



**AGENDA OF THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANSFIELD**

March 25, 2026

6:30 p.m. (Rescheduled)

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 Daily Record, and by posting notice of such meeting on the Township Website and 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.

THIS IS NOT AN OFFICIAL DOCUMENT. It is listed as a courtesy and attempt to inform the public of actions being considered by the Township Committee of Mansfield Township. There may be additions or deletions prior to the Committee taking final action.

ROLL CALL:

SALUTE TO FLAG & MOMENT OF SILENCE:

EXECUTIVE SESSION

#095-2026 Executive Session

RETURN TO REGULAR SESSION

APPROVAL OF THE MINUTES

Executive Session- March 11, 2026

Regular Session- March 11, 2026

CLERK'S REPORT

FINANCE REPORT

EMPLOYEES' REPORTS

ENGINEER'S REPORT

PUBLIC PORTION

ORDINANCES: SECOND READING AND PUBLIC HEARING

#009-2026 Ordinance of the Township of Mansfield, County of Warren, State of New Jersey Appropriating \$135,000 for the Purchase of Two Police Vehicles

ORDINANCES: FIRST READING AND INTRODUCTION

#010-2026 Ordinance Of The Township Of Mansfield, County Of Warren, State Of New Jersey Amending And Supplementing The Township Code By Creating Chapter 210 Entitled "Indirect Heat Exchangers" As Well As Amending And Supplementing Certain Sections Of The Land Use Legislation, Specifically Chapter 361 Entitled "Design And Performance Standards" By Creating Section 361-39.1 Entitled "Indirect Heat Exchangers" To Regulate Indirect Heat Exchangers Also Known As Wood Boilers Across All Zoning Districts

#011-2026 Ordinance Of The Township Of Mansfield, County Of Warren, State Of New Jersey Repealing Chapter 279, "Short -Term Rentals", Of The Code Of The Township And Amending Chapter 363, "Zoning", To Prohibit Short-Term Rentals Of Thirty (30) Days Or Less In All Zoning Districts

#012-2026 Ordinance Of The Township Of Mansfield, County Of Warren, State Of New Jersey, Providing For The Refund Of The Municipal Portion Of The Concealed Carry Handgun Permit Application Fee

RESOLUTIONS (taken separately)

#096-2026 Resolution Authorizing Payment of Municipal Obligations

PUBLIC PORTION – CONSENT AGENDA ONLY

CONSENT AGENDA

- #097-2026** Resolution of Support Regarding Warren County's Purchase of a Development Easement on Terhune Farm, Block 1307 Lot 11
- #098-2026** Resolution Authorizing Refund for Overpayment of Property Taxes – Block 1001.01 Lot 9.01
- #099-2026** Resolution Authorizing Change Order #1 for Contract for Mitchell Road Improvements – Riverview Paving, Inc
-
- #100-2026** Resolution Authorizing the Sale of Property No Longer Needed for Public Use on an Online Auction Website
- #101-2026** Resolution Authorizing Appointment of Tax Collector
- #102-2026** Resolution Authorizing Acceptance of Sidewalk Bonds
- #103-2026** Resolution Authorizing Acceptance of Landscaping & Grading Bonds
- #104-2026** Resolution Authorizing Formal Bid Process to Refurbish Engine 28-64
- #105-2026** Resolution Authorizing Formal Bid Process for Cell Tower Rental

NEW BUSINESS

COMMITTEE PERSON COMMENTS/REPORTS

Watters
Hayes
Mc Guinness
Connelly
Bollard

EXECUTIVE SESSION

#106-2026 Executive Session

RETURN TO REGULAR SESSION

ADJOURN



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

ORDINANCE 009-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY APPROPRIATING FUNDS IN THE AMOUNT OF \$135,000.00 FOR THE PURCHASE OF TWO POLICE VEHICLES

STATEMENT OF PURPOSE

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

WHEREAS, there is a need for the purchase of two police vehicles;

BE IT ORDAINED, by the Township Committee of the Township of Mansfield, Warren County, New Jersey, as follows:

SECTION 1. The amount of \$135,000.00 is hereby appropriated from the General Capital Reserve Account for Purchase of Police Vehicles

SECTION 2. There is no debt incurred by this Ordinance.

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.

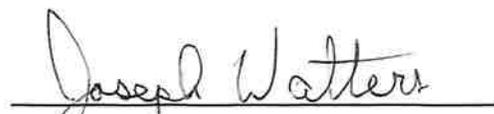
SECTION 5. This ordinance shall take effect upon adoption and publication according to law.

ATTEST:



Wendy Barras, Township Municipal Clerk

TOWNSHIP OF MANSFIELD



Hon. Joseph Watters, Mayor

Motion: Introduce Ordinance Moved by: Mc Guinness; Seconded by: Connelly
Vote: Motion carried by roll call vote (Summary: Yes=5)
Yes: Bollard, Connelly, Mc Guinness, Hayes, Watters
No:
Abstain:
Absent:

Introduced: March 11, 2026
Published: March 12, 2026
Public Hearing: March 25, 2026

Motion: Adopt Ordinance Moved by: ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)
Yes:
No:
Abstain:
Absent:

Adopted:
Published:

CERTIFICATION

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, do hereby certify that the foregoing Ordinance was duly adopted by the Township of Mansfield Committee on the day of , 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

ORDINANCE 010-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE BY CREATING CHAPTER 210 ENTITLED "INDIRECT HEAT EXCHANGERS" AS WELL AS AMENDING AND SUPPLEMENTING CERTAIN SECTIONS OF THE LAND USE LEGISLATION, SPECIFICALLY CHAPTER 361 ENTITLED "DESIGN AND PERFORMANCE STANDARDS" BY CREATING SECTION 361-39.1 ENTITLED "INDIRECT HEAT EXCHANGERS" TO REGULATE INDIRECT HEAT EXCHANGERS ALSO KNOWN AS WOOD BOILERS ACROSS ALL ZONING DISTRICTS

STATEMENT OF PURPOSE

The purpose of this Ordinance is to amend certain general and land use legislation of the Mansfield Township Code to regulate the design and performance standards for indirect heat exchangers.

WHEREAS the Township Committee of the Township of Mansfield ("Township") is authorized pursuant to the New Jersey Municipal Land Use Law, N.J.S.A 40:55D-1 et seq., to adopt zoning regulations governing the use of land within the Township in order to promote the public health, safety, morals and general welfare; and

WHEREAS the Municipal Land Use Law expressly authorizes zoning regulations designed to Municipal Land Use Law; and

WHEREAS the Township Committee has determined that the addition and operation of indirect heat exchangers or wood boilers on properties across all zones in the Township has the potential to introduce significant detrimental environmental and related quality of life impact on adjacent properties; and

WHEREAS the Township Committee believes that the installation and operation of indirect heat exchangers or wood boilers can be conducted within acceptable standards that mitigate the potential for these detrimental effects on adjacent properties; and

WHEREAS establishing such standards within Chapters 210 "Indirect Heat Exchangers" and 361 "Design and Performance Standards" will ensure the proper installation and operating standards for such indirect heat exchangers or wood boilers.

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

SECTION I:

The Township Code of the Township of Mansfield, County of Warren, State of New Jersey is hereby amended and supplemented by the creation of Chapter 210 entitled "Indirect Heat Exchangers," as follows:

§ 210. Indirect Heat Exchangers.

§ 210-1. Operation and Enforcement.

A. Regulations for Use of Indirect Heat Exchangers.

1. Only clean dry wood may be utilized to fire such furnace. Such wood fuel shall consist of dry, seasoned wood or wood pellets. Coal is an allowable fuel when its combustion does not exceed the maximum particulate emission in this section.
2. Particulate emissions from said furnace **shall not exceed forty-four (44) pounds** of particulate per one million British Therman Units (BTUs) produced in the boiler (not delivered to the house).
3. Smoke emissions from indirect heat exchangers
 - (a) No person shall cause, suffer, allow or permit visible smoke to be emitted into the outdoor air from the combustion of fuel in any stationary indirect heat exchanger except as provided in (b) below.
 - (b) No person shall cause, suffer, allow or permit smoke the shade or appearance of which is darker than number 1 on the Ringelmann smoke chart or greater than 20 percent opacity, exclusive of visible condensed water vapor, to be emitted into the outdoor air from the combustion of fuel in any stationary indirect heat exchanger having a rated hourly capacity of 200 million BTU or greater gross heat input and discharging through a stack or chimney having all internal cross-sectional dimensions of 60 inches or greater.
 - (c) The provisions of (a) and (b) above shall not apply to smoke which is visible for a period of not longer than three minutes in any consecutive 30-minute period.

B. Prohibited fuels.

No person shall burn any of the following items in an outdoor wood-burning furnace:

1. Any wood that does not meet the definition of clean, dry wood.
2. Garbage.
3. Tires
4. Lawn clippings or leaves.
5. Materials containing plastic.
6. Materials containing rubber.
7. Waste petroleum products.
8. Paints and paint thinners.
9. Chemicals
10. Glossy or colored papers.
11. Construction and demolition debris.
12. Plywood or Particleboard.
13. Salt water driftwood.
14. Manure.
15. Animal carcasses.
16. Asphalt products.

