TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
AUGUST 12, 2026

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 NJ.com, 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. Bollard, Mr. Connelly, Mr. Mc Guinness, Mr. Hayes, Mayor Watters.
Also, present was Township Attorney Wade Baldwin, Township Clerk Barras, Police Chief Mac Donough, Township Engineer Rich Quamme, Asst. CFO JoAnn Fascenelli, and Deputy Clerk Illena Raffaele.

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

APPROVAL OF MINUTES
July 22, 2026 – EXECUTIVE SESSION
Mr. Hayes, seconded by Mr. Bollard made a motion to approve the Executive Session meeting minutes from July 22, 2026.

RECORDED VOTE

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

July 22, 2026 – REGULAR SESSION
Mr. Bollard, seconded by Mr. Mc Guinness made a motion to approve the Regular Session meeting minutes from July 22, 2026.

RECORDED VOTE

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

August 6, 2026 – SPECIAL MEETING EXECUTIVE SESSION
Mr. Hayes, seconded by Mr. Connelly made a motion to approve the Executive Session minutes from the Special meeting held on August 6, 2026.

RECORDED VOTE

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

August 6, 2026 – SPECIAL MEETING REGULAR SESSION
Mr. Connelly, seconded by Mr. Mc Guinness made a motion to approve the Regular Session minutes from the Special meeting held on August 6, 2026.

RECORDED VOTE

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

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

- Follow up on 107 Glenn Ter. – Been in communication with property preservation dept of Chase Morgan and with rep from property maintenance company retained by Chase. I'm awaiting follow up regarding the actions that the Township has required to be taken.
- And following up on other properties in need of property maintenance improvement, Letters were sent to properties on Hoffman Road for extreme property detonating conditions and a property on Asbury Anderson for a large mound of garbage that has been there for quite some time. Have spoken to both property owner on Hoffman and owner of property on Port Murray Rd. Stressed both properties must show significant improvement before Township will pursue further action. Upon reviewing both vacant abandoned and property maintenance ordinances, believe both need some verbiage added to include for these kinds of situations
- Received confirmation from the County Clerk, the referendum question for LOSAP will be on November's ballot.
- Had a meeting with Keith from Quick Copper in which Mr. Bollard also attended for a new telephone service provider. This was a project that JoAnn had previously started and reported on a few months back. Appears will be a significant monthly savings and be able to add a text and call alert system that we currently don't have. I have a meeting scheduled tomorrow with Princeton Hosted (our current provider) to see if they would be able to extend any savings or additional features to the Township. Will be following up with the Committee at the next meeting.
- Spoke with Elizabethtown Gas this afternoon regarding the possibility of extending gas service to both the municipal building and the elementary school. The first step is a two-fold process -both the Township and the School will need to complete the gas load sheet and also need to reach out to Warren County to determine the paving moratorium on Port Murray Rd.

FINANCE/ EMPLOYEES'S REPORT –

Mrs. Fascenelli explained the need for the introduction of Ordinance #024-2026.

ENGINEER'S REPORT –

- Provided an explanation to resident's inquiry at the Meadows regarding speed limit and stop signs.
- Stated the status update regarding the sight triangle issue at King's Highway and Route 57.
- Elizabethtown Gas has submitted road opening permit applications for main and service upgrades in Diamond Hill. A resolution to accept the performance bond is on the agenda.

PUBLIC PORTION

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

Christine Neeley, 20 Tunnel Hill Rd., voiced her concerns of property encroachment from 40 Tunnel Hill Rd. Sought Committee's guidance and assistance on how to proceed to correct the situation.

Donald Farino, Brookside Ave., Spoke of legalities prohibiting Township Committee to act on placement of the fence at 40 Tunnel Hill Rd.

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

ORDINANCES: SECOND READING AND PUBLIC HEARING
Mayor Watters opened the public hearing for Ordinance # 022-2026.
Seeing no one wishing to speak, Mayor Watters closed the public hearing for Ordinance #022-2026.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance #022-2026.

