

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
OCTOBER 22, 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, Mrs. Mora Dillon, Mr. Farino, Mayor Watters

Absent:

Also, present were Township Attorney Baldwin, Township Municipal 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

October 8, 2025 – EXECUTIVE SESSION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Executive Session meeting minutes from October 8, 2025.

RECORDED VOTE

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

October 8, 2025 – REGULAR SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Regular Session meeting minutes from October 8, 2025.

RECORDED VOTE

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

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

- The Township's cloud back-up subscription is due for renewal which is a requirement of the JIF cybersecurity policy, with Committee approval will move forward with renewal, subscription cost is \$1100
- Was contacted by Assemblyman DiMaio's office regarding having a Real Id event here at the Municipal Building. It is tentatively scheduled for Monday, November 17th and currently awaiting the details and specifics from the MVC.
- Early voting begins Saturday October 25th through Sunday, November 2nd – 3 locations
Blairstown Municipal Building, Warren County Library, Northeast Branch in Independence, and Warren County Library Southeast Branch in Stewartville

- The Zoning officer received an email and then I received a phone call from a tax lien holder on 2 properties within the Township – 267 Main St. & 160 Jackson St. He originally wanted Mr. Silvia to sign off on certifications as to the condition of these properties. It was explained to the lien holder that there is no official Code Enforcement officer for the Township and was told that this would need to run by the Township Committee and Attorney since neither Mr. Silvia, DPW Supervisor Appleby or myself hold the title to certify to what he is requesting. Seeking advice of both Committee and Attorney how to proceed.

FINANCE/ EMPLOYEES' REPORT

Mrs. Fascenelli reported the success of the township wide paper shred event on October 18th with 5, 820 lbs. reported to have been shredded. She explained Resolution #253-2025 and the start of the in rem foreclosure process that the Township would start with smaller lots. The Tax Sale for unpaid 2024 taxes will be conducted in house on November 19th, currently there are 32 properties for unpaid property taxes and 3 properties for unpaid water/sewer charges.

ENGINEER'S REPORT

Township Engineer Quamme reported the Snyder Road Section 2 project is substantially complete, full completion is subject to a few punch list items and DOT final inspection. Resolution to award the Mitchell Rd. project is on the agenda for tonight. The draft feasibility study report for the municipal building solar project is currently under review, final report will be provided prior to next TC meeting. Mr. Quamme sent a letter to the NJDOT in regard to the Kings Highway/ Route 57 sight line issue.

PUBLIC PORTION

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

Carol Thompson, 510 Rt. 57, Inquired as to the status of the legal proceedings with APM.

Attorney Baldwin provided an explanation.

Matt Posericky, 16 Domin Lane, questioned how to proceed regarding private right of way on Domin Lane and APM's abuse of the road.

Glenn Todd, 475 Rockport Rd., commented on the appearance of Route 57 and the Township's actions in regards to such.

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 030-2025.

Michael Bollard, 810 Route 57, questioned what constitutes "a special circumstance". Township Engineer answered his question.

Seeing no one else wishing to comment, he closed the public hearing. Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 030-2025.

RECORDED VOTE

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

ORDINANCE 030-2025

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 Review Escrow Fee as determined by Township Engineer: \$1,000.00

Special Circumstance Inspection/ Review Escrow Application Fee: \$25

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.

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution #244-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Farino, Watters

Nay: XXXXXX

Absent: XXXXXX

Abstain: XXXXXX

RESOLUTION 244-2025

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	\$ 24,828.78
CURRENT- 5-01	\$ 1,369,958.52
GENERAL CAPITAL FUND – C-04	\$ 99,084.50
FEDERAL AND STATE GRANT FUND-G-02	\$ 1,178.00
OTHER TRUST–T-35	\$ 2,640.00
TOTAL	\$ 1,497,689.80

Mrs. Mora Dillon, seconded by Mr. Hayes made a motion to adopt Resolution #245-2025.

