

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
AUGUST 27, 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, Asst. CFO JoAnn Fascenelli, and Deputy Clerk Illena Raffaele.

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

APPROVAL OF MINUTES

August 13, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Executive Session meeting minutes from August 13, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters

Nay: XXXXXX

Absent: Mora Dillon

Abstain: XXXXXX

August 13, 2025 – REGULAR SESSION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Regular Session meeting minutes from August 13, 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:

- The property auction for Block 601.03, Lot 55 has been corrected to show true acreage of 13.033 acres. Therefore, Ordinance 023-2025 that is on for 2nd reading tonight will be adjusted to reflect the correct acreage.
- Resolution #218-2025 for the award of the on call road maintenance bid needs to be pulled tonight; the CFO needs further information regarding the total amount and not to exceed amount before can be awarded. The Township has 60 days to either award or reject so a decision will need to be made before next meeting on 9/10

- The publication for the property auction has been sent to the Daily Record and will be published on Sept 3rd & 10th.
- Had a few questions from one of the potential bidders regarding the RFP for lead paint inspector –wanted to confer with the Committee and Attorney.

FINANCE/ EMPLOYEES' REPORT

Mrs. Fascenelli discussed the acreage discrepancy with the property, Block 601.03, Lot 55 set for public auction. She told the Committee of a possible opportunity with a 3rd party electric company to decrease monthly electric bill. The Tax Collector has sent letters to municipal lien holders to begin the process for in-rem foreclosures.

DEPARTMENT OF PUBLIC WORKS

Acting DPW Supervisor Appleby sought approval from the Committee to advertise p/t snow plow help and to extend the current summer hours for one month. He explained the need to purchase a new street sweeper with catch basin. Mr. Appleby stated this item has been allocated in the 2025 budget.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to extend the summer hours for an extra month.

RECORDED VOTE

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

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to authorize the Acting DPW Supervisor to advertise for p/t snow plow help.

RECORDED VOTE

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

ENGINEER'S REPORT

Mr. Quamme reported the following:

Snyder Road Section 2 project – Contractor's surveyor has been onsite staking limit of disturbance and marking trees to be removed. Once completed, there will be a site meeting to confirm tree count; a notice to proceed will be issued after this meeting.

Mitchell Road Improvement project – Plans and specifications were submitted to NJDOT for review last week. He followed up with Attorney Mc Briar regarding the site distance issue at Route 57 and Thomas Knoll Blvd and currently awaiting a response.

Mr. Quamme discussed a site issue at the corner of King's Highway and Route 57 with the Committee. It was concluded he would send a letter to the NJDOT since it is in their right-of-way.

PUBLIC PORTION

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

Michele Sinkowski, Diamond Hill, Discussed the horrific condition occurring at 13 Elmwood Dr. regarding approximately twenty domesticated abandoned by the previous home owner. She stressed to the Committee that they should make exception regarding the previously adopted policy not to take in non- injured cats in order to rectify the issue for the welfare of the neighborhood.

Irene Mankowski, Mansfield Meadows, Commented on the extended EMS response time for her personal experience, which concerned her. She questioned what could be done to shorten the response time. Mr. Mc Guinness explained the Township in addition to the County are working to decrease EMS response times.

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 023-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 023-2025 as amended to correct the acreage amount from 17.46 acres to 13.033 acres.

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 13.033 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.

Mayor Watters opened the Public Hearing for Ordinance 024-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Mc Guinness, seconded by Mr. Hayes made a motion to adopt 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.

Mayor Watters opened the Public Hearing for Ordinance 025-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 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.

Mayor Watters opened the Public Hearing for Ordinance 026-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Mc Guinness, seconded by Mr. Hayes made a motion to adopt 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. 52:27D-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 paints 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.

Mayor Watters opened the Public Hearing for Ordinance 027-2025. Seeing no one wishing to comment, the Public Hearing was closed. Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 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.