RECORDED VOTE

Aye:	Connelly, Mc Guiness, Hayes, Watters
Nay:	Bollard
Absent:	XXXXX
Abstain:	XXXXX

ORDINANCE 022-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MANSFIELD §360-22(B)(2)(16) TO REQUIRE APPLICANTS TO KEEP A MINIMUM OF A 50% BALANCE IN THEIR ESCROW ACCOUNT AT ALL TIMES.

STATEMENT OF PURPOSE

The purpose of this Ordinance is to require land use applicants to maintain at least 50% in the escrow accounts at all times such that the account has sufficient funds for technical and professional services at all times throughout the application process.

WHEREAS, the Township Committee of the Township of Mansfield ("Township") requires an escrow deposit on all applications before the Land Use Board to cover all technical/legal review costs; and

WHEREAS, when the escrow accounts deplete to the point of insufficiency to cover costs, the Township bears the potential burden of covering the shortfall; and

WHEREAS, the Municipal Land Use Board limits the amount of time a Board has to make a decision on an application; and

WHEREAS, once a decision of the Land Use Board is memorialized, it becomes increasingly difficult to collect outstanding balances; and

WHEREAS, the Township Committee seeks to prevent negative balances in escrow accounts due to an applicant's failure to replenish the escrow account by setting a minimum amount that must be in the account at all times; and

WHEREAS, any balance remaining in the account shall be returned to the applicant.

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

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 new language to **§ 360-22(B)(2)(16)** as follows:

Additions to this Section shall be delineated as underlined text, thusly.

Deletions to this Section shall be delineated as strikethrough text, ~~thusly~~.

§ 360-22. Fees.

16. All applicants are required to maintain at least 50% of the escrow deposit amount in the escrow account at all times unless a deposit waiver was granted. In the event that the amount in the account falls below 50% or the initial deposit made by an applicant is not sufficient to cover all technical/legal review costs of the application, or, if during the consideration of an application it becomes evident that a review deposit which was previously waived will be necessary, upon request by the Township, the applicant shall make such initial or further deposit or deposits as may be necessary to cover further technical/legal review costs. Pending payment of the initial or additional deposit, all time periods in the application process for action contemplated by § 320-29 of this chapter shall be tolled and no further action shall be taken before the municipal agency. Notice of the deficiency shall be provided to the municipal officials by the clerk of the municipal agency involved, and such municipal professional shall cease work on projects for the application which is the subject of a deficient escrow. The municipal agency shall pass a resolution adjourning the application of the applicant pending payment of the initial or additional deposit contemplated herein and provide to the applicant notice that failure to pay the prescribed escrow fees will result in the application being denied without prejudice. The resolution shall state with particularity the status of the applicant's escrow balance, the estimated amount of additional deposit necessary as well as an explanation thereof and shall provide the applicant with notice that the application will be dismissed without prejudice at the next regular meeting of the municipal agency unless the escrow payment as requested in full is made. In the event an application is dismissed without prejudice under the terms and conditions hereof, the applicant shall be required to file a new application with payment of full fees subject, however, to Item 15 of this section. In no event shall an application be "approved" subject to future payment of escrow fees. The finance office of the municipality shall monthly certify to the clerk of the municipal agency the status of the escrow account of each applicant. At the commencement of each meeting upon a particular application, the municipal agency shall determine if the initial deposit or if additional deposits had been or need to be made and shall take such action as may be required in this section.

SECTION 2.
Repealer
All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3.
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 4.
Effective Date
This ordinance shall take effect upon final passage and publication as required by law.

ORDINANCES: SECOND READING AND PUBLIC HEARING
Mayor Watters opened the public hearing for Ordinance # 023-2026.
Seeing no one wishing to speak, Mayor Watters closed the public hearing for Ordinance #023-2026.

Mr. Hayes, seconded by Mr. Bollard made a motion to adopt Ordinance #023-2026.

RECORDED VOTE

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

ORDINANCE 023-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 296 OF THE TOWNSHIP CODE ENTITLED STREETS AND SIDEWALKS, MOST NOTABLY, SECTION 296-5, ENTITLED "RESTORING SURFACE"

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend and supplement Chapter 296 of the Township Code entitled Streets and Sidewalks, Section 296-5 Excavating Streets, Restoring Surface

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that Chapter 296 – Streets and Sidewalks most notably Section 296-5 is hereby amended and supplemented as follows:

SECTION 1.