RECORDED VOTE

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

RESOLUTION 245-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY CERTIFYING REVIEW OF FISCAL YEAR 2025 BEST PRACTICES INVENTORY

WHEREAS, Local Finance Notice 2025-13 requires the governing body of every local municipality to have discussed this year's Best Practices Inventory at a municipal governing body meeting; and

WHEREAS, the Best Practices Inventory shall be certified by the Chief Financial Officer and the Municipal Clerk; and

WHEREAS, the Municipal Clerk must certify on the worksheet that the inventory and the results thereof were discussed publicly, with the inventory results and the certification of the same by the Chief Financial Officer referenced in the meeting minutes.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey hereby states it has complied with the promulgation of the Local Finance Notice 2025-13, the certified Best Practices Worksheet was submitted to the Division of Community Affairs on October 17, 2025 to show evidence of said compliance.

CONSENT AGENDA – PUBLIC PORTION

Mayor Watters opened the Public Portion of the meeting for comments on the Consent Agenda.

Michael Bollard, 810 Route 57 questioned the following resolutions; Resolutions #246-2025, 251-2025, and 259-2025.

The Township Committee in addition to the Township Attorney provided an explanation

Seeing no one else wishing to comment, the Public Portion for Consent Agenda was closed.

Mrs. Mora Dillon, seconded by Mr. Hayes made a motion to add Resolution #262-2025 to the Consent Agenda.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Farino, Watters

Nay: XXXXXX
Absent: XXXXXX
Abstain: XXXXXX

CONSENT AGENDA/RESOLUTIONS

The following Resolutions #246-2025 through #260-2025 and #262-2025 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, Mc Guinness, Mora Dillon, Farino, Watters
Nay: XXXXXX
Absent: XXXXXX
Abstain: XXXXXX

RESOLUTION 246-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD AUTHORIZING TO ADVERTISE AND RECEIVE PROPOSALS FOR 2026 PROFESSIONAL SERVICES

WHEREAS, the Township of Mansfield desires to receive proposals for professional services through a fair and open process for calendar year 2026 for the positions of

- | | |
|------------------------------------|---|
| 1. Township Attorney | 9. Substitute Municipal Prosecutor |
| 2. Township Engineer | 10. Substitute Municipal Defender |
| 3. Township Auditor | 11. Financial Advisor |
| 4. Township Bond Counsel | 12. Special Service In-Rem Foreclosure Attorney |
| 5. Township Conflict Attorney | |
| 6. Information Technology Services | |
| 7. Municipal Defender | |
| 8. Municipal Prosecutor | |

WHEREAS, the Township Committee that determine that pursuant to N.J.S.A. 19:44A-20:5 et seq., appointments to the following offices and positions for calendar year 2026 shall be made through a fair and open process; and

WHEREAS, notice shall be published on October 30, 2025 for receipt of proposals on November 25, 2025.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey authorize to advertise, and receive proposals for the positions stated above.

RESOLUTION 247-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING GOVERNING BODY CERTIFICATION OF ANNUAL 2024 AUDIT

WHEREAS, *N.J.S.A 40A:5-4* requires the governing body of every local unit to have made an annual audit of its books, accounts, and financial transactions; and

WHEREAS, the Annual Report of Audit for the fiscal year ended December 31, 2024 has been filed by a Registered Municipal Accountant with the Clerk pursuant to *N.J.S.A 40A:5-6*, and a copy has been received by each member of the governing body; and

WHEREAS, *R.S. 52:27BB-34* authorizes the Local Finance Board of the state of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated **N.J.A.C. 5:30-6.5**, a regulation requiring that the Governing Body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations"; and

WHEREAS, the members of the Governing Body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations" as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to **N.J.A.C. 5:30-6.5**; and

WHEREAS, all members of the Governing Body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the matters of the local governing body to the penalty provisions of **R.S. 52:27BB-52**, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey hereby states it has complied with **N.J.A.C. 5:30-6.5** and does hereby submit a certified copy of this resolution and the required affidavit to said board to show evidence of said compliance.

RESOLUTION 248-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, APPROVING THE CORRECTIVE ACTION PLAN FOR CY 2024

WHEREAS, all municipalities operating under the Local Fiscal Affairs Law must prepare and submit a Corrective Action Plan as a part of their annual audit process; and

WHEREAS, the Township Committee of the Township of Mansfield accepted the 2024 audit as prepared by the Township Auditors; and

WHEREAS, the Chief Financial Officer for the Township of Mansfield has prepared a Corrective Action Plan to address the findings and recommendations in the 2024 audit, including state, federal, and general findings as well as the status of prior year findings and recommendations; and

WHEREAS, copies of the audit have been presented to the Mayor and Township Committee.