17. Treated or painted wood.

18. Any substance that normally emits dense smoke or obnoxious odors.

C. Compliance with law.

Indirect heat exchanger(s) must comply with all applicable laws, including but not limited to local ordinances, Board of Health regulations, and federal, state and county laws and regulations.

D. Visual emission standards.

1. In addition to adhering to NJ Department of Environmental Protection, N.J.A.C. 7:27-3 ("Prohibition of Smoke from Combustion of Fuels"), no person shall cause or allow a smoke plume to exceed an average of twenty-percent opacity for six consecutive minutes in any one-hour period.
2. Exception: Visible emissions may not exceed forty-percent opacity for twenty (20) consecutive minutes during the set-up period of a new fire. This only includes initial firing of the unit where no coal bed exists. This exception does not apply to refueling.

E. Nuisance conditions prohibited.

No person shall operate an outdoor indirect heat exchanger in such manner as to create a public or private nuisance.

No person shall cause or allow emissions of air contaminants to the outdoor atmosphere of such quantity, characteristic or duration that is injurious to human, plant or animal life or to property, or that unreasonably interferes with the comfortable enjoyment of life or property.

Notwithstanding the existence of specific air quality standards or emission limits, this prohibition applies, but is not limited to, any particulate, fume, gases, mist, odor, smoke, vapor, toxic or deleterious emission, either alone or in combination with others.

Municipal officials may enforce this provision according to their general authority-to-abate-nuisances' provisions within this chapter, the New Jersey air quality regulations as well as any other state or county applicable laws or regulations. 361-39.1 Permit required; fee; inspection and approval.

F. Violations and penalties.

Any person found guilty of violating the provisions of this chapter shall be subject to the following penalties:

1. First offense: a fine of two hundred and fifty dollars (\$250.00).
2. Second offense: a fine not to exceed one thousand dollars (\$1,000.00); a discretionary imposition of community service not to exceed five (5) days.
3. Third and subsequent offenses: surrender and dismantlement of the indirect heat exchanger furnace, the owner being responsible for the removal and disposition thereof, a fine not to exceed two thousand, five hundred dollars (\$2,500.00) and discretionary community service not to exceed ten (10) days.

This ordinance shall be enforced by the Township of Mansfield Zoning Officer and such other municipal officials as may be authorized by law. Each day a violation exists shall constitute a separate offense.

SECTION II:

Chapter 361 entitled "Design and Performance Standards" of the Township Code of the Township of Mansfield, County of Warren, State of New Jersey is hereby amended and supplemented by the creation of a new section, to be codified as **§ 361-39.1** "Indirect Heat Exchangers" as follows:

§ 361-39.1. Indirect Heat Exchangers

A. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

Indirect heat exchangers (also known as outdoor hydronic heaters, outdoor wood furnace or outdoor wood-fired boilers) means a structure, equipment or fuel-burning device designed to burn wood or other solid or liquid fuels in an outdoor installation which heats building space and/or water via the distribution, typically through pipes, of a fluid typically water or a water/antifreeze mixture or similar heat conducting material heated in the device. It may also be a wood or approved solid-fuel-fired water jacketed stove that provides heat and/or hot water to new or existing stoves.

Chimineas, fireplaces and traditional wood burning stoves do not meet the definition of an indirect heat exchanger and are not subject to this chapter.

"Department" means the Department of Environmental Protection.

"Direct heat exchanger" means equipment in which heat from the combustion of fuel is transferred to a substance being heated so that the latter is contacted by the products of combustion and may contribute to the total effluent.

"Fuel" means solid, liquid or gaseous materials used to produce useful heat by burning.

"Indirect heat exchanger" means equipment in which heat from the combustion of fuel is transferred by conduction through a heat-conducting material to a substance being heated, so that the latter is not contacted by, and adds nothing to, the products of combustion.

"Internal cross-sectional dimension" means any maximum linear perpendicular distance from an inside wall of a stack or chimney to the inside of an opposite wall, such as the diameter of a circular cross-section or the length or width of a rectangular cross-section.

"Manufacturing process" means any action, operation or treatment embracing chemical, industrial, manufacturing, or processing factors, methods or forms including, but not limited to, furnaces, kettles, ovens, converters, cupolas, kilns, crucibles, stills, dryers, roasters, crushers, grinders, mixers, reactors, regenerators, separators, filters, reboilers, columns, classifiers, screens, quenchers, cookers, digesters, towers, washers, scrubbers, mills, condensers or absorbers.

"Marine installation" means equipment for propulsion, power or heating on all types of marine craft and floating equipment.

"Mobile source" means equipment designed or constructed to be portable or movable from one location to another including but not limited to aircraft, locomotives operating on rails, tractors, earth moving equipment, hoists and mobile power generators.

“Motor vehicle” means any vehicle propelled otherwise than by muscular power, excepting such vehicles as run only upon rails or tracks.

“Opacity” means the property of a substance which renders it partially or wholly obstructive to the transmission of visible light expressed as the percentage to which the light is obstructed.

“Ringelmann smoke chart” means the Ringelmann's scale for grading the density of smoke as published by the United States Bureau of Mines or any chart, recorder, indicator or device which is approved by the Department as the equivalent of said Ringelmann's scale for the measurement of smoke density.

“Smoke” means small gas-borne and airborne particles, exclusive of visible condensed water vapor, arising from a process of combustion in sufficient number to be observable.

“Stack or chimney” means a flue, conduit or opening designed, constructed, and/or utilized for the purpose of emitting air contaminants into the outdoor air.

“Visible smoke” means smoke which obscures light to a degree readily discernible by visual observation.

B. Prohibition.

No person, corporation or entity shall install, construct or operate an indirect heat exchanger furnace unless in compliance with the provisions of this chapter.

C. Regulations for use.

1. Indirect heat exchanger shall only be installed, or operated, on lots of minimize size of **two acres**.
2. Such furnaces must be located at least **fifty feet (50')** from any side or rear yard property line and be located at least **one hundred feet (100')** from the nearest residential structure not served by the furnace. No indirect heat exchanger furnace can be operated in the front yard of the property on which it is located.
3. Furnaces must be located no closer than **thirty feet (30')** from the building it is serving.
4. The indirect heat exchanger furnace shall have a chimney that extends at least **fifteen feet (15')** above the ground surface and according to MSF Installation Specifications.
5. The top of the smokestack or chimney must extend at least **ten feet (10')** above the top roofline of any neighboring residential building and must be located at least **one hundred feet (100')** from the nearest residential structure.
6. All installations and users shall comply with all state laws, New Jersey Department of Environmental Protection regulations, New Jersey Department of Community Affairs and New Jersey State health regulations as well as local and County Board of Health ordinances and regulations.

D. Permit Authorization.

Any person or entity seeking to install and/or operate an indirect heat exchanger furnace shall first apply to the Township of Mansfield for a permit, provide installation information and sign/date an acknowledgement that despite installation of an indirect heat exchanger furnace per specifications and

under an approved permit, does not necessarily ensure that such furnace can be operated consistent with N.J.D.E.P. emission limitations and those outlined in this chapter. (“Indirect Heat Exchanger Construction Code Permit Notice and Acknowledgement”).

At the time of filing the application, the applicant shall pay an Application fee of \$250; Escrow Fee \$500.

The Township of Mansfield Zoning Officer or his designee shall inspect and approve the installation and/or operation of the furnace and shall ensure that all required permits and ordinances shall have been obtained or met. No one may install or operate such a furnace without such approval under chapter 361-39.1.

E. Permit Notice Acknowledgement.

Indirect Heat Exchanger Construction Code Permit Notice and Acknowledgement

Under the New Jersey Administrative Codes, Title 7, Chapter 27 (N.J.A.C 7:27), Air Pollution Control, the New Jersey Department of Environmental Protection (DEP) regulates smoke emissions from indirect heat exchangers. Outdoor wood boilers (OWB) and outdoor hydronic heaters (OHH) meet the definition of indirect heat exchangers and are therefore subject to the requirements of N.J.A.C. 7:27-3 “Prohibition of Smoke from the Combustion of Fuels.”

Smoke from OWBs or OHHs have been known to exceed DEP’s standards. The manufacturers are not required to label, document or otherwise disclose the quantity of smoke produced by these devices. There is no means to predict whether a given outdoor boiler, when in use, will violate the DEP smoke emission limit.

Issuance of a Uniform Construction Code (UCC) permit does not guarantee that a unit will meet the DEP requirements. An outdoor wood boiler that has been installed in accordance with all applicable requirements established under the UCC may still be subject to some future enforcement action by the NJDEP, including penalties to the vendor, installer and property owner. Operating indirect heat exchanger outside of emission limitations established by Township of Mansfield may also subject the operator to municipal enforcement actions.

Homeowners with questions about compliance with the emission standard are advised to contact the NJDEP or the county health department.