§296-5. Restoring Surface

A. Any person making any excavation, opening or tunnel in, on or under any street in the Township, shall restore the surface thereof to its original condition if there is no pavement there. Refills shall properly temped down, and any bracing in such tunnel or excavation shall be left in the ground. Any excavation or opening in a paved or improved portion of a street shall be repaired and the surface re-laid by the applicant in compliance with the ordinances of the Township and under the supervision of the ~~Road Supervisor~~ Township Engineer or Department of Public Works Superintendent within ~~thirty~~ sixty days from the day that the roadway is opened:

B. All utilities registered by the New Jersey Board of Public Utilities under Title 48 which opens roads in the Township shall be required to adhere to following resurfacing requirements:
   1. Curbline to Curbline (full width) Resurfacing is required when the permittee cumulatively disturbs a span of a distance of 500' or greater of road length measured along centerline for the project limits and work does not cross the centerline.
   2. Curbline to Curbline Resurfacing is required when the permittee cumulatively disturbs a span of 60% or distance of 200' of the road length measured along centerline between intersections and does cross the centerline along the same roadway segment.
   3. Centerline to Curbline (1/2 width) Resurfacing is required when the permittee cumulatively disturbs a span of 60% of distance of 200' of the road length measured along centerline between intersections and work does not cross the centerline or at the discretion of the Township Engineer or Department of Public Works Superintendent.
   4. Final paving and restoration shall be completed between April 1st and November 1st.

SECTION 2. Unless otherwise set forth herein, all other terms and any applicable fees set forth in Chapter 296, Streets and Sidewalks shall be and remain unchanged.

SECTION 3. Any ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. Severability. If any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgement shall be limited in its effect only to that portion of the ordinance actually invalidated and shall not be deemed to affect the operation of any other portion thereof.

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

ORDINANCES: FIRST READING AND INTRODUCTION
Mr. Hayes, seconded by Mr. Connelly made a motion to introduce Ordinance #024-2026.

RECORDED VOTE

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

ORDINANCE 024-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 182 OF THE TOWNSHIP CODE ENTITLED FEES, MOST NOTABLY, SECTION 182-5, ENTITLED "MISCELLANEOUS FEES"

STATEMENT OF PURPOSE

The purpose of this Ordinance is to amend and supplement Chapter 182 of the Township Code entitled "Fees", most notably, Section 182-5, entitled "Miscellaneous Fees".

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that Chapter 182 Fees, Section 182-5, Miscellaneous Fees – Sub Section A. Returned Check Fee of the Township of Mansfield Code be amended and supplemented to the following:

SECTION 1.

§182-5. Miscellaneous Fees

A. ~~Returned Check Fee~~: Return of Any Payment for Insufficient Funds Fee $20
   1. The Township reserves the right to suspend online tax payment access, if warranted.

SECTION 2. Unless otherwise set forth herein, all other terms and any applicable fees set forth in Chapter 182, Fees shall be and remain unchanged.

SECTION 3. Any ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. Severability. If any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgement shall be limited in its effect only to that portion of the ordinance actually invalidated and shall not be deemed to affect the operation of any other portion thereof.

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

RESOLUTIONS (TAKEN SEPARATELY)
Mr. Connelly , seconded by Mr. Mc Guinness made a motion to adopt Resolution #196-2026.

RECORDED VOTE

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

Mr. Connelly, seconded by Mr. Mc Guinness made a motion to approve P.O. #26-00308.

RECORDED VOTE
Aye: Bollard, Connelly, Mc Guinness, Watters
Nay: XXXXXX
Absent: XXXXXX
Abstain: Hayes

RESOLUTION 196-2026

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 Assistant CFO, from the following accounts and in the following amounts:

BILLS LIST		
CURRENT – 5-01	$	384.98
CURRENT- 6-01	$	1,410,408.71
GENERAL CAPITAL FUND	$	10,976.50
FEDERAL AND STATE GRANT FUND-G-02	$	1,485.00
DOG FUND-T-13	$	15.60
DEVELOPER'S ESCROW-T-14	$	31,761.75
MANDATORY DEVELOPMENT FEES-T-20	$	2,229.73
GREEN TEAM DONATIONS-T-32	$	125.00
CANINE TRUST FUND-T-34	$	316.15
OTHER TRUST-T-35	$	2,681.00
TOTAL	**$**	**1,460,384.42**

PUBLIC PORTION:
Mayor Watters opened the Public Portion for the Consent Agenda to the Public.
Seeing no one wishing to comment, he closed the Public Portion.