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 attached Corrective Action Plan for the 2024 Audit Report, a prepared and recommended by the Chief Financial Officer, and direct the appropriate municipal officials to undertake its immediate implementation.

RESOLUTION 249-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF PERFORMANCE GUARANTEE FOR PROPOSED GAS SERVICE - 71 AIRPORT ROAD

WHEREAS, the Township Engineer recommends that a performance guarantee be issued for the proposed gas service at 71 Airport Road per Ordinance 296-2 A & C; and

WHEREAS, Elizabethtown Gas has submitted check number 58851, dated September 9, 2025, in the amount of \$3,384.00, representing the performance guarantee for the proposed gas service at 71 Airport Road; and

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

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that the performance guarantee stated above submitted by Elizabethtown Gas is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to Elizabethtown Gas.

RESOLUTION 250-2025

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

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

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

WHEREAS, the Temporary Chief Financial Officer has certified that additional funds are requested in the 2025 budget for \$ 2,500.00 and the line-item appropriation pending budget adoption to be charged is 5-01-31-430-0000-4870; and

WHEREAS, the Township is authorized to make purchases through cooperative and state contracts pursuant to N.J.S.A. 40A:11-10 and 12.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, 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 251-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING ADDITIONAL SERVICES AND INCREASE OF NOT TO EXCEED AMOUNT FOR PROFESSIONAL SERVICE AGREEMENT FOR TOWNSHIP CONFLICT ATTORNEY

WHEREAS, Mr. Robert Mc Briar of Schneck, Price, Smith & King, LLP was appointed as the Township Conflict Attorney at the Township Reorganization Meeting held on January 2, 2025; and

WHEREAS, Mr. Mc Briar had submitted a rate schedule with a not to exceed amount of \$ 8,000.00, for services provided as the Township Conflict Attorney; and

WHEREAS, due to additional services provided by Mr. Mc Briar, the rate exceeded the original amount of \$ 8,000.00, and an additional \$ 9,000.00, was approved at the Township's Regular meeting held on June 11, 2025; and

WHEREAS, the firm of Schneck, Price, Smith & King, LLP, has continued providing the Township with additional services (return of Municipal Property EMS and Meadows at Mansfield); and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Temporary Chief Financial Officer has certified that funds will be available in the 2025 budget for an additional \$ 7,500.00, for an amended not to exceed total amount of \$ 24,500.00, and the line item to be charged is 5-01-20-155-0000-4300.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, does hereby authorize the additional \$7,500.00, to the Township Conflict Attorney for an amended not to exceed amount of \$ 24,500.00.

RESOLUTION 252-2025

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 2023 WARREN COUNTY MUNICIPAL AND CHARITABLE CONSERVANCY TRUST 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 2023 Warren County Municipal and Charitable Conservancy Trust Fund;

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mansfield in the County of Warren, State of 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 \$ 43,550.00.

BE IT FURTHER RESOLVED, that the above is the result of funds from Warren County Municipal and Charitable Conservancy Trust Fund Grant (2023), in the amount of \$ 43,550.00.

Public and Private Revenues Offset with Appropriations Warren County Municipal and Charitable Conservancy Trust Fund Grant (2023)

BE IT FURTHER RESOLVED, that the Municipal Clerk forward (2) two copies of this resolution to the Director of Local Government Services.

RESOLUTION 253-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE INSTITUTION OF AN IN REM TAX FORECLOSURE

WHEREAS, the Tax Collector of the Township of Mansfield has prepared an In Rem tax foreclosure list and has certified the same to the governing body; and

WHEREAS, it is the desire of the Mayor and Township Committee of the Township of Mansfield to institute In Rem tax foreclosure proceedings against the properties which were set forth in the list attached hereto; and

WHEREAS, it is not only in the best interest of the Township of Mansfield to institute said proceedings, but also is a duty of the governing body; and

WHEREAS, the institution of said In Rem proceeding will result in revenue to the Township of Mansfield either by a redemption of the subject properties or their foreclosure and resale by the Township of Mansfield.