I acknowledge that I have been given a copy of this Notice

Property owner or Authorized Representative

Date

SECTION III:

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

SECTION IV:

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 V:

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

ATTEST:

TOWNSHIP OF MANSFIELD

Wendy Barras, Township Municipal Clerk

Hon. Joseph Watters, Mayor

Motion: Introduce Ordinance Moved by: ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)
Yes:
No:
Abstain:
Absent:

Introduced:
Published:
Public Hearing:

Motion: Adopt Ordinance Moved by: ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)
Yes:
No:
Abstain:
Absent:

Adopted:
Published:

CERTIFICATION

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, do hereby certify that the foregoing Ordinance was duly adopted by the Township of Mansfield Committee on the day of , 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

ORDINANCE 011-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY REPEALING CHAPTER 279, "SHORT -TERM RENTALS", OF THE CODE OF THE TOWNSHIP AND AMENDING CHAPTER 363, "ZONING", TO PROHIBIT SHORT-TERM RENTALS OF THIRTY (30) DAYS OR LESS IN ALL ZONING DISTRICTS

STATEMENT OF PURPOSE

The purpose of this Ordinance is repeal Chapter 279, "Short-Term Rentals", of the Code of the Township and amend Chapter 363, "Zoning" to prohibit short-term rentals of thirty (30) days or less in all zoning districts.

WHEREAS, the Township Committee of the Township of Mansfield ("Township") is authorized pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., to adopt zoning regulations governing the use of land within the Township in order to promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law expressly authorizes zoning regulations designed to advance the purposes of the Municipal Land Use Law; and

WHEREAS, the Township Committee has determined that short-term rentals for periods of thirty (30) consecutive days or less introduce transient populations that are incompatible with the Township's established residential character; and

WHEREAS, the Township Committee finds that the presence of transient lodging uses within residential neighborhoods undermines community cohesion, creates enforcement difficulties, and is inconsistent with the Township Master Plan's goal of preserving the existing housing stock and providing the opportunity for the development of a wider variety of housing types to meet the needs of different income and age levels, family compositions and lifestyles by removing existing housing stock from the market and thus negatively impacting the housing supply and prices for existing and future residents; and

WHEREAS, the Township Committee further finds that regulation of short-term rentals is most appropriately addressed through the Township's zoning ordinance so that such uses are clearly identified as prohibited land uses in all zoning districts; and

WHEREAS, the Township Committee therefore determines that Chapter 279, "Short-Term Rentals," should be repealed in its entirety, and that the prohibition on short-term rentals should instead be incorporated directly into Chapter 363, "Zoning."

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

Repeal of Chapter 279

Chapter 279, entitled "Short-Term Rentals," is hereby repealed in its entirety.

All sections, subsections, and provisions contained therein are abolished and shall be of no further force or effect.

SECTION 2.

Amendment to Chapter 360 – Administration and Procedures

Chapter 360 of the Code of the Township of Mansfield, entitled "Administration and Procedures," is hereby amended by adding a new definition to section **§ 360-4** as follows:

§ 360-4. Definitions

SHORT-TERM RENTAL The rental, lease, license, or use of any dwelling unit, or any portion thereof, for a period of thirty (30) consecutive days or less, whether or not compensation is received.

Amendment to Chapter 363 – Zoning

Chapter 363 of the Code of the Township of Mansfield, entitled "Zoning," is hereby amended by adding a new section, to be codified as **§ 363-8** as follows:

§ 363-8. Provisions applicable to all zones

- A. Principal Use; principal structures. Unless otherwise specified in this chapter, no more than one principal use or building shall be permitted on any one lot.
- B. Accessory buildings. The following regulations are in addition to those set forth for accessory buildings in each zone district:
 - (1) Any accessory building attached to a principal building shall be considered part of the principal building, and the total structure shall adhere to the yard requirements for the principal building, regardless of the technique of connecting the principal and accessory buildings.
 - (2) Except for farm buildings, no permit shall be issued for the construction of an accessory building prior to the issuance of a permit for the construction of the principal building upon the same premises. If construction of the principal building does not precede or coincide with the construction of the accessory building, the Construction Official shall revoke the construction permit for the accessory building until construction of the principal building has proceeded substantially toward completion.
 - (3) If ponies, horses, cows, sheep, fowl or other farm livestock are kept on any property as provided in this chapter, and building for the shelter and care of such animals is provided, such a building for the shelter and care of such animals is provided, such building shall not be located closer than one hundred (100) feet from any property or street right-of-way line, except as provided in §363-62.
- C. All lots shall front upon a street as defined in §360-4.

D. Prohibited Uses. The following regulations for prohibited uses are in addition to those set forth for prohibited uses in each zone district:

(1) Short-term rentals

- (a) Short-term rentals are hereby declared to be prohibited uses in all zoning districts within the Township of Mansfield. Such use shall not be permitted as a principal use, accessory use, or conditional use in any zone.
- (b) No short-term rental shall be deemed a lawful nonconforming use, nor shall any short-term rental be entitled to continuation, expansion, or protection pursuant to N.J.S.A. 40:55D-68.

- (c) This section shall not apply to hotels or motels lawfully permitted under Chapter 363 in zoning districts where such uses are expressly allowed.
- (d) This section shall not apply to community residences, community shelters, or group homes lawfully permitted under N.J.S.A. 40:55D-66.1 in zoning districts where such uses are expressly allowed.

**SECTION 3.
Enforcement**

This ordinance shall be enforced by the Township Zoning Officer and such other municipal officials as may be authorized by law. Each day a violation exists shall constitute a separate offense.

**SECTION 4.
Penalties**

Any person, firm, or entity violating this ordinance shall be subject to the general penalties set forth in Chapter 1, § 1-17, of the Township Code.

**SECTION 5.
Repealer**

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

**SECTION 6.
Severability**

If any section, subsection, clause, or provision of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect the validity of the remaining portions of this ordinance.

**SECTION 7.
Effective Date**

This ordinance shall take effect upon final passage and publication as required by law.

ATTEST:

TOWNSHIP OF MANSFIELD

Wendy Barras, Township Municipal Clerk

Hon. Joseph Watters, Mayor

Motion: Introduce Ordinance Moved by: ; Seconded by:

Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:

No:

Abstain:

Absent:

Introduced:

Published:

Public Hearing:

Motion: Adopt Ordinance Moved by: ; Seconded by:

Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:

No:

Abstain:

Absent:

Adopted:

Published:

CERTIFICATION

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, do hereby certify that the foregoing Ordinance was duly adopted by the Township of Mansfield Committee on the _____ day of _____, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

ORDINANCE 012-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, PROVIDING FOR THE REFUND OF THE MUNICIPAL PORTION OF THE CONCEALED CARRY HANDGUN PERMIT APPLICATION FEE

STATEMENT OF PURPOSE

The purpose of this Ordinance is to authorize the refund of the municipal portion of the concealed carry handgun permit application fee.

WHEREAS, pursuant to N.J.S.A. 2C:58-4, applicants for permits to carry a handgun are required to pay an application fee in the amount of \$200.00, of which \$150.00 is remitted to the municipality and \$50.00 is paid directly to the Superintendent of the State Police; and

WHEREAS, the Township of Mansfield (the "Township") recognizes that the statutory fee structure imposes a financial burden on applicants and wishes to ease that burden for its residents by offering refunds of the Township's portion of the application fee; and

WHEREAS, the Township Council has determined that it is in the public interest to establish an administrative process for refunding the \$150.00 municipal portion of the application fee upon appropriate documentation and verification.

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. Purpose.

The purpose of this Ordinance is to establish a program by which residents of the Township of Mansfield who have paid the \$150.00 municipal application fee for a concealed carry handgun permit may apply for a refund of said municipal portion of the fee.

SECTION 2. Eligibility for Refund.

Any applicant who has paid the \$150.00 municipal application fee for a handgun carry permit on or after January 1, 2026, and who submits a valid receipt showing payment, may apply to the Township of Mansfield Police Department Administrative Assistant for a refund of \$150.00, representing the municipal portion of the statutory fee remitted to the Township of Mansfield.

SECTION 3. Refund Application Procedure.

Refunds shall be issued upon the applicant's submission to the Police Department Administrative Assistant of the following documentation:

1. Proof of payment of the \$150.00 municipal application fee;
2. Confirmation that the application was processed through the Township of Mansfield Police Department; and
3. Any additional documentation deemed reasonably necessary by the Police Department Administrative Assistant to confirm eligibility.

SECTION 4. Scope of Refund.

This refund program applies only to the municipal portion of the application fee (\$150.00) and does not apply to any amounts remitted by the applicant directly to the State of New Jersey, the Superintendent of the State Police, or any other governmental agency.

SECTION 5. Administration.

The Township of Mansfield Police Department Administrative Assistant is hereby authorized and directed to administer this refund program, to process applications for refunds, and to require any reasonable documentation necessary to confirm eligibility of applicants. The Chief of Police may promulgate administrative guidelines consistent with this Ordinance to facilitate the efficient administration of the program.

SECTION 6. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 7. Repealer.

All ordinances and resolutions or parts thereof inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 8. Effective Date.

This Ordinance shall take effect upon final passage and publication in accordance with applicable law.