CONSENT AGENDA
Mr. Connelly objected to the names listed on Resolution #208-2026, going forward he stated the names should be removed from the resolution.

Mr. Hayes, seconded by Mr. Bollard made a motion to adopt by consent Resolutions #197-2026 through #208-2026.

RECORDED VOTE
Aye: Bollard, Connelly, Mc Guinness, Hayes, Watters
Nay: XXXXXX
Absent: XXXXXX
Abstain: XXXXXX

RESOLUTION 197-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY REAPPOINTING THE TOWNSHIP REGISTRAR OF VITAL STATISTICS

WHEREAS, pursuant to ***N.J.S.A. 26:8-11 et seq.***, each municipality shall appoint a Registrar of Vital Statistics; and

WHEREAS, by adoption of Resolution 2023-242 on August 23, 2023, Wendy Barras, a Certified Municipal Registrar (CMR 4304) was appointed as the Township Registrar for a three- year term expiring August 26, 2026"; and

WHEREAS, the Township Committee is desirous to reappoint Wendy Barras as the Township Registrar for the statutory term; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that Wendy Barras is hereby reappointed as Registrar of Vital Statistics for the Township of Mansfield for a three-year term commencing August 26, 2026 and expiring August 25, 2029.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Township Municipal Clerk shall forward a certified copy of this Resolution to the New Jersey Department of Health, Office of Vital Statistics and Registry, and any other agency as required.

RESOLUTION 198-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING OFFICALS TO SIGN WARRANTS FOR MANSFIELD TOWNSHIP SHARED COURTS

BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the below named be authorized to administer oaths, issue warrants, and summonses and set conditions of pre-trial release for Mansfield Township Shared Courts:

Jammillah Alexis	Deputy Court Administrator

The following will act as emergent back-up administrators:

Laura Moore	Court Administrator (Hackettstown)
Bianca Watkins	Court Administrator (Raritan Twp.)

RESOLUTION 199-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING ASSIGNMENT OF TAX SALE CERTIFICATE 2010-020

WHEREAS, N.J.S.A. 54:5-113 authorizes assignment by a municipality of tax sale certificates for the full amount of the certificate, including all subsequent municipal taxes and other municipal charges; and,

WHEREAS, Diego Antonio Velazquez Peralta and Juliet Tatiana Sanchez Medina have presented an offer to purchase, by assignment, Certificate of Sale 2010-020 which was issued by the Township of Mansfield at a tax

sale held September 28, 2010 on Block 2719 Lot 2, known as 989 Anderson Road, Port Murray, NJ 07865 and assessed to Newby Ernestine c/o Bennette Davis in the amount of $7,000.00, being the full amount of the assessed value as of August 12, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mansfield, hereby authorizes the Mayor and Municipal Clerk to execute the necessary assignment document to effect assignment of the above referenced Certificate of Sale.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Tax Collector of the Township of Mansfield.

NOW, THEREFORE,BE IT FURTHER RESOLVED, that if the purchaser of the above-captioned Tax Sale Certificate does not initiate a foreclosure action on the same within a period of six (6) months following the assignment thereof, any and all interest therein shall revert back to the Municipality

RESOLUTION 200-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REFUND OF RECREATION REGISTRATION FEES

WHEREAS, the Assistant Chief Financial Officer of the Township of Mansfield received requests to refund credit card payments for various sports' registrations from the Recreation Department; and

WHEREAS, the Assistant Chief Financial Officer verified that credit card payments were received; and

WHEREAS, Ordinance 2020-12, states that refunds of registration fees will be charged a $5.00 processing fee.

NOW, THEREFORE, BE IT RESOLVED that the Assistant Chief Financial Officer, of the Township of Mansfield, County of Warren, refunded the following credit card payments minus a $5.00 processing fee in July 2026.