ORDINANCE: INTRODUCTION AND FIRST READING

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to introduce Ordinance 028-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Farino, Watters
Nay: XXXXXX

Absent: Mora Dillon
Abstain: XXXXXX

ORDINANCE 028-2025

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY CANCELING THE BALANCE OF CAPITAL ORDINANCE # 006-2025

STATEMENT OF PURPOSE

The purpose of this Ordinance is to cancel the balance of Capital Ordinance # 006-2025

WHEREAS, Capital Ordinance 006-2025 adopted on May 28, 2025, appropriated \$700,000.00 for the purchase of a Pierce Pumper Fire Truck; and

WHEREAS, there exists a balance of \$12,618.89; and

WHEREAS, the fund creating this ordinance to purchase a Pierce Pumper Fire Truck has been researched and it has been determined that the balance is no longer needed and should be canceled.

ORDINANCE # 006-2025

Fire Truck	C-04-44-230-0097-5000	\$12,618.89
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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 \$12,618.89, from Capital Ordinance 006-2025, is hereby canceled to the Capital Reserve Account.

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to adopt Resolution 207-2025.

RECORDED VOTE

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

RESOLUTION 207-2025

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	\$ 40.45
CURRENT- 5-01	\$ 58,551.17

FEDERAL AND STATE GRANT FUND	\$	561.86
DEVELOPER'S ESCROW	\$	978.75
UNEMPLOYMENT TRUST	\$	328.62
TAX PREMIUM	\$	11,500.00
MANDATORY DEVELOPMENT FEES	\$	198.50
TOTAL	\$	72,159.35

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution #208-2025.

RECORDED VOTE

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

RESOLUTION 208-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING EXTENSION OF CONTRACT WITH JERSEY PROFESSIONAL MANAGEMENT THROUGH DECEMBER 31, 2025 – TEMPORARY CFO

WHEREAS, the Township of Mansfield executed a contract with Jersey Professional Management by adoption of Resolution #077-2025 on February 26, 2025 for temporary Chief Financial Officer services; and

WHEREAS, the Township seeks to extend the contract with Jersey Professional Management for temporary Chief Financial Officer services by means of a Professional Service Agreement through December 31, 2025; and

WHEREAS, the Temporary Chief Financial Officer has certified to the Township Committee that there are sufficient funds available under Finance S/W Consultant: 5-01-20-130-0000-1103, \$7,000.00 and Finance Prof Services: 5-01-20-130-0000-4128, \$52,000.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, hereby authorize the Mayor and Township Clerk to execute the attached proposal to extend the contract with Jersey Professional Management as a professional service agreement for temporary Chief Financial Officer services through December 31, 2025. A copy of the proposal, which outlines the services to be provided, schedule of work of work to be performed, and related fees is available in the Township Clerk's office for public inspection.

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to pull Resolution #218-2025 from the agenda.

RECORDED VOTE

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

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to add Resolution #220-2025.

RECORDED VOTE

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

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 #209-2025 through #217-2025 and #220-2025 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 209-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REFUND OF LAND USE BOARD APPLICATION ESCROW BALANCE

WHEREAS, Laurie Bravo, issued check number 905 dated March 30, 2022, to the Township of Mansfield; and

WHEREAS, there remains a balance of \$77.50, in the escrow account; and

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

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance office be authorized to refund the amount of \$77.50 to Laurie Bravo.

RESOLUTION 210-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REFUND OF LAND USE BOARD APPLICATION ESCROW BALANCE (VARIANCE)

WHEREAS, Maier Solar Engineering, LLC, issued check number 41001474 dated June 8, 2022, to the Township of Mansfield; and

WHEREAS, there remains a balance of \$901.25, in the escrow account; and

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

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance office be authorized to refund the amount of \$901.25, to Maier Solar Engineering, LLC.

RESOLUTION 211-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE DECLARATION OF PROPERTY OWNER AS A 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 third quarter 2025 estimated taxes in the amount of \$2,991.64, were inadvertently paid on August 8, 2025; and

WHEREAS, the owner of Block 1204.01 Lot 13, has requested a refund in the amount of \$2,991.64.

NOW, THEREFORE, BE IT RESOLVED, by 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 \$2,991.64, to the owner of Block 1204.01 Lot 13.

