TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
JULY 8, 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 Michael Lavery, Township Clerk Barras, Police Chief Mac Donough, Asst. CFO JoAnn Fascenelli, and Deputy Clerk Illena Raffaele.

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

RESOLUTIONS (TAKEN SEPARATELY)
Mr. Hayes, seconded by Mr. Bollard made a motion to adopt Resolution #179-2026.

RECORDED VOTE

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

RESOLUTION 179-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE REAPPOINTMENT OF WENDY BARRAS AS TOWNSHIP MUNICIPAL CLERK

WHEREAS, Wendy Barras was appointed to the position of Township Municipal Clerk for an initial three-year term effective August 10, 2023; and

WHEREAS, said initial three-year term is scheduled to expire on August 9, 2026; and

WHEREAS, Wendy Barras is a Registered Municipal Clerk (RMC) in good standing with the State of New Jersey, holding Certificate No. C-2025; and

WHEREAS, the Township Committee has reviewed the contributions and dedication of Wendy Barras and hereby would like to reappoint her to serve in the capacity of Township Municipal Clerk for the Township of Mansfield commencing August 10, 2026.

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 Township Committee authorizes the reappointment of Wendy Barras, RMC, to the position of Township Municipal Clerk for the Township of Mansfield commencing August 10, 2026 through August 9, 2029 and the granting of tenure of Municipal Clerk in accordance with ***N.J.S.A. 40A:9-133 et se.***

2. Wendy Barras will be granted two additional vacation days thereby allotting her 15 vacation days per year effective immediately.

3. That a certified copy of this resolution will be forwarded to the Department of Community Affairs.

RESOLUTIONS (TAKEN SEPARATELY)
Mr. Mc Guinness, seconded by Mr. Hayes made a motion to adopt Resolution #180-2026.

RECORDED VOTE

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

RESOLUTION 180-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY APPOINTING TOWNSHIP CLERK, WENDY BARRAS, AS OFFICE MANAGER

WHEREAS, the Township Committee believes it is in the best interests of the residents of the Township of Mansfield to appoint an Office Manager to oversee the Township's administrative offices; and

WHEREAS, Wendy Barras presently serves as the Township Municipal Clerk; and

WHEREAS, the Township Committee believes that Wendy Barras is qualified to perform the duties of the Office Manager; and

WHEREAS, the salary ordinance sets the Office Manager's salary at a range between $1,000.00 up to $50,000; and

WHEREAS, the Township Committee desires to set a stipend of $13, 656.00 annually for the position of Office Manager (to be pro-rated for the remainder of the 2026 calendar year).

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 appointed Office Manager at a stipend of $13,656.00 per year, commencing on July 15, 2026.

Deputy Mayor Hayes administered the oath of office to Township Municipal Clerk Barras.

APPROVAL OF MINUTES
June 24, 2026 – EXECUTIVE SESSION
Mr. Hayes, seconded by Mr. Bollard made a motion to approve the Executive Session meeting minutes from June 24, 2026.

RECORDED VOTE

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

June 24, 2026 – REGULAR SESSION
Mr. Bollard, seconded by Mr. Mc Guinness made a motion to approve the Regular Session meeting minutes from June 24, 2026.

RECORDED VOTE

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

June 29, 2026 – SPECIAL MEETING EXECUTIVE SESSION

Mr. Mc Guinness, seconded by Mr. Connelly made a motion to approve the Executive Session minutes from the Special meeting held on June 29, 2026.

RECORDED VOTE

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

June 29, 2026 – SPECIAL MEETING REGULAR SESSION

Mr. Hayes, seconded by Mr. Connelly made a motion to approve the Regular Session minutes from the Special meeting held on June 29, 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:

- First, I would like to thank the Township Committee for re appointing me this evening. I genuinely appreciate the trust that you have placed in me and I look forward to continuing to serve the residents of Mansfield and the Township Committee.
- On the 2nd attempt, the ambulance received a winning bid on Municibid for $3,000. Receipt of Payment and transfer of the vehicle to the auction winner has occurred.
- The dump truck no longer needed for use due to its age is now currently listed on Municibid. Starting bid was set at $9,000 and the auction runs until noon on July 14th.
- The municipality received 5 submissions for the Municipal Court Judge RFQ and results have been forwarded to Committee for review. If the Committee is so inclined, I can schedule for a special meeting next Wednesday evening to conduct interviews of the applicants.
- The Person-to-Person Place to Place Liquor license transfer from the inactive pocket license belonging to Bhavind Kartick, LLC to Marchello 1, LLC is on the consent agenda this evening. All required applications, documents, and fees have been received by the Clerk's office and Detective Camerata submitted his investigative report concluding all background checks and investigation have been satisfactorily completed. This license will upon adoption of the resolution by the Committee will be housed at the premise located at 310 Airport Rd.
- Follow up on 107 Glenn Terrace – JoAnn has put a lot of time and effort between contacting Chase Bank, the mortgage holder, and trying to contact the property owners, and unfortunately, she has exhausted all means. Construction Code Enforcement stated the Township may need to board up the windows and doors. In accordance with Ordinance 2022-18, not only is this property in violation as not being registered within the ordinance's perimeters, it is clearly a threat to the health, welfare and safety of its neighbors which by the ordinance, states the Township can abate the violations and charge the mortgagee with cost of the abatement.