NAME	SPORT	REFUND AMOUNT
Fornaro	Varsity Football	$ 85.00
DeFillippis	Varsity Football	$ 85.00
Dippel	Cheerleading	$ 75.00
Corbett	Fall Soccer	$ 75.00

RESOLUTION 201-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF DRIVEWAY ESCROWS TO RYAN HOMES

WHEREAS, Ryan Homes has issued checks for Driveway Escrows to the Township of Mansfield, County of Warren; and

WHEREAS, there remains a balance on two (2) escrow accounts; and

WHEREAS, the Township Engineer has determined that the balance in the following driveway escrow accounts can be refunded.

3 Thomas Knoll Blvd.	$ 350.50
14 Thomas Knoll Blvd.	$ 1.00

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey hereby authorizes the Township Finance Office to refund the amount of $ 351.50 to Ryan Homes.

RESOLUTION 202-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A PERFORMANCE BOND FOR ROAD OPENING PERMIT FOR ELIZABETHTOWN GAS- DIAMOND HILLS ROADS PHASE 2 (BROOKSIDE AVE AND MEADOW LANE)

WHEREAS, Boswell Engineering, the Township Engineer, has reviewed the road opening permit application submitted by Elizabethtown Gas for a project for Diamond Hills Roads Phase 2, Project No. 26MFG118; and

WHEREAS, in a letter dated May 28, 2026, the Township Engineer stated that Elizabethtown Gas must submit a performance bond in the amount of $378,859.25 as one of the requirements for permit approval; and

WHEREAS, Elizabethtown Gas has submitted Performance Bond #47SUR200332-01-0256 in the amount of $378,859.25 on July 28, 2026 as a requirement for permit approval; and

WHEREAS, the performance bond has been reviewed and approved by the Township Attorney.

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 performance bond stated above submitted by Elizabethtown Gas Company is hereby accepted.

RESOLUTION 203-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF AGREEMENT WITH WARREN COUNTY FARMLAND PRESERVATION

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 Mayor to execute an agreement with the Warren County Farmland Preservation Group stating no future additional right of way or maintenance requests will be presented from the Township of Mansfield in regards to SADC Application Id# 21-0636-PG.

RESOLUTION 204-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING CLOSURE OF AN ESCROW ACCOUNT WITH AN UNEXPENDED BALANCE

WHEREAS, Constellation Solar, LLC issued a check December 31, 2014, for a solar energy facility to the Township of Mansfield, County of Warren; and

WHEREAS, the Township Engineer has advised that the escrow balance can be refunded; and

WHEREAS, a purchase order has been sent by Regular Mail and Certified Mail Return Receipt Requested as well as phone calls have been made with no response to date; and

WHEREAS, the Finance Department of the Township of Mansfield has indicated that a resolution should be adopted to officially close the account and transfer the unexpended balance to the Township.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the unexpended balance regarding the escrow account be transferred from the escrow account to the Township of Mansfield Current Fund.

Account # T-14-56-289-1387-0000	Constellation Solar LLC	$ 2,591.25

NOW, THEREFORE, BE IT FURTHER RESOLVED, if in the future Constellation Solar, LLC request the refund, the Township of Mansfield will comply.

RESOLUTION 205-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF CONCRETE, SIDEWALK AND LANDSCAPING BONDS TO RYAN HOMES

WHEREAS, Ryan Homes has issued checks for concrete, sidewalk and landscaping bonds to the Township of Mansfield, County of Warren; and

WHEREAS, there remains a balance on numerous escrow accounts; and

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

23 Thomas Knoll Blvd.	$ 2,500.00	Concrete Bond
25 Thomas Knoll Blvd.	$ 2,500.00	Sidewalk Bond
29 Thomas Knoll Blvd.	$ 2,500.00	Sidewalk Bond
44 Thomas Knoll Blvd.	$ 2,500.00	Sidewalk Bond
48 Thomas Knoll Blvd.	$ 2,500.00	Concrete Bond
56 Thomas Knoll Blvd.	$ 2,500.00	Sidewalk Bond
56 Thomas Knoll Blvd.	$ 3,000.00	Landscaping Bond

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey hereby authorizes the Township Finance Office to refund the amount of $18,000.00 to Ryan Homes.

