

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
DECEMBER 23, 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. Connelly, Mrs. Mora Dillon

Absent: Mayor Watters

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

SALUTE TO THE FLAG: Mrs. Mora Dillon led the flag salute.

APPROVAL OF MINUTES

December 10, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Executive Session meeting minutes from December 10, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Connelly, Mora Dillon

Nay: XXXXXX

Absent: Watters

Abstain: XXXXXX

December 10, 2025 – REGULAR SESSION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Regular Session meeting minutes from December 10, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Connelly, Mora Dillon

Nay: XXXXXX

Absent: Watters

Abstain: XXXXXX

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

- 2013 Ford Explorer parked out back had a successful auction on Municibid, winning bid was \$1000.00. Buyer has till December 26th to submit payment and pick up needs to be made by January 6th.
- 2026 junkyard dealer license renewals are on the agenda this evening, the zoning officer has approved all to go before the Township Committee for renewal.
- Drafted the farm lease bid and is currently awaiting attorney review. Once received, bid will be published and open for twenty days as required by statute from date of publication.

- Attended the Pre Construction Meeting this morning for the Mitchell Rd. Improvement Project, as you remember RiverView paving was awarded the contract back in October for the project. Work is tentatively scheduled to begin May 1st.
- RFP's for Stormwater Management Consultant are due Tuesday, December 30th.
- Lastly, Clerk's office is busily preparing for the Township Reorganization Meeting and the beginning of 2026. I would like to thank Leigh for all her hard work and dedication throughout this year. And would like to wish everyone a joyous Christmas and a happy and healthy new year.

FINANCE/ EMPLOYEES'S REPORT –

Mrs. Fascenelli stated the Finance office is currently closing out 2025 accounts and working on final audit requirements. 2026 budget requests were due to Finance on December 19th and the CFO will start drafting the 2026 budget early in 2026. The generator at Mt. Bethel Church received final certificate therefore vouchers were submitted to the County for grant reimbursement. Year end tax delinquent notices were mailed out on December 12th. The In Rem attorney discovered an issue with one of the properties but will move forward with the remaining in rem properties. She asked the Committee for approval of a digital sign to be placed at the DPW building.

OFFICE OF EMERGENCY MANAGEMENT –

OEM Director Kostenbader stated there was no known outages as of today from the weekend's storm. He finished the emergency manager course and has filed for his Emergency Manager certification. Mr. Kostenbader stated that there was available emergency management funding which could be put towards the purchase of a digital sign as it would be beneficial for emergencies as well.

PUBLIC PORTION

Mr. Hayes, seconded by Mr. Mc Guinness opened the Public Portion of the meeting for public comments. All present were in favor.

Bob Shoremount, 528 Janes Chapel Rd., spoke of how displeased he is with the service utilities in the Township. He spoke of how slow JCPL is with tree removal and the number of times without power. He is sending a letter to the BPU and is asking the Township Committee support with communication to the BPU

Michael Bollard, 781 Rt. 57, spoke of the condition of dead and hazardous trees within the Township and lack of enforcement of the tree ordinance.

Patrick Andershonis, Synder Rd., commented on the recent cutting of trees by the Township and where the legal responsibility would fall in case of an accident.

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

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution #306-2025.

RECORDED VOTE

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

RESOLUTION 306-2025

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	\$ 93,000.00
CURRENT- 5-01	\$ 238,202.18
GENERAL CAPITAL FUND– C-04	\$ 2,388.25
FEDERAL AND STATE GRANT FUND-G-02	\$ 43,581.50
DOG FUND	\$ 750.00
DEVELOPER'S ESCROW	\$ 25,689.75
UNEMPLOYMENT TRUST	\$ 8,792.00
TAX PREMIUM	\$ 13,200.00
TOTAL	\$ 425,603.68

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution #307-2025.

RECORDED VOTE

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

Resolution was not adopted by majority vote of No.

RESOLUTION 307-2025 – NOT ADOPTED

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING AND APPROVING A SALARY FOR AN EMPLOYEE/ELECTED OFFICIAL – B. CONNELLY**

WHEREAS, Ordinance # 031-2025, adopted on December 10, 2025, established the salaries and wages for the employees and elected officials of the Township of Mansfield.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the following employee/elected official shall be compensated as of December 10, 2025.

<u>NAME</u>	<u>POSITION</u>	<u>SALARY</u>
Brent Connelly	Committee Member	\$ 4,740.00 commencing 12/10/25

CONSENT AGENDA – PUBLIC PORTION

Mrs. Mora Dillon opened the Public Portion of the meeting for comments on the Consent Agenda.