FINANCE/ EMPLOYEES'S REPORT –

Mrs. Fascenelli stated the auditors are finishing up and the Township should have audit report in a few months. The Township has exceeded the County goals as concluded in the 2023 tonnage grant report at 69%. She

provided a status updates on alternative health insurance options for 2027. The Township is currently working with two brokers to see which, if possible, would be a better rate. She and Leigh Raffaele reported on the great success of the 250th anniversary celebration and thanked all those that were involved with the planning and operation of the event.

ENGINEER'S REPORT –

- The contractor was on site at Route 57 and Thomas Knoll Blvd excavating the side slope of the berm that was hindering the sight visibility. The sight distance was checked during the operation and confirmed to meet the "desirable" NJDOT measurement standard.

PUBLIC PORTION

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

Brian Mc Kevitt, 29 Blau Rd., Questioned the method used in determining mayoral appointments to the Land Use Board.

Christine Neily, 20 Tunnel Hill Rd., spoke of ongoing dispute with her neighbor in regards to his fence being placed on her property. Will forward pictures of her survey for Committee and Attorney review.

William Sosis, 13 Brantwood Ter., commented on the Ethics Ordinance proposed by Committeeman Bollard.

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

ORDINANCES: FIRST READING AND INTRODUCTION

Mr. Bollard, seconded by Mr. Hayes made a motion to introduce Ordinance #020-2026.

RECORDED VOTE

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

ORDINANCE 020-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, CREATING CHAPTER 50 ENTITLED "LENGTH OF SERVICE AWARDS PROGRAM ("LOSAP") OF THE MANSFIELD TOWNSHIP CODE TO ESTABLISH A LENGTH OF SERVICE AWARDS PROGRAM (LOSAP) FOR ELIGIBLE FIREFIGHTERS SERVING THE TOWNSHIP OF MANSFIELD

WHEREAS, the Township Committee of the Township of Mansfield deems it appropriate and necessary to act to ensure retention of existing members and to provide incentives for recruiting new volunteer firefighter members; and

WHEREAS, the Township Committee has determined that the creation of a Length of Service Awards Program ("LOSAP") will enhance the ability of Mansfield Fire Department and Tri-County Fire Department to recruit and retain volunteer firefighter members; and

WHEREAS, Chapter 388 of the Laws of 1997, codified under N.J.S.A. 40A:14-183, et seq., authorizes the creation of a Length of Service Awards Program to reward volunteer members for loyal, diligent, and devoted services to the residents of the sponsoring agency; and

WHEREAS, the Township Committee desires to create a Length of Service Awards Program ("LOSAP") for eligible volunteer members serving the Township of Mansfield in accordance with the point system and award schedule set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, in the County

of Warren, State of New Jersey that Chapter 50 entitled "Length of Service Awards Program" ("LOSAP") is hereby created as follows:

SECTION I.
A new chapter, Chapter 50 – entitled Length of Service Awards Program ("LOSAP") – is hereby created and shall read as follows:

Chapter 50. Length of Service Awards Program.

§ 50-1. Length of Service Awards Program; Creation.
A Length of Service Awards Program (LOSAP) is herewith created in accordance with Chapter 388 of the Laws of 1997, codified under N.J.S.A. 40A:14-183, et seq., to reward eligible volunteer firefighters for their loyal, diligent, and devoted services to the residents of the Township of Mansfield.

§ 50-2. Qualification.
The LOSAP shall provide for fixed annual contributions to a deferred income account for each eligible volunteer member that meets the criteria set forth below; that such contributions shall be made in accordance with a plan that shall be established by the Township of Mansfield pursuant to P.L. 1997, c. 388, codified under N.J.S.A. 40A:14-183, et seq.; and that such plan shall be administered in accordance with the laws of the State of New Jersey, the United States Internal Revenue Code, and this Ordinance.