RESOLUTION 206-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY (BROKEN RECREATION EQUIPMENT) NO LONGER NEEDED FOR PUBLIC USE PURSUANT TO *N.J.S.A. 40A:11-36*

WHEREAS, the Township of Mansfield is the owner or certain surplus personal property consisting of broken, damaged, and unrepairable recreation equipment as detailed in "Schedule A" attached hereto; and

WHEREAS, the Recreation Soccer Commissioner and the Acting Supervisor of the Department of Public Works have inspected said equipment and determined that it is structurally compromised, cannot be safely repaired, poses a public liability hazard, and is no longer fit for public use; and

WHEREAS, ***N.J.S.A 40A:11-36*** authorizes a municipality to sell or otherwise dispose of personal property no longer needed for public use by resolution of its governing body; and

WHEREAS, the Township Committee has determined that the surplus property listed in Schedule A has an estimated fair market value of $0.00 due to its broken or inoperable condition, and that a public or private sale is neither practical nor viable; and

WHEREAS, it is in the best interest of the Township of Mansfield to safely discard said equipment.

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

1. The personal property listed in "Schedule A" is hereby officially declared surplus property no longer needed for public use.
2. The Department of Public Works is hereby authorized and directed to immediately discard or recycle or otherwise dispose of the items listed in Schedule A.

RESOLUTION 207-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY URGING THE NEW JERSEY STATE LEGISLATURE AND GOVERNOR TO REPEAL THE GAS TAX ESCALATOR AND RESTORE ACCOUNTABILITY TO FUEL TAX INCENTIVES

WHEREAS, the residents of the State of New Jersey and the Township of Mansfield are burdened by one of the highest overall tax structures in the United States; and

WHEREAS, in 2016, the State of New Jersey enacted legislation restructuring the Transportation Trust Fund and implementing an automatic adjustment mechanism commonly referred to as the "gas tax escalator"; and

WHEREAS, the gas tax escalator permits periodic increase in the motor fuels tax without a direct vote of the New Jersey State Legislature; and

WHEREAS, such automatic increases lack transparency and reduce accountability to taxpayers, who bear the financial burden without corresponding legislative oversight; and

WHEREAS, increases in the motor fuels tax raise the cost of commuting, goods, and services, and place additional financial strain on working families, seniors, and businesses; and

WHEREAS, these increased costs also impact municipal operations, including transportation, public works, and service delivery, thereby placing further pressure on local budgets and, ultimately, property taxpayers; and **WHEREAS**, the New Jersey Property Taxpayers Coalition has called for the repeal of the gas tax escalator as part of a broader effort to restore fiscal responsibility and taxpayer protections; and

WHEREAS, local governments have a responsibility to advocate for policies that protect their residents from unnecessary and unaccountable tax increases;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that it hereby urges the New Jersey State Legislature and the Governor to:

1. Repeal the gas tax escalator; and
2. Require that any future increases in the motor fuels tax be subject to a direct vote of the Legislature; and
3. Restore transparency and accountability in the taxation process affecting New Jersey residents;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that certified copies of this Resolution be forwarded to Mikie Sherrill, Governor of the State of New Jersey, Senate President, Nicholas Scutari, the Speaker of the General Assembly, Assemblyman Craig J. Coughlin, Assemblyman John DiMaio, Assemblyman Erik Peterson, and all municipalities within Warren County.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that this Resolution be made available to the public and

shared with other municipalities as part of a coordinated effort to advocate for meaningful tax reform.

RESOLUTION 208-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REFUNDS FOR THE MUNICIPAL PORTION OF THE CONCEALED CARRY HANDGUN PERMIT APPLICATION FEE

WHEREAS, Ordinance number 012-2026, was adopted on April 8, 2026; and

WHEREAS, the said ordinance authorizes the municipal portion of the concealed carry handgun permit application fee to be refunded to the applicant due to a financial burden; and

WHEREAS, the following applicants have completed all the applicable paperwork in order to receive a refund.

[redacted]

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 $150.00 each to the aforementioned applicants.

NEW BUSINESS -
Replanting Trees – Weis/Home Depot Parking Lot
Mr. Hayes, seconded by Mr. Connelly made a motion to authorize the zoning officer to contact the property owner of the Weis/ Home Deport property regarding tree planting.