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

CONSENT AGENDA/RESOLUTIONS

The following Resolutions #308-2025 through #321-2025 as filed in the Township Clerk's Office, were adopted on motion by Mr. Connelly and seconded by Mr. Mc Guinness.

RECORDED VOTE

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

RESOLUTION 308-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING AND APPROVING A SALARY FOR AN EMPLOYEE/ELECTED OFFICIAL – A. CIFARELLI

WHEREAS, Ordinance # 031-2025, adopted on December 10, 2025, established the salaries and wages for the employees and elected officials of the Township of Mansfield.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the following employee/elected official shall be compensated as of December 24, 2025.

<u>NAME</u>	<u>POSITION</u>	<u>SALARY</u>
Anthony Cifarelli	Part-Time Laborer/Snow Plow Driver	\$ 20.00/Hr.

RESOLUTION 309-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING SALARIES AND WAGES OF TOWNSHIP EMPLOYEES FOR 2026

WHEREAS, Ordinance Number 031-2025, establishes the salaries and wages for the employees of the Township of Mansfield, County of Warren.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren that the following named employees shall be compensated for the year 2026, unless otherwise noted, in the amount as designated below:

<u>NAME</u>	<u>POSITION</u>	<u>SALARY</u>
Michael Bollard	Committee Member	\$ 4,740.00
Brent Connelly	Committee Member	\$ 4,740.00
Ronald Hayes	Committee Member	\$ 4,740.00
Glenn McGuinness	Committee Member	\$ 4,740.00
Joseph Watters	Committee Member	\$ 4,740.00
Wendy Barras	Certified Municipal Clerk	\$ 86,346.00
Illena Raffaele	Deputy Clerk	\$ 53,577.00

Donna M. Mollineaux	Temporary CFO	\$ 16.00/Hr.
Jamie Stein	P/T Qualified Purchasing Agent	\$ 6,240.00
JoAnn Fascenelli	Assistant CFO	\$ 91,585.00
JoAnn Fascenelli	Deputy Tax Collector	\$ 0
JoAnn Fascenelli	Certified Recycling Professional	\$ 0
JoAnn Fascenelli	Clean Communities Coordinator	\$ 0
JoAnn Fascenelli	COAH Liaison	\$ 0
Thomas Silvia	Zoning Officer	\$ 43.70/Hr
Karin Ughetta	P/T Certified Tax Collector	\$ 42,640.00
Jason Laliker	P/T Tax Assessor	\$ 28,156.00
JoAnn Griffith	P/T Land Use Board Secretary	\$ 7,800.00
Ruth Pante'	Environmental Commission Sec.	\$ 1,310.00
Ruth Pante'	Open Space/Historical Secretary	\$ 355.00
Harry Appleby, Jr	Acting DPW Supervisor	\$ 79,825.00
Anthony Cifarelli	Part- Time Laborer/Snow Plow Driver	\$ 20.00/Hr.
Joan Kries	Police Admin. Assistant	\$ 59,181.00
James MacDonough	Chief of Police	\$161,140.00
Brian Black	Patrolman	\$ 80,846.00
Zachary Cregar	Patrolman	\$ 80,846.00 2/1/26
Michael McDonald	Patrolman	\$ 74,109.00 4/27/26
David A. Hanf	Patrolman	\$107,557.00 7/1/26
Robert T. DePasquale	Patrolman	\$ 87,583.00 7/1/26
Brian J. Clarke	Patrolman	\$ 80,846.00 7/2/26
John W. Robinson	Patrolman	\$ 94,321.00 10/4/26
Michael Camerata	Detective Stipend	\$ 1,000.00
David A. Hanf	Detective Stipend	\$ 1,000.00
Michael Camerata	EMT Stipend	\$ 1,100.00
Brian Kostenbader	Emergency Management Director	\$ 4,000.00
Orchid Santana	Municipal Court Administrator	\$ 94,050.00
Jammillah Alexis	Deputy Court Administrator	\$ 63,960.00
Charles E. Carro	Judge	\$ 77,288.00
Orchid Santana	Call-Outs	\$ 55.00/Call Out

RESOLUTION 310-2025

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 an additional \$ 7,500.00, was approved at the Township's Regular meeting held on October 22, 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 are available in the 2025 budget for an additional \$ 10,000.00, for an amended not to exceed total amount of \$ 34,500.00, 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 \$ 10,000.00, to the Township Conflict Attorney for an amended not to exceed amount of \$ 34,500.00.