ATTEST:

TOWNSHIP OF MANSFIELD

Wendy Barras, Township Municipal Clerk

Hon. Joseph Watters, Mayor

Motion: Introduce Ordinance Moved by: ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)
Yes:
No:
Abstain:
Absent:

Introduced:
Published:
Public Hearing:

Motion: Adopt Ordinance Moved by: ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)
Yes:
No:
Abstain:
Absent:

Adopted:
Published:

CERTIFICATION

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, do hereby certify that the foregoing Ordinance was duly adopted by the Township of Mansfield Committee on the day of , 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 095-2026

**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 –

Part Time Certified Tax Collector Position Interviews

Motion: Approve Resolution Moved by: _____ ; Seconded by: _____
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 096-2026

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 – 5-01	\$ 18,671.60
CURRENT- 6-01	\$ 183,564.65
FEDERAL AND STATE GRANT FUND-G-02	\$ 638.50
MANDATORY DEVELOPMENT FEES-T-20	\$ 736.50
OTHER TRUST-T-35	\$ 238.65
TOTAL	\$ 203,894.90

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk

P.O. Type: All
 Format: Detail with Line Item Notes
 Range: 5-First
 Rcvd Batch Id Range: First to Last
 Vendors: All
 Print Alpha, Revenue, & G/L Accounts: Y
 to 6-ZZ-ZZ-ZZZ-ZZZZ-ZZZZ
 Bid: Y State: Y Other: Y Exempt: Y
 Include Non-Budgeted: Y

DEPT Page Break: No Subtotal CAFR: No Subtotal DEPT: No Subtotal SUB_ACCT: No

Account	P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc	First Rcvd Date	Chk/Void Date	Invoice	PO Type
Fund:		CURRENT FUND									
5-01-20-130-0000-4145			PAYROLL SERVICES								
26-00260	1	ACTI0005	ACTION DATA SERVICES	INV. 95958 W2 FORMS (2025)	599.60	R		03/19/26	03/19/26	95958	
5-01-20-135-0000-4220			AUDIT								
26-00244	2	SAMUE020	SAMUEL KLEIN AND COMPANY LLP ANNUAL AUDIT OF BOOKS & RECORDS - 2025	INV. 18587 INTERIM BILLING	8,369.00	R		03/11/26	03/19/26	18587	B
5-01-20-145-0000-4141			TAX FORECLOSURE								
25-00523	26	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25632 UPDATED TITLE SEARCH 003-002	2025 IN-REM FORECLOSURES	89.10	R		06/27/25	03/19/26	25632	B
25-00523	27	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25633 UPDATED TITLE SEARCH 003-002	2025 IN-REM FORECLOSURES	89.10	R		06/27/25	03/19/26	25633	B
25-00523	28	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25634 UPDATED TITLE SEARCH 003-004	2025 IN-REM FORECLOSURES	89.10	R		06/27/25	03/19/26	25634	B
25-00523	29	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25635 UPDATED TITLE SEARCH 003-005	2025 IN-REM FORECLOSURES	89.10	R		06/27/25	03/19/26	25635	B
25-00523	30	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25636 UPDATED TITLE SEARCH 003-007	2025 IN-REM FORECLOSURES	88.90	R		06/27/25	03/19/26	25636	B
25-00523	31	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25637 UPDATED TITLE SEARCH 003-008	2025 IN-REM FORECLOSURES	88.90	R		06/27/25	03/19/26	25637	B
25-00523	32	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25638 UPDATED TITLE SEARCH 003-009	2025 IN-REM FORECLOSURES	88.90	R		06/27/25	03/19/26	25638	B
25-00523	33	BOUDW005	BOUDWIN ROSS ROY LEODORI PC INV. 25639 UPDATED TITLE SEARCH 003-010	2025 IN-REM FORECLOSURES	89.10	R		06/27/25	03/19/26	25639	B
					<u>712.20</u>						
5-01-23-210-0000-5380			INSURANCE DEDUCTIBLE								
25-00887	2	CENTRO20	CENTRAL JERSEY EQUIPMENT TRACTOR DUE TO AN ACCIDENT	INV. 226633 PARTS TO REPAIR	1,000.00	R		11/24/25	03/19/26	226633	

Account	P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	First Rcvd	Chk/Void	PO
							Enc Date	Date	Type
									Invoice
5-01-25-240-0000-4100			TRAINING						
26-00125	1	SHONG005 SHONGUM SPORTSMEN'S ASSOC	JANUARY 14 & 16, APRIL 15, 16 & 17, JULY 15 & 17, OCTOBER 14, 15 & 16 2025	INV. 5308 DAILY RANGE USE FEE	1,250.00	R	02/05/26	03/19/26	5308
5-01-26-290-0000-5070			EQUIPMENT MAINT. REPAIR						
25-00887	1	CENTRO20 CENTRAL JERSEY EQUIPMENT	TRACTOR DUE TO AN ACCIDENT	INV. 226633 LABOR TO REPAIR	2,356.25	R	11/24/25	03/19/26	226633
25-00887	3	CENTRO20 CENTRAL JERSEY EQUIPMENT	TRACTOR DUE TO AN ACCIDENT	INV. 226633 PARTS TO REPAIR	2,884.55	R	11/24/25	03/19/26	226633
					<u>5,240.80</u>				
5-01-28-370-0000-3015			BASKETBALL						
26-00228	1	JEREM005 JEREMY LEBO		3/02/26 REFEREE SERVICES	30.00	R	03/06/26	03/19/26	3/2/26
26-00239	1	FINN005 FINN, BILL		1/30/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	1/30/26
26-00239	2	FINN005 FINN, BILL		2/19/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	2/19/26
26-00239	3	FINN005 FINN, BILL		2/26/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	2/26/26
26-00239	4	FINN005 FINN, BILL		3/06/26 REFEREE SERVICES	120.00	R	03/10/26	03/20/26	3/06/26
26-00240	1	BOHEM005 BOHEM, JOSEPH		1/14/26 REFEREE SERVICES	120.00	R	03/10/26	03/19/26	1/14/26
26-00240	2	BOHEM005 BOHEM, JOSEPH		2/09/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	2/09/26
26-00240	3	BOHEM005 BOHEM, JOSEPH		2/13/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	2/13/26
26-00240	4	BOHEM005 BOHEM, JOSEPH		2/17/26 REFEREE SERVICES	120.00	R	03/10/26	03/19/26	2/17/26
26-00240	5	BOHEM005 BOHEM, JOSEPH		2/27/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	2/27/26
26-00240	6	BOHEM005 BOHEM, JOSEPH		3/03/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	3/03/26
26-00242	1	MCCLA005 HENRY MCCLARY		2/11/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	2/11/26
26-00242	2	MCCLA005 HENRY MCCLARY		2/28/26 REFEREE SERVICES	60.00	R	03/10/26	03/19/26	2/28/26
26-00243	1	SCHOT005 SCHOTT, BROOKS		1/08/26 REFEREE SERVICES	90.00	R	03/10/26	03/19/26	1/08/26
26-00243	2	SCHOT005 SCHOTT, BROOKS		1/30/26 REFEREE SERVICES	60.00	R	03/11/26	03/19/26	1/30/26
26-00243	3	SCHOT005 SCHOTT, BROOKS		3/03/26 REFEREE SERVICES	60.00	R	03/11/26	03/19/26	3/03/26
26-00245	1	STAHL010 STAHL, JAMES		1/29/26 REFEREE SERVICES	60.00	R	03/11/26	03/19/26	1/29/26
26-00245	2	STAHL010 STAHL, JAMES		2/04/26 REFEREE SERVICES	60.00	R	03/11/26	03/19/26	2/04/26
26-00245	3	STAHL010 STAHL, JAMES		3/10/26 REFEREE SERVICES	60.00	R	03/11/26	03/19/26	3/10/26
26-00256	1	FAVINO005 FAVINO, SHAWN		1/14/26 REFEREE SERVICES	60.00	R	03/16/26	03/19/26	1/14/26
26-00256	2	FAVINO005 FAVINO, SHAWN		1/07/26 REFEREE SERVICES	60.00	R	03/16/26	03/19/26	1/07/26