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

1. That the Mayor and Township Committee of the Township of Mansfield do hereby authorize the institution of In Rem tax foreclosure proceedings in regard to the properties set forth in the list attached hereto.
2. That a certified copy of this resolution be forwarded to the Tax Collector of the Township of Mansfield and the In Rem attorney for the Township of Mansfield.

RESOLUTION 254-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING THE REFUND OF THE BALANCE FOR OUTSIDE EMPLOYMENT OF OFF-DUTY POLICE SERVICE

WHEREAS, MasTec, issued check number 319035, dated August 8, 2025, to the Township of Mansfield, County of Warren; and

WHEREAS, said check was issued to the Township for outside employment of off-duty police service (traffic detail Route 57 by Walmart) Rhino Cable Services; and

WHEREAS, there remains a balance after the above service was paid; and

WHEREAS, MasTec has requested that the remaining balance of \$ 2,640.00 be refunded.

NOW, THEREFORE, BE IT RESOLVED, 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 \$2,640.00 to MasTec.

RESOLUTION 255-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 2713 LOT 1)

WHEREAS, the Tax Collector of the Township of Mansfield has advised the Committee that the following

property has been redeemed and the money due thereon paid to the Township of Mansfield Tax Collector;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 22ND day of October, 2025, that payment in the amount of \$ 2,677.76, is to be made to the certificate holder as noted:

CERTIFICATE HOLDER

North NJ Invest 3 LLC
92 East Main Street
Suite 306
Somerville, NJ 08876

BLOCK/LOT

Block 2713 Lot 1

CERT #

23-00022

Lien Redemption **\$ 2,677.76**

RESOLUTION 256-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 2713 LOT 4)

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 22ND day of October, 2025, that payment in the amount of \$ 394.20, is to be made to the certificate holder as noted:

CERTIFICATE HOLDER

North NJ Invest 3 LLC
92 East Main Street
Suite 306
Somerville, NJ 08876

BLOCK/LOT

Block 2713 Lot 4

CERT #

23-00023

Lien Redemption **\$ 394.20**

RESOLUTION 257-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 2713 LOT 5)

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 22ND day of October, 2025, that payment in the amount of \$ 458.21, is to be made to the certificate holder as noted:

CERTIFICATE HOLDER

North NJ Invest 3 LLC
92 East Main Street
Suite 306
Somerville, NJ 08876

BLOCK/LOT

Block 2713 Lot 5

CERT #

23-00024

Lien Redemption

\$ 458.21

RESOLUTION 258-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 2713 LOT 6)

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield this 22ND day of October, 2025, that payment in the amount of \$ 611.81, is to be made to the certificate holder as noted:

CERTIFICATE HOLDER

North NJ Invest 3 LLC
92 East Main Street
Suite 306
Somerville, NJ 08876

BLOCK/LOT

Block 2713 Lot 6

CERT #

23-00025

Lien Redemption

\$ 611.81

RESOLUTION 259-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REFUND OF A ZONING PERMIT APPLICATION (GARAGE CAR TRENCH)

WHEREAS, Marat Kusraev, issued check number 125, dated August 27, 2025, to the Township of Mansfield; and

WHEREAS, the Township Zoning Officer has advised that a zoning permit application and fee are not required for a garage car trench.

NOW, THEREFORE, BE IT RESOLVED, 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 \$40.00 to Marat Kusraev.

RESOLUTION 260-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF CONTRACT TO RIVERVIEW PAVING, INC. – MITCHELL ROAD IMPROVEMENT PROJECT

WHEREAS, on October 10, 2025, the Township of Mansfield conducted a bid opening and received three (3) bids for the Mitchell Road Improvement Project; and

WHEREAS, after a thorough review of all bids by the Township Engineer, Richard Quamme of Boswell Engineering, Mr. Quamme recommends the lowest responsible bidder, Riverview Paving, Inc of Hackettstown, New Jersey, with a base bid #1 of \$192,886.95 and a base bid #2 of \$195,778.90 for a total amount of \$388,665.85; and

WHEREAS, the Township Attorney and Qualified Purchasing Agent have reviewed the bid and determined the bid to be responsive; and

WHEREAS, the Township Temporary Chief Financial Officer has certified the funds will be available in line item accounts

#C-04-44-236-0097-1000 - \$282,279.00

#C-04-44-237-0097-2000 - \$106,386.85

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that a contract for the Mitchell Road Improvement Project for base bid #1 in the amount of \$192,886.95 and base bid #2 in the amount of \$195,778.90 for a total contract amount of \$388,665.85 be awarded to Riverview Paving, Inc of Hackettstown, New Jersey.