RESOLUTION 311-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING PURCHASING OF MOTOR GASOLINE THROUGH MORRIS COUNTY CO-OP CONTRACT #1 FROM GRIFFITH-ALLIED TRUCKING, LLC., 25 OLD CAMPLAIN ROAD, HILLSBOROUGH, NEW JERSEY 08844

WHEREAS, the Township of Mansfield wishes to purchase #1 Motor Gasoline under the Morris County Co-Op; and

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

WHEREAS, the Temporary Chief Financial Officer has certified that additional funds are required in the 2025 budget for \$ 6,000.00 and the line-item appropriation pending budget adoption to be charged is 5-01-31-430-0000-4710; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the 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 312-2025

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 \$ 3,000.00 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, and the 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 313-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING SUBMISSION OF AKC REUNITE K9 COP GRANT PROGRAM

WHEREAS, the Mayor and Township Committee are desirous of securing a grant from AKC Reunite K9 Cop Grant Program; and

WHEREAS, the Township of Mansfield Police Department has previously received \$1,500.00 from The Eastern German Shorthaired Pointer Club; and

WHEREAS, the AKC Reunite K9 Cop Grant Program will match funds raised by AKC Clubs three to one, not exceeding \$7,500.00; and

WHEREAS, Mansfield Township Police Chief MacDonough wishes to apply for the AKC Reunite K9 Reunite K9 Cop Grant Program in the amount of \$ 4,500.00.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, in the County of Warren and State of New Jersey hereby authorizes Chief MacDonough to apply for the AKC Reunite K9 Cop Grant Program in the amount of \$ 4,500.00.

RESOLUTION 314-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATES OF MUNICIPAL LIENS

WHEREAS, on November 20, 2024, the Township held its annual Tax Sale for delinquent 2023 taxes; and

WHEREAS, the following block and lots did not sell, and were subsequently struck off to the Township as Municipal Liens; and

WHEREAS, on December 12, 2025, the below Municipal Liens were redeemed and now the Township can release the Lien Certificates to the redeemer.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, in the County of Warren and State of New Jersey, that the following Tax Sale Certificates, held by the Township,

having been paid and satisfied in full pursuant to N.J.S.A. 54:5-59; the Mayor and Township Clerk are hereby authorized and directed to endorse same for cancellation, affix the Township Seal, and return same to the Tax Collector for delivery to the property owner or legal representative pursuant to N.J.S.A. 54:5-55.

Tax Sale		Original Certificate
<u>Certificate Number</u>	<u>Block/Lot</u>	<u>Amount</u>
24-00010	2608 / 13	\$ 57.36
24-00011	2608 / 14	\$ 103.09
24-00021	2808 / 1	\$ 130.55

RESOLUTION 315-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 1602 LOT 21)

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 23rd day of December 2025, payment in the amount of \$ 50,253.09, is to be made to the certificate holder as noted:

<u>CERTIFICATE HOLDER</u>	<u>BLOCK/LOT</u>	<u>CERTIFICATE #</u>
FNA DZ, LLC FBO WSFS 201 W. Lake Street # 165 Chicago, IL 60606	Block 1602 Lot 21	19-00017

Lien Redemption	\$ 37,053.09
Premium	\$ 13,200.00

RESOLUTION 316-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING PAYMENT TO HACKETTSTOWN MUA

WHEREAS, the following properties listed below have refunds to be made in the amount of \$ 688.08, for the 2024 Hackettstown MUA charges.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, this 23rd day of December 2025, that the Tax Collector and Township Finance Office are hereby authorized to refund the following payment to remove from tax sale for utilities:

<u>BLOCK</u>	<u>LOT</u>	<u>QUALIFIER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
1102.03	6	C010F	145 Riva Drive	\$ 123.85
2907	4		30 Hillside Road	\$ 503.05
1102.03	3	C010C	151 Riva Drive	\$ 61.18

Hackettstown Municipal Utilities Authority
424 Hurley Drive
PO Box 450
Hackettstown, New Jersey 07840

RESOLUTION 317-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE REFUND OF DRIVEWAY BONDS TO RYAN HOMES AS LISTED BELOW

WHEREAS, Ryan Homes issued checks in the amount \$ 1,500.00, for each driveway bond; and
WHEREAS, the Township Engineer has determined that the following driveway bonds can be refunded:

<u>ADDRESS</u>	<u>BOND AMOUNT</u>
6 Thomas Knoll Blvd.	\$ 1,500.00
8 Thomas Knoll Blvd.	\$ 1,500.00
21 Thomas Knoll Blvd.	\$ 1,500.00
24 Thomas Knoll Blvd.	\$ 1,500.00
26 Thomas Knoll Blvd.	\$ 1,500.00
28 Thomas Knoll Blvd.	\$ 1,500.00
32 Thomas Knoll Blvd.	\$ 1,500.00
34 Thomas Knoll Blvd.	\$ 1,500.00
36 Thomas Knoll Blvd.	\$ 1,500.00
38 Thomas Knoll Blvd.	\$ 1,500.00
42 Thomas Knoll Blvd.	\$ 1,500.00
TOTAL	\$16,500.00

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 \$ 16,500.00 to Ryan Homes.

RESOLUTION 318-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING ACCEPTANCE OF DRIVEWAY BONDS

WHEREAS, in accordance with Mansfield Township code section 167-11 (Certificate of Occupancy) no certificate of occupancy shall be issued unless the driveway has been completed in accordance with the approved plan; and

WHEREAS, notwithstanding anything to the contrary hereinbefore mentioned, a developer may apply for a certificate of occupancy and defer completion of a driveway in accordance with the approved plan; provided however, such developer posts a driveway bond with the Township of Mansfield; and

WHEREAS, Ryan Homes, the developer of the properties listed below have submitted the following checks:

Check # 788428	Dated 12/03/25	10 Thomas Knoll Blvd.	\$ 1,500.00
Check # 788427	Dated 12/03/25	40 Thomas Knoll Blvd.	\$ 1,500.00
Check # 788429	Dated 12/03/25	46 Thomas Knoll Blvd.	\$ 1,500.00
Check # 788430	Dated 12/03/25	50 Thomas Knoll Blvd.	\$ 1,500.00

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the driveway bonds stated above submitted by Ryan Homes are hereby accepted. The Township Clerk is authorized and directed to forward a copy of this resolution to the developer.

RESOLUTION 319-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING PARTIAL SETTLEMENT OF LITIGATION BETWEEN THE TOWNSHIP AND THE MEADOWS AT MANSFIELD, LLC

WHEREAS, the Township of Mansfield ("Township") and The Meadows At Mansfield, LLC ("The Meadows") are parties to litigation pending in the Superior Court of New Jersey, Law Division, Warren County, entitled "The Meadows At Mansfield, LLC v. Mansfield Township," bearing Docket Number WRN-L-000233-21 ("Litigation"); and

WHEREAS, the Litigation involves a dispute regarding the interpretation and enforceability of certain provisions of a settlement agreement entered between The Meadows, the Township, and Township Land Use Board in August 2014 ("Settlement Agreement") which resolved prior litigation regarding The Meadow's intention to convert previously approved age-restricted development to non-age-restricted development; and

WHEREAS, the Litigation, specifically the Second Count, includes a claim for partial reimbursement of building and inspection fees paid by or on behalf of The Meadows in connection with the completion of age-restricted single-family homes comprising its multi-phase development; and

WHEREAS, throughout the Litigation, there was a genuine dispute regarding (a) the total amount of building and inspection fees imposed by the Washington Township Construction Department, (b) the fees actually paid by or on behalf of The Meadows, (c) the building lots that are subject to fee reimbursement, and (d) the amount of partial reimbursement due under Paragraph 2(e) of the Settlement Agreement; and

WHEREAS, in an effort to resolve the Second Count, the parties met on December 3, 2025, and participated in an out of court settlement conference attended by Robert B. McBriar, Esq. from Schenck Price Smith & King, LLP on behalf of the Township, David Hutt, Esq. from Hutt Shimanowitz & Plocker, P.C. on behalf of The Meadows, William Hotz and Jeff Weinflash, authorized representatives from The Meadows, Dennis Allen, Washington Township Construction Official, C. Richard Quamme, Township Engineer, Donna M. Mollineaux, Chief Financial Officer, and Joseph Watters, Mayor; and

WHEREAS, as a result of said conference, the parties reached an agreement that both the Township and The Meadows deem to be in their respective best interests, which agreement is memorialized in a "Settlement Agreement," a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Township desires to resolve the Second Count of the Litigation once and for all without any further risk or expense; and

WHEREAS, the Township's Chief Financial Officer has indicated there is sufficient funding for this settlement.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, and State of New Jersey, does hereby authorize and approve settlement of the Second Count of the above-referenced Litigation in accordance with the terms and conditions set forth in the Settlement Agreement, a copy of which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Township Mayor, Clerk, and Chief Financial Officer are hereby authorized to take any actions necessary to effectuate the authorized settlement, including, but not limited to executing the Settlement Agreement on behalf of the Township and issuing payment in accordance therewith.