RESOLUTION 212-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN STATE OF NEW JERSEY AUTHORIZING THE DECLARATION OF PROPERTY OWNER AS A TOTALLY DISABLED VETERAN AND EXEMPT FROM PROPERTY TAXES – BLOCK 1805 LOT 12

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 1805 Lot 12; and

WHEREAS, the third quarter 2025 estimated taxes in the amount of \$1,794.86, were inadvertently paid on August 11, 2025; and

WHEREAS, the owner of Block 1805 Lot 12, has requested a refund in the amount of \$1,794.86.

NOW, THEREFORE, BE IT RESOLVED, by 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 \$1,794.86, to the owner of Block 1805 Lot 12.

RESOLUTION 213-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN STATE OF NEW JERSEY AUTHORIZING A REFUND FOR OVERPAYMENT OF PROPERTY TAXES – BLOCK 1102.11 LOT 5 QUALIFIER C018E

WHEREAS, the Tax Collector of the Township of Mansfield has determined that the owner of Block 1102.11 Lot 5 Qualifier C018E, inadvertently paid the 2025 second quarter taxes twice; and

WHEREAS, that the owner of Block 1102.11 Lot 5 Qualifier C018E, receive a refund for the May 7, 2025, second quarter overpayment in the amount of \$1,092.05.

NOW, THEREFORE, BE IT RESOLVED, by 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 \$1,092.05, to the owner of Block 1102.11 Lot 5 Qualifier C18E.

RESOLUTION 214-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING PURCHASE OF 2026 FORD F-350 PICK UP AND SNOW PLOW FOR DEPARTMENT OF PUBLIC WORKS PURSUANT TO NJ STATE CONTRACT

WHEREAS, a need exists for the acquisition of a Pick- Up truck and snow plow for the daily operations of the Township of Mansfield Department of Public Works; 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 Local Public Contracts Law, the following vendor is a participating member of the Morris County Cooperative Pricing Council

Ciocca Ford of Flemington – Contract #15-C

WHEREAS, Ciocca Ford of Flemington has proposed under the MCCPC a 2026 Ford F-350 Pick Up Truck with a Western 9 ft. Pro Plus Ultramount plow with snow deflector for \$59,294.25; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the amount of \$59,294.25 in
Line Item: C- 04-44-234-0097-1000

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 Acting Supervisor of the Township of Mansfield Department of Public Works to enter into a contract to purchase through the use of Morris County Cooperative Pricing Council with Ciocca Ford of Flemington, Contract #15-C for procurement of a 2026 Ford F-350 Pick Up Truck with a Western 9 ft. Pro Plus Ultramount plow with snow deflector in the amount of \$59,294.25.

RESOLUTION 215-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING THE DONATION OF DETENTION BASIN MATERIAL– BLOCK 1204, LOT 16

WHEREAS, the Township of Mansfield has ownership of the detention basins located in the Grandview development; and

WHEREAS, one of the basins has been regularly overflowing which in turn is washing out the driveway located at Block 1204, Lot 16, and

WHEREAS, the Township Committee deem it in the best interest of the Township to donate four (4) eight (8) foot sections of seventeen inch pipe to the property owner at Block 1204, Lot 16. in order for the property owner to repair the issue caused by the overflow.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey hereby authorizes the donation of material to the property owner located at Block 1204, Lot 16 in order for the property owner to repair the issue caused by the overflow of the Township owned detention basin located in the Grandview development.