Account P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
5-01-28-370-0000-3015	BASKETBALL		Continued							
26-00256	3 FAVIN005 FAVINO, SHAWN		3/10/26 REFEREE SERVICES	60.00	R	03/16/26	03/19/26		3/10/26	
				1,500.00						
				18,671.60						
				18,671.60						
Fund:	CURRENT FUND									
6-01-20-120-0000-4040	DEPT GENERAL EXP									
26-00081	12 HOMED005 HOME DEPOT USA INC		INV. 4401640 MINI TRAY	1.68	R	03/12/26	03/19/26		4401640	B
	CLERK'S OFFICE									
26-00081	13 HOMED005 HOME DEPOT USA INC		INV. 4401640 MINI ROLLER	5.87	R	03/12/26	03/19/26		4401640	B
	CLERK'S OFFICE									
26-00081	14 HOMED005 HOME DEPOT USA INC		INV. 4401640 PAUL LINERS	9.56	R	03/12/26	03/19/26		4401640	B
	CLERK'S OFFICE									
26-00081	15 HOMED005 HOME DEPOT USA INC		INV. 4401640 WHITE SPRAY PAINT	27.92	R	03/12/26	03/19/26		4401640	B
	CLERK'S OFFICE									
26-00081	16 HOMED005 HOME DEPOT USA INC		INV. 5021008 PAINTER'S TAPE	15.96	R	03/12/26	03/19/26		5021008	B
	CLERK'S OFFICE									
26-00081	17 HOMED005 HOME DEPOT USA INC		INV. 5021008 ROLLER COVERS	22.96	R	03/12/26	03/19/26		5021008	B
	CLERK'S OFFICE									
26-00081	18 HOMED005 HOME DEPOT USA INC		INV. 5021008 TERRY TOWELS	13.98	R	03/12/26	03/19/26		5021008	B
	CLERK'S OFFICE									
26-00081	19 HOMED005 HOME DEPOT USA INC		INV. 5021008 VINYL WALLBASE	34.98	R	03/12/26	03/19/26		5021008	B
	CLERK'S OFFICE									
26-00081	20 HOMED005 HOME DEPOT USA INC		INV. 5021008 BRUSH	24.94	R	03/12/26	03/19/26		5021008	B
	CLERK'S OFFICE									
26-00081	21 HOMED005 HOME DEPOT USA INC		INV. 5021008 WALLBOARD	27.08	R	03/12/26	03/19/26		5021008	B
	ADHESIVE CLERK'S OFFICE									
26-00081	22 HOMED005 HOME DEPOT USA INC		INV. 5021008 ADHESIVE SPREADER	6.97	R	03/12/26	03/19/26		5021008	B
	CLERK'S OFFICE									
26-00081	23 HOMED005 HOME DEPOT USA INC		INV. 5021008 WHITE BASE PAINT	59.96	R	03/12/26	03/19/26		5021008	B
	CLERK'S OFFICE									
26-00081	30 HOMED005 HOME DEPOT USA INC		INV. 7021967 TRAY LINER	6.98	R	03/12/26	03/19/26		7021967	B
	CLERK'S OFFICE									
26-00081	31 HOMED005 HOME DEPOT USA INC		INV. 7021967 ROLLERS	10.97	R	03/12/26	03/19/26		7021967	B
	CLERK'S OFFICE									
26-00081	32 HOMED005 HOME DEPOT USA INC		INV. 6022163 WHITE PAINT	29.98	R	03/12/26	03/19/26		6022163	B

Account P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-20-120-0000-4040	CLERK'S OFFICE	DEPT GENERAL EXP	Continued							
26-00081	33 HOMED005 HOME DEPOT USA INC	CLERK'S OFFICE	INV. 6022138 WALL PLATE	4.08	R	03/12/26	03/19/26		6022138	B
26-00081	34 HOMED005 HOME DEPOT USA INC	CLERK'S OFFICE	INV. 6022138 SWITCH PLATE	0.68	R	03/12/26	03/19/26		6022138	B
26-00081	35 HOMED005 HOME DEPOT USA INC	CLERK'S OFFICE	INV. 6022138 WALL PLATE	4.96	R	03/12/26	03/19/26		6022138	B
26-00081	36 HOMED005 HOME DEPOT USA INC	CLERK'S OFFICE	INV. 6022138 SWITCH PLATE	1.68	R	03/12/26	03/19/26		6022138	B
				<u>311.19</u>						
6-01-20-120-0000-4050	OFFICE SUPPLIES									
26-00181	1 AMAZ0010 AMAZON CAPITAL SERVICES		13YX7YFR3XTR FILE FOLDERS	16.16	R	02/20/26	03/19/26		13YX7YFR3XTR	
26-00181	2 AMAZ0010 AMAZON CAPITAL SERVICES		13YX7YFR3XTR ENVELOPES	13.19	R	02/20/26	03/19/26		13YX7YFR3XTR	
26-00181	3 AMAZ0010 AMAZON CAPITAL SERVICES		13YX7YFR3XTR POST-ITS	7.50	R	02/20/26	03/19/26		13YX7YFR3XTR	
				<u>36.85</u>						
6-01-20-130-0000-4050	OFFICE SUPPLIES									
26-00181	4 AMAZ0010 AMAZON CAPITAL SERVICES		13YX7YFR3XTR TN820 TONER	74.49	R	02/20/26	03/19/26		13YX7YFR3XTR	
6-01-20-130-0000-4128	PROFESSIONAL SERVICES									
26-00025	6 JPMAD005 JPM ADVISORS, LLC		TEMPORARY CFO SERVICES 2026	6,063.00	R	03/02/26	03/19/26		2/23 - 3/8/26	B
6-01-20-130-0000-4145	PAYROLL SERVICES									
26-00073	6 ACTI0005 ACTION DATA SERVICES		INV. 96085 PAYROLL 3/06/26	229.48	R	01/21/26	03/19/26		96085	B
6-01-20-140-0000-4090	COMPUTER SUPPORT SER									
26-00102	3 NISIV005 NISIVOCACCIA CONSULTING LLC		INV. 14921 PROF. SERVICES	765.00	R	01/30/26	03/19/26		14921	B
			RENDERED 2/13/26 - 2/27/26							
26-00192	2 MICRO010 MICROSYSTEMS-NJ.COM, LLC		INV. 17907 ANNUAL EMAIL SER.	120.00	R	02/25/26	03/19/26		17907	
			(TAX COLLECTOR BILLING/UPDATE 2026)							
				<u>885.00</u>						
6-01-20-150-0000-4050	OFFICE SUPPLIES									
26-00192	1 MICRO010 MICROSYSTEMS-NJ.COM, LLC		INV. 17659 ONLINE SERVICES FOR	1,800.00	R	02/25/26	03/19/26		17659	
			2026							
26-00192	3 MICRO010 MICROSYSTEMS-NJ.COM, LLC		INV. 18394 ANNUAL NOTICE OF	2,661.81	R	02/25/26	03/19/26		18394	

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd	Chk/Void	PO
P.O. Id	Vendor				Enc Date	Date	Type
6-01-20-150-0000-4050	OFFICE SUPPLIES	Continued					
26-00192	4 MICRO0010 MICROSYSTEMS-NJ.COM, LLC	INV. 18394 SET-UP FEE	85.00	R	02/25/26	03/19/26	18394
			4,546.81				
6-01-20-155-0000-4300	LEGAL SERVICES						
26-00103	4 SCHE0005 SCHENCK, PRICE, SMITH & KING, INV. 1303790 PROF. SERVICES RENDERED 2/4/26 - 2/27/26 (MANSFIELD MEADOWS)	2026 TWP. CONFLICT ATTORNEY	410.55	R	02/26/26	03/19/26	1303790
26-00103	5 SCHE0005 SCHENCK, PRICE, SMITH & KING, INV. 1303791 PROF. SERVICES RENDERED 2/4/26 - 2/27/26 (EMS)	2026 TWP. CONFLICT ATTORNEY	1,600.00	R	03/18/26	03/19/26	1303791
26-00236	1 LAVER015 LAVERY, SELVAGGI & COHEN, PC PROF. SERVICES RENDERED 1/26/26 - 2/25/26	INV. 53601 GENERAL MATTERS	4,874.69	R	03/09/26	03/19/26	53601
26-00236	2 LAVER015 LAVERY, SELVAGGI & COHEN, PC PROF. SERVICES RENDERED 2/2/26 - 2/10/26	INV. 53602 LABOR	910.00	R	03/09/26	03/19/26	53602
26-00236	3 LAVER015 LAVERY, SELVAGGI & COHEN, PC PROF. SERVICES RENDERED 1/28/26 - 2/24/26	INV. 53604 APM TREE SERVICE	1,065.50	R	03/09/26	03/19/26	53604
			8,860.74				
6-01-21-180-0000-4460	ATTORNEY						
26-00135	3 MURPH005 MURPHY MCKEON P.C. AND 1/30/26 REVIEW ORDINANCES FOR 4TH ROUND AFFORDABLE HOUSING	INV. 16655 ATTEND 1/21 LUB MTG	100.00	R	02/09/26	03/19/26	16655
6-01-23-210-0000-4560	OTHER INSURANCE						
26-00255	1 STATED055 STATEWIDE INSURANCE FUND INSTALLMENT 2 OF 4	INV. 2026856 LIABILITY	38,375.00	R	03/16/26	03/19/26	2026856
6-01-23-215-0000-4540	WORKMEN'S COMP						
26-00255	2 STATED055 STATEWIDE INSURANCE FUND COMPENSATION INSTALLMENT 2 OF 4	INV. 2026856 WORKERS	37,460.25	R	03/16/26	03/19/26	2026856
6-01-25-240-0000-3030	CONTRACTUAL EYE/DENTAL EXAMS						
26-00225	1 ZACHA005 ZACHARY W. CREGAR CONTRACT	3/3/26 REIM. DENTAL PER	227.00	R	03/06/26	03/19/26	3/3/26
26-00231	1 DAVID005 DAVID HANF	3/6/26 REIM VISION PER	47.30	R	03/09/26	03/19/26	3/6/26