RESOLUTION 320-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING CONTRACT WITH JERSEY PROFESSIONAL MANAGEMENT FOR TEMPORARY CHIEF FINANCIAL OFFICER SERVICES

WHEREAS, the Township of Mansfield is in need of the services and assistance of a Chief Financial Officer as defined by N.J.S.A. 40A:9-140.10; and

WHEREAS, the Township Committee of the Township of Mansfield deems it in the best interest of the Township to contract with Jersey Professional Management for services of a Chief Financial Officer until a permanent replacement can be hired; and

WHEREAS, the Township has received a proposal dated December 2, 2025, from Jersey Professional Management of Scotch Plains, New Jersey to provide an individual who can serve as the Temporary Chief Financial Officer until one is employed by the Township; and

WHEREAS, the Qualified Purchasing Agent of the Township has reviewed the proposal and required pay to play documentation and authorizes to award as a non-fair and open contract under the New Jersey Public Contracts Law; and

WHEREAS, the Assistant Chief Financial Officer has certified to the Township Committee that there will be sufficient funds available under Finance Professional Services account number 6-01-20-130-0000-4128, at a rate of not to exceed \$129.00 per hour.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield hereby authorize the Mayor and Township Clerk to execute the attached Proposal with Jersey Professional Management of Scotch Plains, New Jersey to provide the services of a Temporary Chief Financial Officer for a period of 12 months, ending December 31, 2026. A copy of the proposal, which outlines the services to be provided, schedule of work to be performed and related fees is available in the Township Clerk's office for inspection.

RESOLUTION 321-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING PURCHASING OF ROCK SALT THROUGH WARREN COUNTY CO-OP #WC2547 FROM ATLANTIC SALT, INC., 134 MIDDLE STREET, SUITE 210, LOWELL, MA 01853

WHEREAS, the Township of Mansfield wishes to purchase Rock Salt under the Warren County Co-Op; and

WHEREAS, Warren County Co-Op Pricing System awarded a contract to Atlantic Salt, Inc., 134 Middle Street, Suite 210, Lowell, MA 01853; and

WHEREAS, the Temporary Chief Financial Officer has certified that funds are available in the Other Trust Account (reserve for snow removal) for \$20,000.00 and the line-item to be charged is T-35-55-289-0000-0002; and

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

WHEREAS, it is the recommendation of the Temporary Chief Financial Officer to authorize the purchase of this ice deterrent product through the Warren County Co-Op Pricing System.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield that the Finance Office be authorized to issue purchase orders to Atlantic Salt, Inc., 134 Middle Street, Suite 210, Lowell, MA 01853 through December 31, 2025.

NEW BUSINESS:

- 2026 Junk Dealer License Renewal
- 1. Insurance Auto Auction
 - 2. Lentini Auto Salvage, Inc.
 - 3. Rt. 57 Auto Salvage, Inc.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the 2026 Junk Dealer License Renewals for the above.

RECORDED VOTE

Aye: Mr. Farino, Mr. Mc Guinness, Mr. Connelly, Mrs. Mora Dillon
Nay: XXXXXX
Absent: Watters
Abstain: XXXXXX

COMMITTEE PERSON COMMENTS:

Mr. Hayes thanked Mr. Joe Farino for his years of service to the Township. Mr. Mc Guinness thanked Mrs. Mora Dillon for her service to the Township.

EXECUTIVE SESSION

Mr. Connelly, seconded by Mr. Hayes, made a motion to adopt Resolution #322-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

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

Township Attorney Lavery announced the following to be discussed in Executive Session:
Potential Litigation

RESOLUTION 322-2025

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:

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At approximately 8:10 p.m., the Committee went into Executive Session.

RETURN TO REGULAR SESSION

On a motion by Mr. Connelly, seconded by Mr. Hayes, the Township Committee voted to return to public session at approximately 8:37 p.m.

RECORDED VOTE

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

Township Attorney Lavery announced the following discussed in Executive Session:

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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.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to authorize Township Attorney Lavery to draft the legal opinion as discussed in Executive Session.


RECORDED VOTE

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

Mr. Mc Guinness stated that Mansfield Fire Company is requesting the donation of out of service police vehicle as their current Chief's vehicle is in poor condition.

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:39 p.m.

Attest,


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