RESOLUTION 262-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY PROVIDING CONSENT TO FILE A TREATMENT WORKS APPROVAL (TWA) APPLICATION TO ALTER AN EXISTING INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS (ISSDSs) ON LOT 1 IN BLOCK 1301, OTHERWISE KNOWN AS 176 THOMAS ROAD, IN THE TOWNSHIP OF MANSFIELD WHICH IS UNDER THE JURISDICTION OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION POLLUTANT DISCHARGE ELIMINATION SYSTEM, DISCHARGE TO GROUNDWATER (NJPDES-DWG) PROGRAM (NJPDES-DWG PERMIT NO. NJG0142069)

WHEREAS, Borealis Compounds, Inc. is the owner of the property at 176 Thomas Road, Mansfield, NJ 07865 in the Township of Mansfield, which is otherwise known as Lot 1 in Block 1301; and

WHEREAS, the aggregate peak daily wastewater design flow for the use(s) on the property exceeds 2,000 gpd; and

WHEREAS, the construction, alteration, or repair of an ISSDS designed to treat and dispose of wastewater flows in excess of 2,000 gpd is regulated by the NJDEP NJPDES program; and

WHEREAS, Borealis Compounds, Inc. has submitted a request to the Township of Mansfield for Consent to File a TWA with the NJDEP to alter the existing ISSDS on the property; and

WHEREAS, the Township Engineer has reviewed the request and has determined that the ISSDS is regulated by the NJDEP, conforms with the requirements of all municipal ordinances pertaining to the proposed disposal system; and

WHEREAS, a permit to alter the existing wastewater treatment and disposal systems must be authorized by the NJDEP through the TWA application process; and

WHEREAS, submittal of a TWA application to the NJDEP requires the municipality to, by way of Resolution, consent to the project; and

WHEREAS, the Township Engineer recommends to the Mayor and Township Committee that it in fact consents to this application.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey hereby consents to the Treatment Works Application with respect to septic alterations as submitted for Borealis Compounds, Inc. to serve realty improvements and facilities located on Lot 1 in Block 1301 in the Township of Mansfield.

COMMITTEE PERSON COMMENTS: None

EXECUTIVE SESSION

Mr. Hayes, seconded by Mrs. Mora Dillon, made a motion to adopt Resolution #261-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

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

Township Attorney Baldwin announced the following to be discussed in Executive Session:

Personnel

Court Administrator – Salary Adjustment

Contractual

Lease Agreement – Old DPW Building – Mansfield Fire Company
PBA Contract Negotiations

RESOLUTION 261-2025

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

Court Administrator – Salary Adjustment

Contractual

Lease Agreement – Old DPW Building – Mansfield Fire Company
PBA Contract Negotiations

At approximately 8:12 p.m., the Committee went into Executive Session.

RETURN TO REGULAR SESSION

On a motion by Mr. Hayes, seconded by Mr. Mc Guinness, the Township Committee voted to return to public session at approximately 9:15 p.m.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Farino, Watters

Nay: XXXXXX
Absent: XXXXXX
Abstain: XXXXXX

Township Attorney Baldwin announced the following discussed in Executive Session:

Personnel

Court Administrator – Salary Adjustment

Contractual

Lease Agreement – Old DPW Building – Mansfield Fire Company
PBA Contract Negotiations

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.

Joyce Verra, 173 Cherry Bend Road, stated there had been line/cable work done close to her property and there was cable left tied to a tree and a mess of power lines.

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 9:18 p.m.

Attest,

A handwritten signature in black ink, appearing to read "Wendy Barras", written over a horizontal line.

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