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-25-240-0000-3030 CONTRACT	CONTRACTUAL EYE/DENTAL EXAMS	Continued	<u>274.30</u>						
6-01-25-240-0000-3040	CONTRACTUAL UNIFORM CLEANING								
26-00232 1 GILBE005 GILBERT, JEFFREY C.		3/5/26 REIM. ENERGY SOCKS	11.87	R	03/09/26	03/19/26		3/5/26	
26-00233 1 MACD0005 MACDONOUGH, JAMES M.		1/14 & 3/3 REIM. DRY CLEANING	26.75	R	03/09/26	03/19/26		1/14 & 3/3/26	
			<u>38.62</u>						
6-01-25-240-0000-4040	DEPT GENERAL EXP								
26-00234 1 NJEZP005 NJ E-ZPASS		VIOLATION #T122665942568	2.40	R	03/09/26	03/19/26		T122665942568	
	UNPAID TOLL - RARITAN SOUTH								
26-00234 2 NJEZP005 NJ E-ZPASS		VIOLATION #T122665942568	0.90	R	03/09/26	03/19/26		T122665942568	
	UNPAID TOLL - KEYPORT								
26-00234 3 NJEZP005 NJ E-ZPASS		VIOLATION #T122665942568	0.90	R	03/09/26	03/19/26		T122665942568	
	UNPAID TOLL - HOLMDEL NORTH								
26-00234 4 NJEZP005 NJ E-ZPASS		VIOLATION #T122665942568	50.00	R	03/09/26	03/19/26		T122665942568	
	ADMINISTRATIVE FEE								
			<u>54.20</u>						
6-01-25-240-0000-4060	OFFICE MACH MAINTENANCE								
26-00028 1 SFMB0005 SF MOBILE VISION, INC.		INV. 61182 NEXUS CLOUD & BODY	11,520.00	R	01/16/26	03/19/26		61182	
	WORN CAMERA SUBSCRIPTION (YEAR 2)								
26-00028 2 SFMB0005 SF MOBILE VISION, INC.		INV. 61182 NEXUS CLOUD	3,240.00	R	01/16/26	03/19/26		61182	
	SUBSCRIPTION (IN CAR VIDEO)								
26-00177 4 LANDE005 DE LAGE LANDEN FINANCIAL, INC		2026 POLICE COPIER	257.33	R	02/19/26	03/19/26		596230057	B
	INV. 596230057 3/1/26 - 3/31/26								
26-00180 1 COMPU015 COMPUTER SQUARE, INC.		INV. 74305 MDT SERVICES FOR	6,363.64	R	02/19/26	03/19/26		74305	
	WARREN REGIONAL RMS PROJECT (MAINTENANCE) 1/1/26 - 12/31/26								
			<u>21,380.97</u>						
6-01-25-240-0000-4100	TRAINING								
26-00108 1 CALIB005 CALIBRE PRESS		INV. 26-150294 TAKING THE LEAD	359.00	R	02/02/26	03/19/26		26-150294	
	(ELIZABETHTOWN, PA) 2/17/26 - 2/18/26 (M. CITARELLI)								
6-01-25-240-0000-4720	TIRES								
26-00226 1 PETTY005 PETTY'S TIRE & AUTO CENTER, IN		INV. 060933 EAGLE ENFORCER	552.00	R	03/06/26	03/19/26		060933	

Account	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-25-240-0000-4720 (28-15)	TIRES	Continued							
26-00226	2 PETTY005 PETTY'S TIRE & AUTO CENTER, IN INV. 060933 WHEEL BALANCE		59.80	R	03/06/26	03/19/26		060933	
26-00226	4 PETTY005 PETTY'S TIRE & AUTO CENTER, IN INV. 060933 DISMOUNT & REMOUNT		48.00	R	03/06/26	03/19/26		060933	
26-00226	5 PETTY005 PETTY'S TIRE & AUTO CENTER, IN INV. 060933 COMPUTERIZED 4 WHEEL ALIGNMENT (28-15)		109.95	R	03/06/26	03/19/26		060933	
26-00226	6 PETTY005 PETTY'S TIRE & AUTO CENTER, IN INV. 060933 TIRE PRESSURE MONITORING SYSTEM SENSOR VALVE ASSEMBLY (28-15)		271.80	R	03/06/26	03/19/26		060933	
			<u>1,041.55</u>						
6-01-25-240-0000-4730	VEHICLE MAINTENANCE								
26-00055	2 FRED8005 FRED BEANS FORD OF WASHINGTON INV. 40590W SHAFT (28-15)		209.18	R	01/20/26	03/19/26		40590W	B
26-00055	3 FRED8005 FRED BEANS FORD OF WASHINGTON INV. 40590W RETAINER (28-15)		2.85	R	03/13/26	03/19/26		40590W	B
26-00055	4 FRED8005 FRED BEANS FORD OF WASHINGTON INV. 40590W NUT (28-15)		1.10	R	03/13/26	03/19/26		40590W	B
26-00055	5 FRED8005 FRED BEANS FORD OF WASHINGTON INV. 40590W SEAL (28-15)		25.00	R	03/13/26	03/19/26		40590W	B
26-00081	25 HOMED005 HOME DEPOT USA INC FLUID	INV. 6022206 WINDSHIELD WASHER	64.61	R	03/17/26	03/19/26		6022206	B
			<u>302.74</u>						
6-01-25-240-0000-4841	CHIEF EXPENSES								
26-00159	1 NJSTA005 NJ STATE ASSOC. OF CHIEFS OF P 2026 MEMBERSHIP DUES		275.00	R	02/13/26	03/19/26		2026	
		CHIEF JAMES M. MACDONOUGH (ACTIVE)							
6-01-25-240-0000-4842	DARE								
26-00150	1 JCMAS005 JCM ASSOCIATES LLC	INV. 11545 CINCH BAG - BLACK	395.00	R	02/12/26	03/19/26		11545	
26-00150	2 JCMAS005 JCM ASSOCIATES LLC	INV. 11545 POCKET NOTEBOOK & PEN	10.50	R	02/12/26	03/19/26		11545	
26-00150	3 JCMAS005 JCM ASSOCIATES LLC	INV. 11545 SHIPPING	32.44	R	02/12/26	03/19/26		11545	
			<u>437.94</u>						
6-01-25-260-0000-4850	FIRST AID SQUAD CONTRIBUTION								
26-00051	4 INDEP020 INDEPENDENCE FIRST AID SQUAD 2026 ANNUAL DONATION MARCH		6,491.67	R	02/19/26	03/20/26		MARCH 2026	B
6-01-25-265-0000-4610	FIRE HYD SERVICE								
26-00082	3 NEWJE070 NEW JERSEY AMERICAN WATER, INC ACT. 1018-2200037635608		2,047.22	R	02/12/26	03/19/26		2/7 - 3/6	B
		2/7/26 - 3/6/26							

Account	P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-26-290-0000-5050	26-00218	1 REEDS005 SALT SPREADER (TRUCK 15)	TRUCK MAINTENANCE REPAIR & TIRES INV. 19489 CONTROL SWITCH	Continued	420.00	R	03/04/26	03/19/26		19489	
					<u>1,495.78</u>						
6-01-26-291-0000-5210	26-00259	4 ATLAN005 TICKET(S)	SNOW - ROAD SALT ATLANTIC SALT, INC.	INV. 108268 ROCK SALT	17,489.89	R	03/18/26	03/19/26		108268	B
			26-059779,059814,059815,061560, 061562,061563,061635,061672,061689.								
26-00259		5 ATLAN005 TICKET(S)	ATLANTIC SALT, INC.	INV. 110690 ROCK SALT	9,361.16	R	03/18/26	03/19/26		110690	B
			26-069523,069524,069533,069645, 069646								
26-00259		6 ATLAN005 TICKET(S)	ATLANTIC SALT, INC.	INV. 111152 ROCK SALT	9,174.49	R	03/18/26	03/19/26		111152	B
			26-070381,070382,070384,070385, 070453								
26-00259		7 ATLAN005 ADJUSTMENT	ATLANTIC SALT, INC.	INV. 111152 ROCK SALT	0.01	R	03/18/26	03/19/26		111152	B
					<u>36,025.55</u>						
6-01-26-291-0000-5215	26-00196	1 WESTC015 TRUCK 9	SNOW - PLOW MAINT WEST CHESTER MACHINERY AND SUP	01-76402 RAM ASSEMBLY	270.16	R	02/26/26	03/19/26		01-76402	
26-00196		2 WESTC015	WEST CHESTER MACHINERY AND SUP	01-76402 ELBOW O-RING	11.36	R	02/26/26	03/19/26		01-76402	
					<u>281.52</u>						
6-01-26-310-0000-4230	26-00018	3 CARSON005 2/1/26 - 2/28/26	CUSTODIAN CARSON 1994 CORP.	2026 JANITORIAL SERVICES	1,538.56	R	01/16/26	03/19/26		582050	B
6-01-26-310-0000-4425	26-00246	1 FRANK005	REC/FIELD MAINT FRANK RYMON & SONS INC	INV. 50356 CARTRIDGE FILTER	24.17	R	03/12/26	03/19/26		50356	
26-00246		2 FRANK005	FRANK RYMON & SONS INC	INV. 50356 PRE CLEANER FILTER	5.18	R	03/12/26	03/19/26		50356	
26-00246		3 FRANK005	FRANK RYMON & SONS INC	INV. 50356 OIL FILTER	12.06	R	03/12/26	03/19/26		50356	
					<u>41.41</u>						