RESOLUTION 216-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 805 LOT 5)

WHEREAS, the Tax Collector of the Township of Mansfield has advised the Township Committee that the following property has been redeemed and the money due thereon has been paid to the Township of Mansfield Tax Collector; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that this 27th day of August, 2025, payment in the amount of \$ 26,616.84, is to be made to the certificate holder as noted:

CERTIFICATE HOLDER
NJSL 301 LLC

BLOCK/LOT
Block 805 Lot 5

CERTIFICATE #
24-00003

650 E. Palisades
STE 2 # 258
Englewood Cliffs, NJ 07632

Lien Redemption \$ 15,116.84
Premium \$ 11,500.00

RESOLUTION 217-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE ACCEPTANCE OF A PERFORMANCE BOND POSTED BY ELIZABETHTOWN GAS COMPANY – NEWBURGH & ALLEN RD. GAS MAIN IMPROVEMENT PROJECT ROAD OPENING

WHEREAS, the Township of Mansfield has received Performance Bond No. 47SUR200332-01-0142 in the amount of \$141,060.00 issued by Berkshire Hataway Specialty Insurance Company on behalf of Elizabethtown Gas Company for a gas main improvement project road opening located at Newburgh and Allen Rd.; and

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

WHEREAS, the Township wishes to accept the Performance Bond in accordance with the conditions established by the Township of Mansfield.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that Performance Bond No. 47SUR200332-01-0142 stated above submitted by Elizabethtown Gas Company is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the applicant. This Resolution shall take effect immediately.

RESOLUTION 220-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING RESOLUTION #187-2025, RESOLUTION HIRING AND AUTHORIZING PUBLIC AUCTION FOR THE SALE OF REAL PROPERTY OWNED BY THE TOWNSHIP OF MANSFIELD – BLOCK 601.03, LOT 55

WHEREAS, the Township Committee authorized the sale of township owned property, Block 601.03, Lot 55 through public auction by adoption of Resolution #187-2025 on July 9, 2025; and

WHEREAS, Resolution #187-2025 erroneously stated the total amount of acreage as 17.46 acres; and

WHEREAS, the Tax Collector and Asst. CFO upon research has confirmed the correct acreage as 13.033 acres; and

WHEREAS, due to the correction of the property acreage amount, the minimum bid of the auction has been adjusted to \$39,099.00, which equates to \$3,000.00 per acre

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that Resolution #187-2025 is hereby amended to correctly reflect the property, Block 601.03, Lot 55, authorized for sale through public auction has a confirmed acreage amount of 13.033 acres and the minimum bid of the auction has been adjusted to \$39,099.00.

COMMITTEE PERSON COMMENTS:

Mr. Hayes stated he and his wife were donating a framed map of the Morris Canal to the Township to be

displayed in the Courtroom.

Mayor Watters opened the Public Portion for comments regarding the domesticated cat issue in the Diamond Hill Section of the Township.

Michele Sinkowski, Diamond Hill, questioned why the Committee would be citing the policy since that applied to feral cats and these are domesticated cats.

Petul Davis, Diamond Hill, stated it was the Township's responsibility to care for the pets and animals within the Township.

EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness, made a motion to adopt Resolution #219-2025 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:

Attorney Client Privilege

71 Airport Road – Road Opening

Personnel

Police Department – Hiring Police Officer

Contractual

Snyder Road Section 2- Extra Work – Boswell Engineering
Lead Based Paint Inspector RFP

RESOLUTION 219-2025

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

71 Airport Road – Road Opening

Personnel

Police Department – Hiring Police Officer

Contractual

Snyder Road Section 2- Extra Work – Boswell Engineering
Lead based Paint Inspector RFP

At approximately 8:16 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 8:46 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:

Attorney Client Privilege

71 Airport Road – Road Opening

Personnel

Police Department – Hiring Police Officer

Contractual

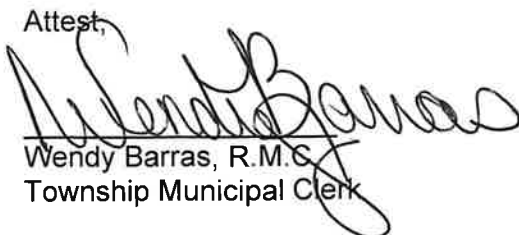
Snyder Road Section 2- Extra Work – Boswell Engineering
Lead based Paint Inspector RFP

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.

Township Attorney Lavery informed the Committee that Conflict Attorney Mc Briar filed the complaint against Oxford EMS to gain possession of the former Mansfield EMS squad ambulance. Once retrieved, the Township will offer first to Independence EMS.

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:49 p.m.

Attest,



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