertently received said estimated tax bills; and

WHEREAS, the Tax Collector seeks to cancel the following estimated third quarter property taxes.

<u>BLOCK</u>	<u>LOT</u>	<u>ESTIMATED THIRD QUARTER TAX AMOUNT</u>
804.02	19.02	\$2,510.39
1001.02	40.12	\$2,531.89
1501.03	9.97	\$2,898.58

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 cancel the above estimated third quarter tax amounts for totally disabled veterans.

RESOLUTION 201-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING DECLARATION OF PROPERTY OWNER AS TOTALLY DISABLED VETERAN AND EXEMPT FROM PROPERTY TAXES – BLOCK 1204.01, LOT 13

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 1204.01, Lot 13; 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 July 2, 2025; and

WHEREAS, the Tax Collector has calculated the estimated third quarter taxes that need to be cancelled as of July 2, 2025, to be \$2,991.64; and

WHEREAS, there remains a balance of \$67.99 (2 days) for the estimated third quarter taxes that are due August 1, 2025.

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 cancel a portion of the estimated third quarter taxes for the owner of Block 1204.01 Lot 13.

RESOLUTION 202-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING TO ADVERTISE AND RECEIVE PROPOSALS FOR LEAD BASED PAINT INSPECTOR SERVICES

WHEREAS, the Township of Mansfield will be in need of lead based paint inspector services in order to maintain compliance with P.L. 2021, c.182; 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 a lead based paint inspector and does hereby authorize the Qualified Purchasing Agent and Township Municipal Clerk to commence the bidding process per the above.

RESOLUTION 203-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING PURCHASE OF TWO (2) 2025 FORD POLICE INTERCEPTOR VEHICLES FOR POLICE DEPARTMENT PURSUANT TO MORRIS COUNTY COOPERATIVE PRICING COUNCIL

WHEREAS, a need exists for the purchase of two (2) Police Pursuit Rated Vehicles for the daily operations of the Township of Mansfield Police Department; and

WHEREAS, the Township of Mansfield, may, without advertising for bids, purchase such materials through the New Jersey State Purchase Contract pursuant to N.J.S.A 40A:1 1-12 and N.J.A.C. 5:34-7.29 et. Seq., and

WHEREAS, under the contract award, the following vendor holds the following Purchase and Property State Contracts:

Nielsen Ford: Morris County Cooperative Pricing Council Contract #15-A

WHEREAS, Nielsen Ford has proposed through the Morris County Cooperative Pricing Council, two (2) 2025 Ford Police Interceptor Utility Vehicles in the amount of \$44,227.50 each for a total of \$88,455.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the amount of \$88,455.00 in

Line Item: C-04-44-233-0097-1000

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, pursuant to N.J.S.A. 40A:11-12 & N.J.A.C. 5:34-7.29 that it authorizes the Police Chief of the Township of Mansfield to enter into a contract to purchase through the use of Morris County Cooperative Pricing Council with Nielsen Ford Contract #15-A for procurement of two (2) 2025 Ford Police Interceptor Utility Vehicles in the amount of \$44,227.50 each for a total of \$88,455.00.

RESOLUTION 204-2025

A RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING OUTFITTING OF TWO (2) 2025 FORD POLICE INTERCEPTOR UTILITY VEHICLES FOR POLICE DEPARTMENT PURSUANT TO NJ STATE CONTRACT

WHEREAS, a need exists for the outfitting of two (2) newly purchased 2025 Ford Police Interceptors Utility Vehicles for the daily operations of the Township of Mansfield Police Department; and

WHEREAS, the Township of Mansfield, may, without advertising for bids, purchase such materials through the New Jersey State Purchase Contract pursuant to N.J.S.A 40A:1 1-12 and N.J.A.C. 5:34-7.29 et. Seq., and

WHEREAS, under the state contract award, the following vendors hold New Jersey State Purchase and Property State Contracts

Elite Vehicle Solutions #17-FLEET-00749

WHEREAS, Elite Vehicle Solutions has proposed under the aforementioned state contract an estimate in the amount of \$19,119.29 to outfit the two (2) newly purchased 2025 Ford Police Interceptor Utility Vehicles with the necessary emergency lights and equipment; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the amount of \$19,119.29 in

Line Item: C-04-44-233-0097-1000

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, pursuant to N.J.S.A. 40A:11-12 & N.J.A.C. 5:34-7.29 that it authorizes the Police Chief of the Township of Mansfield to enter into a contract to outfit the two (2) newly purchased 2025 Ford Police Interceptor Utility Vehicles through the use of State Purchasing Co-Op Contract #17-FLEET-00749 with Elite Vehicle Solutions with the estimate amount of \$19,119.29.

RESOLUTION 205-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING THE ISSUANCE OF A REFUND FOR PW CHEER REGISTRATION

WHEREAS, Mary Ann Perez paid by credit card to register a child for PW Cheer for the 2025 season with the Township of Mansfield; and

WHEREAS, the child will not be participating; and

WHEREAS, the refund cannot be issued again the credit card at this time.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that the Finance Office be authorized to refund MaryAnn Perez in the amount of \$75.00.

COMMITTEE PERSON COMMENTS:

EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness, made a motion to adopt Resolution #206-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

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

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

Personnel

Potential Litigation

Luna Farms

Contractual

Solar Bid Spec Proposal – Boswell Engineering

Elizabethtown Gas – Pequest Road

RESOLUTION 206-2025

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:

Personnel

Potential Litigation

Luna Farms

Contractual

Solar Bid Spec Proposal – Boswell Engineering
Elizabethtown Gas – Pequest Road

At approximately 7:59 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 8:29 p.m.

RECORDED VOTE

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

Mr. Lavery announced the following discussed in Executive Session:

Personnel

Tax Office

Potential Litigation

Luna Farms


Contractual

Solar Bid Spec Proposal – Boswell Engineering
Elizabethtown Gas – Pequest Road

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 8:30 p.m.

Attest,


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