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-26-310-0000-4450	MISC BLD & GROUNDS EXPENSE								
26-00148 1	FARAS005 FARA & SON HEATING, PLUMBING BURNER MOTOR \$ 129.40 BLOWER WHEEL \$ 78.60 LABOR 2 HRS \$150.00 OLD DPW 330 MAIN STREET	INV. 3/3/26 PARTS & LABOR	508.00	R	02/11/26	03/19/26		3/3/26	
6-01-31-430-0000-4000	TELEPHONE								
26-00237 1	PRINC005 PRINCETON HOSTED SOLUTIONS LLC	INV. 13716 MARCH 2026	2,009.94	R	03/09/26	03/19/26		13716	
6-01-31-430-0000-4410	FUEL OIL/HEATING								
26-00041 14	SJFUE005 SJ FUEL SOUTH CO, INC. DELIVERY 2/3/26 - 204.1 GALS - OLD DPW	INV. 194856 #2 HEATING OIL	541.17	R	01/20/26	03/19/26		194856	B
26-00041 15	SJFUE005 SJ FUEL SOUTH CO, INC. DELIVERY 2/3/26 - 42.4 GALS - OLD DPW	INV. 194857 #2 HEATING OIL	112.42	R	01/20/26	03/19/26		194857	B
			<u>653.59</u>						
6-01-31-430-0000-4420	ELECTRIC								
26-00264 1	JCP0005 JCP&L	ACT. 100-003-564-505	57.83	R	03/19/26	03/19/26			
26-00264 2	JCP0005 JCP&L	ACT. 100-051-562-310	73.13	R	03/19/26	03/19/26			
26-00264 3	JCP0005 JCP&L	ACT. 100-124-385-855 MT BETHEL	661.47	R	03/19/26	03/19/26			
26-00264 4	JCP0005 JCP&L	ACT. 200-000-010-385	250.72	R	03/19/26	03/19/26			
			<u>1,043.15</u>						
6-01-31-430-0000-4715	NATURAL GAS								
26-00019 3	GAS00010 ELIZABETH TOWN GAS 2/5/26 - 3/5/26	2026 ACT. 3528273871	793.34	R	01/16/26	03/19/26		2/5/26 - 3/5/26	B
6-01-31-430-0000-4870	FUEL DIESEL								
26-00034 7	NATIO045 NATIONAL FUEL OIL, INC. DELIVERY 3/10/26 - 86 GALS - DPW	INV. 114131 DIESEL DPW	330.61	R	01/16/26	03/19/26		114131	B
6-01-42-340-0000-1000	BOROUGH OF WASHINGTON ACO								
26-00006 3	BOROU025 BOROUGH OF WASHINGTON INV. 260309-07 2ND QTR. DUE 4/30/26	2026 ANIMAL CONTROL SERVICES	2,931.00	R	01/16/26	03/19/26		260309-07	B
6-01-43-491-0000-4040	MUN COURT OSCAP GENERAL EXP								
26-00036 4	TOSH020 TOSHIBA FINANCIAL SERVICES INV. 596192548 3/1/26 - 3/31/26	TOSHIBA COURT COPIER 2026	95.28	R	01/16/26	03/19/26		596192548	B

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	P0 Type
Fund:	OTHER TRUST								
T-35-55-289-0000-0009	POLICE DONATIONS-OTHER								
26-00262	1 WALMART	ASSORTED CANDY / EASTER EGG	283.65	R	03/19/26	03/19/26			
	HUNT 3/28/26								
Fund Total: OTHER TRUST			283.65						
Year Total:			1,020.15						
Total Charged Lines: 152		Total List Amount: 203,894.90	Total Void Amount: 0.00						

Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	18,671.60	0.00	18,671.60	0.00	0.00	18,671.60
CURRENT FUND	6-01	183,564.65	0.00	183,564.65	0.00	0.00	183,564.65
FEDERAL AND STATE GRANT FUND	G-02	638.50	0.00	638.50	0.00	0.00	638.50
MANDATORY DEVELOPMENT FEES	T-20	736.50	0.00	736.50	0.00	0.00	736.50
OTHER TRUST	T-35	283.65	0.00	283.65	0.00	0.00	283.65
Year Total:		1,020.15	0.00	1,020.15	0.00	0.00	1,020.15
Total of All Funds:		203,894.90	0.00	203,894.90	0.00	0.00	203,894.90



RESOLUTION 097-2026

RESOLUTION OF SUPPORT REGARDING WARREN COUNTY'S PURCHASE OF A DEVELOPMENT EASEMENT ON THE TERHUNE FARM, BLOCK 1307 LOT 11 IN MANSFIELD TOWNSHIP CONSISTING OF APPROXIMATELY 68.68 (3%+) NET ACRES

WHEREAS, the Warren County Agriculture Development Board has determined that the property known as the Terhune Farm, owned by Theodore & Nancy Terhune located on Block 1307 Lot 11, Mansfield Township and consisting of approximately 68.68 (3%+) net acres has available for purchase a development easement in accordance with the requirements of the farmland Preservation program; and

WHEREAS, the pressures from development have significantly heightened the degree of imminence of change of land use from productive agriculture to nonagricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on May 17, 2025 it was determined by the State Agriculture Development Committee (SADC) that the application, SADC ID#21-0636-PG for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on September 22, 2025 in accordance with SADC Resolution #FY2022R12(10) and SADC authorization on September 28, 2025, Executive Director Roohr and Secretary Wengryn signed the Certification of Market Value and has certified a development easement value of \$6,600 per acre based on zoning and environmental regulations in place on 1/1/04 and \$6,400 per acre based on current zoning and environmental regulations in place as of the current valuation date of August 1, 2025 with an estimated total value of \$426,800 (66.68 net acres); and

WHEREAS, pursuant to P.L. 2023, c.245, the SADC has adopted Statewide Farmland Preservation Formula regulations (N.J.A.C. 2:76-26), which became effective April 8, 2025. The "Statewide Formula" is an additional method for determining the value of the development easement for farmland preservation. The Statewide Formula utilizes 50% of the appraised (per acre) market value unrestricted of the property and adjusts it upward depending on the presence of certain agricultural and natural resource features along with additional factor and restrictions; and

WHEREAS, for the purposes of the Statewide Formula, the appraised value of \$13,200 per acre shall be recognized as the certified unrestricted market value used for the calculation of the base value pursuant to N.J.A.C. 2:76-26 et seq.; and

WHEREAS, the base value for this property is 50% of the certified unrestricted market value, or \$6,600; and

WHEREAS, the voluntary deed restrictions are adjusted to 10% of the above 50% unrestricted market value, or \$660 per acre per restriction; and

WHEREAS, the unrestricted values of these properties are adjusted upwards per acre based on agricultural resources, natural resources, and other factors; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula easement value is \$10,330 per acre with the landowner taking both of the voluntary deed restrictions which include a 10% impervious surface coverage limitation on the premises and 2,500 square feet of heated living space limitation on future residence at \$660 per acre, thereby raising the Statewide Formula value to \$11,650 per acre; and

WHEREAS, the property is part of the approved Warren County Planning Incentive Grant Application and is funded by the Warren County Open Space, Farmland, Recreation and Historic Preservation Trust Fund; and

WHEREAS, the tract would encourage the survivability of production agriculture in Mansfield Township, and said tract falls within a predetermined County Agricultural Development Area and is in the County's Central Project Area Target List and the Highlands Planning Area; and

WHEREAS, the purchase of the development easement on the property will encourage the survivability of the productive agriculture in Mansfield Township and Warren County; and

WHEREAS, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee; and

WHEREAS, the SADC is expected to grant final approval for funding amount on said application at its April 23, 2026 meeting; and

WHEREAS, the SADC will provide an increased cost share of 80% of the per acre Statewide Formula Value, up to \$50,000 per acre, pursuant to N.J.A.C. 2:76-26.12 in the Planning Incentive Grant Programs; and

WHEREAS, the estimated cost share breakdown based on 68.68 acres which includes a 3% buffering for final surveyed acres is as follows:

	Total	
SADC	\$640,097.60 – 80%	(\$9,320/acre)
Warren County	\$160,024.40 – 10%	(\$2,330/acre)
Total Easement Purchase	\$800,122.00	(\$11,650/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 19, 2026, the Warren County Agriculture Development Board approved the funding for the purchase of the development easement with no cost share contribution by Mansfield Township on the above described property based on the Certified Market Value of \$6,600 an acre and the Statewide Formula easement value of \$10,330 per acre certified by the SADC with the owner agreeing to two voluntary restrictions at \$660 per acre raising the total per acre cost to \$11,650. Cost to be shared with the SADC as follows: SADC \$9,320 per acre, Warren County \$2,330 per acre.