RECORDED VOTE

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

Citizen Involvement – J. Ultimo – Economic Development Advisory Council
Mr. Mc Guinness, seconded by Mr. Connelly made a motion to appoint James Ultimo to the Economic Development Advisory Council as a mayoral appointment

RECORDED VOTE

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

OLD BUSINESS
There was no Old Business to discuss.

COMMITTEE PERSON COMMENTS/REPORTS
Watters –
Hayes –
Mc Guinness –
Connelly –
Bollard – Stated there will be a Bag out Hunger event at Shoprite on Sept 6th to support local food pantries.

EXECUTIVE SESSION
Mr. Hayes, seconded by Mr. Bollard made a motion to adopt Resolution #209-2026 for an Executive Session of the Township Committee.

RECORDED VOTE

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

RESOLUTION 209-2026

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:

Attorney Client Privilege
Delinquent Debt Collection
Lien Assignment Request – Block 2712 Lots 5,6,7
Vacant Abandoned Ordinance – Chapter 270/ Property Maintenance Ordinance – Chapter 264

Contractual
HVAC

Personnel
Court

At approximately 8:02 p.m., the Committee went into Executive Session.

RETURN TO REGULAR SESSION

On a motion by Mr. Hayes, seconded by Mr. Mc Guinness, the Township Committee voted to return to public session at approximately 8:54 p.m.

RECORDED VOTE

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

Township Attorney Baldwin announced the following discussed in Executive Session:

Attorney Client Privilege
Delinquent Debt Collection
Lien Assignment Request – Block 2712 Lots 5,6,7
Vacant Abandoned Ordinance – Chapter 270/ Property Maintenance Ordinance – Chapter 264

Contractual
HVAC

Personnel
Court
Police Department

Copies of these minutes will be available at such time the Committee determines there is no longer a harm to the public interest.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution #210-2026.

RECORDED VOTE

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

RESOLUTION 210-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO BOSWELL ENGINEERING FOR AIR CONDITIONING AND ELECTRICAL SYSTEM UPGRADES AT THE MANSFIELD TOWNSHIP MUNICIPAL BUILDING

WHEREAS, there exists a need for engineering services for air conditioning and electrical system upgrades at the Mansfield Township municipal building; and

WHEREAS, the Township wishes to retain the services of Boswell Engineering to provide such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of a contract for professional service without competitive bidding, and the contract itself, be available for public inspection.

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

1. Boswell Engineering will provide a revised proposal reflecting the 10% discount.
2. The Township of Mansfield hereby awards and authorizes the execution of a revised agreement with Boswell Engineering, 330 Phillips Avenue, South Hackensack, NJ 07606, to perform the engineering services for the project listed above for a fee not to exceed $54,200.00.
3. Boswell Engineering has teamed with EI Associates to provide Mechanical Engineering services for this project.
4. The Township of Mansfield will not be held responsible for paying EI Associates for their services.
5. This contract is awarded without competitive bidding as a professional service in accordance with the provisions of the Local Public Contracts Law because said services are performed by a person licensed under law to practice a recognized profession.
6. The total fee authorized for this contract shall not exceed $54,200.00, without the prior written approval of the Township Committee.
7. Notice of this action shall be published on the Township's official website in accordance with P.L. 2025, c.72.

8. A copy of this resolution shall be provided to the Temporary Chief Financial Officer and Boswell Engineering.

This resolution shall take effect immediately.

CERTIFICATION OF FUNDS

The Temporary Chief Financial Officer of the Township of Mansfield, has certified that funds are available for the above referenced professional services contract in the amount not to exceed $54,200.00. The appropriation will be made available through the following accounts:

Capital Ordinance 2022-16	C-04-44-230-0097-3000	$ 9,843.75
Capital Ordinance 8-2025	C-04-44-232-0097-1000	$44,356.25

Mr. Connelly, seconded by Mr. Hayes made a motion to adopt Resolution #211-2026 authorizing the Township Attorney to take action as discussed in Executive Session regarding debt collection.

RECORDED VOTE

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

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:56 p.m.

Attest,

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