WHEREAS, the WCADB approval includes the following conditions:

- a. No existing residence or buildings on premises
- b. No existing agriculture labor housing on premises
- c. Exception
 - 1) A one acre non-severable exception for future single family residence restricted to one residential unit
- d. There shall be a 10% limited impervious surface coverage limitation on premises
- e. There shall be a limited 2,500 square feet of heated living space restriction on the future single family residence
- f. No Residual Dwelling Site Opportunities (RDSO's)
- g. No preexisting non-agricultural uses on premises
- h. Access easements to be determined at title search
- i. No proposed trails
- j. SADC funding from Base grant, competitive round or both

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren hereby grants support for the purchase of the development easement on the Terhune Farm, owned by Theodore & Nancy Terhune, Block 1307 Lot 11 by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in the cost share.

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 098-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING A REFUND FOR OVERPAYMENT OF PROPERTY TAXES ON BLOCK 1001.01 LOT 9.01

WHEREAS, the property known as Block 1001.01 Lot 9.01, on the Tax Maps of the Township of Mansfield, Warren County, New Jersey has a tax overpayment of \$ 1,761.89, for the fourth quarter of 2025; and

WHEREAS, the property owner has requested a refund of said overpayment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that the Tax Collector and Township Finance Office are hereby authorized to refund the following payment:

Evelina Szmigielska
831 Rockport Road
Hackettstown, New Jersey 07840

BLOCK 1001.01 Lot 9.01
REFUND TOTAL \$ 1,761.89

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 099-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING CHANGE ORDER #1 FOR THE CONTRACT FOR MITCHELL ROAD IMPROVEMENTS BETWEEN THE TOWNSHIP OF MANSFIELD AND RIVERVIEW PAVING, INC.

WHEREAS, the Township of Mansfield and Riverview Paving, Inc. have entered into a contract in the amount of \$ 388,665.85 for the Mitchell Road improvements project; and

WHEREAS, it has been determined by the Township Engineer, Richard Quamme of Boswell Engineering, Inc., that certain changes to this contract are necessary to perform work as follows:

<u>ADDITIONAL WORK - DRAINAGE</u>	<u>ADDITIONAL COST</u>
Change Order #1	\$ 26,450.00
Total Net Change Order	\$ 26,450.00
Percentage Increase	6.81%

WHEREAS, the original contract amount was \$ 388,665.85; the amended contract amount based upon change Order #1, is \$ 415,115.85, which is 6.81% increase from the original contract amount; and

WHEREAS, in accordance with N.J.A.C. 5:30-11.3, the change order has not caused the originally awarded contract price to exceed by more than 20 percent; and

WHEREAS, the Engineer, Boswell Engineering, Inc., has reviewed the change order and has recommended to the Township Committee that it modify its agreement with Riverview Paving, Inc., subject to the certification of funds, as a result of the above referenced changes of condition which have occurred on the project and as detailed in the Township Engineer's email Memorandum, dated March 11, 2026; and

WHEREAS, the Temporary Chief Financial Officer has certified the funds as evidenced in the annexed certification are available in line-item appropriation C-04-44-237-0097-2000; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, authorize that change order #1, is hereby approved in the contract between the Township of Mansfield and Riverview Paving, Inc., as follows:

Original Contract	\$ 388,665.85
Change Order #1	\$ 26,450.00
New Contract Total	\$ 415,115.85
Increase	6.81 %

Motion: Approve Resolution Moved by: _____ ; Seconded by: _____
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

CERTIFICATION OF FUNDS

I, Donna M. Mollineaux, Temporary CFO hereby certify, the availability of funds, in the amount of \$26,450.00 from the following account;

Capital Trust Account	C-04-44-237-0097-2000	\$ 26,450.00
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For the purpose of a change order for the Mitchell Road improvements project.

Donna M. Mollineaux, Temporary CFO

Date



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 100-2026

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN,
STATE OF NEW JERSEY AUTHORIZING THE SALE OF PROPERTY NO LONGER
NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE**

WHEREAS, the Township of Mansfield has determined that the personal property described on Schedule A attached hereto and incorporated herein is no longer needed for public use; and

WHEREAS, the Township of Mansfield intends to utilize the online auction services of Municibid located at <https://municibid.com/nj/njinfo/> ; and

WHEREAS, the sale of the surplus property shall be conducted through Municibid pursuant to New Jersey State Contract T2581 – Auctioneering Services: Internet Auctions to Sell Surplus Property – Bid #19DPP00272; and

WHEREAS, the sales are being conducted pursuant to N.J.S.A. 40A:11-36 and the guidance set forth in the Division of Local Government Services' Local Finance Notice 2019-15.

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 Township is hereby authorized to sell the surplus personal property as indicated on Schedule A on an online auction website entitled <https://municibid.com>

NOW, THEREFORE BE IT FURTHER RESOLVED, that the terms and conditions of the agreement entered into between Municibid and the Township of Mansfield are available at <https://municibid.com/nj/njinfo/> and in the Township of Mansfield's Clerk office.

NOW, THEREFORE BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be available for public inspection in the office of the Township Clerk.

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk

Schedule A

Year	2006
Make	Ford
Model	E 4500
VIN	1FDXE45PX6DB28322
Mileage	98,904
Minimum Bid	\$10,000.00



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 101-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING APPOINTMENT OF CERTIFIED TAX COLLECTOR

WHEREAS, the Township is in need of a New Jersey Certified Tax Collector as per **N.J.S.A. 40A:9-145.7** due to the resignation of the current Certified Tax Collector; and

WHEREAS, the Township of Mansfield is currently advertising for a Certified Tax Collector to fill the vacancy; and

WHEREAS, **N.J.S.A. 40A:9-145.7** requires each New Jersey municipality to have a Certified Tax Collector; and

WHEREAS, the Township Committee deems it in the best interest of the Township to appoint Mr. Joseph Guerin of Hickory Road, LLC as the Certified Tax Collector at an hourly rate of \$65.00 per hour for ten to fifteen hours per week .

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey hereby authorizes the appointment of Mr. Joseph Guerin of Hickory Road, LLC as the Certified Tax Collector for the Township of Mansfield at an hourly rate of \$65.00 per hour for ten to fifteen hours per week effective March 30, 2026.

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 102-2026

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

WHEREAS, in accordance with the developer's agreement section 3.4 the Township Engineer recommends that cash bonds be issued for work to be completed on the sidewalks for the below locations; and

WHEREAS, Ryan Homes, the developer of the properties has submitted the following checks:

Check # 815078	Dated 2/11/2026	44 Thomas Knoll Blvd.	\$ 2,500.00
Check # 815075	Dated 2/11/2026	56 Thomas Knoll Blvd.	\$ 2,500.00
Check # 815072	Dated 2/11/2026	29 Thomas Knoll Blvd.	\$ 2,500.00
Check # 815136	Dated 3/06/2026	25 Thomas Knoll Blvd.	\$ 2,500.00

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 sidewalk 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.

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 103-2026

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN,
STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF LANDSCAPING &
GRADING BOND**

WHEREAS, in accordance with the August 9, 2016, Developer's Agreement between the Township of Mansfield and Meadows at Mansfield, LLC. (Section 3.4) no Certificate of Occupancy temporary or permanent, shall be issued until completion of all required improvements for that applicable Certificate of Occupancy has been certified to the Township Committee by the Township Engineer; and

WHEREAS, the Township Engineer has determined that the developer has not completed all the necessary landscaping & grading in accordance with the site plan and is required to post a landscaping & grading bond with the Township of Mansfield; and

WHEREAS, Ryan Homes, the developer of the property listed below has submitted the following check:

Check # 815154 Dated 3/12/2026 56 Thomas Knoll Blvd. \$ 3,000.00

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

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

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 104-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING FORMAL BID PROCESS TO REFURBISH ENGINE 28-64 FOR THE MANSFIELD TOWNSHIP FIRE COMPANY NO. 1

WHEREAS, the Mansfield Township Fire Company No. 1, is in need of a refurbishment of engine 28-64 and;

WHEREAS, the refurbishment requires a formal bid process to secure a vendor to perform this task; and

WHEREAS, the Qualified Purchasing Agent along with personnel from the Mansfield Township Fire Company No. 1 have prepared a bid specification for this service;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and State of New Jersey, hereby authorizes the Qualified Purchasing Agent to solicit bids for the purpose of a refurbishment of engine 28-64, for the Mansfield Township Fire Company No. 1.

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 105-2026

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN,
STATE OF NEW JERSEY, AUTHORIZING FORMAL BID PROCESS
FOR CELL TOWER RENTAL**

WHEREAS, the current cell tower rental lease has expired and needs to be formally renewed; and

WHEREAS, the cell tower rental requires a formal bid process to secure a vendor to perform this task; and

WHEREAS, the Qualified Purchasing Agent along with the Township Attorney and Township Engineer have prepared a bid specification for this service;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and State of New Jersey, hereby authorizes the Qualified Purchasing Agent to solicit bids for the purpose of cell tower rental

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 106-2026

**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:

Motion: Approve Resolution Moved by: _____ ; Seconded by:
Vote: Motion carried by roll call vote (Summary: Yes=)

Yes:
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its' Regular Meeting held on March 25, 2026. Witness my hand this _____ day of March, 2026.

Wendy Barras, Township Municipal Clerk