§ 50-3. Annual Contributions. The LOSAP shall provide for annual contributions to each eligible member that meets the criteria as follows:

A. Active Members.

1. A full annual award of One Thousand, One Hundred and Fifty Dollars ($1,150.00) shall be provided to an Active Member who earns sixty-five (65) or more total points in one (1) calendar year and satisfies the required category minimums for a full award set forth herein.

2. A one-half (½) annual award of Six Hundred Twenty-Five Dollars ($625.00) shall be provided to an Active Member who earns fifty (50) through sixty-four (64) total points in a calendar year and satisfies the required category minimums for a one-half (½) award set forth herein.

3. A One-Hundred Dollar ($100.00) Award shall be provided to an Active Member who earns zero (0) through forty-nine (49) total points in a calendar year.

4. For a one-half (½) award, the required category minimums are: fifteen (15) points for Incidents, two (2) points for Meetings, two (2) points for Work Details/Standbys/Other Activities, and eight (8) points for Drills. No minimum is required for Training Hours, and no minimum is required for Elected Positions or Completed Term of Elected Positions.

5. For a full award, the required category minimums are: twenty-five (25) points for Incidents, four (4) points for Meetings, four (4) points for Work Details/Standbys/Other Activities, and sixteen (16) points for Drills. No minimum is required for Training Hours, and no minimum is required for Elected Positions or Completed Term of Elected Positions.

B. Junior/Exempt Members.

1. An annual award of Five Hundred Dollars ($500.00) shall be provided to a Junior/Exempt Member who earns thirty (30) or more total points in a calendar year and satisfies the required category minimums set forth herein.

2. For the Junior/Exempt award, the required category minimums are: eight (8) points for Meetings, six (6) points for Work Details/Standbys/Other Activities, and ten (10) points for Drills. No minimum is required for Incidents, Training Hours, or Elected Positions.

3. The maximum annual contribution for an Active Member shall be One Thousand One Hundred Fifty Dollars ($1,150.00). The maximum annual contribution for a Junior/Exempt Member shall be Five Hundred Dollars ($500.00). No member shall receive more than one LOSAP award for the same calendar year.

§ 50-4. Estimated Costs.

The estimated cost of the program for regular annual services shall be Seventy Thousand Dollars ($70,000.00) per year, based upon the number of eligible members certified annually and the annual contribution amounts set forth herein. This Ordinance does not authorize credit or contribution for prior years of service.

§ 50-5. Credit Schedule.
Each eligible volunteer member shall be credited with points for volunteer services provided in accordance with the following schedules:

A. ACTIVE MEMBERS - SCHEDULE A

Active Members may earn a maximum of one hundred thirty-five (135) points in a calendar year.

INCIDENTS **35-point maximum**

Twenty percent (20%) through twenty-four and nine-tenths percent (24.9%) - fifteen (15) points.
Twenty-five percent (25%) through thirty-four and nine-tenths percent (34.9%) - twenty-five (25) points.
Thirty-five percent (35%) or greater - thirty-five (35) points.

MEETINGS

One (1) point per meeting. **12-point maximum**

WORK DETAILS/STANDBYS/OTHER ACTIVITIES **15-point maximum**

One (1) point per activity.

DRILLS **48-point maximum**

Two (2) points per drill, provided that the drill is a minimum of two (2) hours long.

TRAINING HOURS **25-point maximum**

Less than twenty (20) hours - two (2) points per hour.
Twenty (20) through forty-four (44) hours - ten (10) points.
Greater than forty-five (45) hours - fifteen (15) points.

ELECTED POSITIONS - 1 YEAR TERM **10-point maximum**

President, Vice President, Treasurer, Chief, and Assistant Chief - ten (10) points.
Secretary, Captains, and Lieutenants - five (5) points.

COMPLETED TERM OF ELECTED POSITIONS - 1 YEAR TERM **3-point maximum**

Ex-officers of any position, operational or exempt, of a one-year term - three (3) points.

ACTIVE MEMBER AWARD SUMMARY

65 or more points	$1,150.00
50 through 64 points	$625.00
0 through 49 points	$100.00

B. JUNIOR/EXEMPT MEMBERS - SCHEDULE B

Junior/Exempt Members may earn a maximum of one hundred thirty-five (135) points in a calendar year.

INCIDENTS **35-point maximum**

Twenty percent (20%) through twenty-four and nine-tenths percent (24.9%) - fifteen (15) points.
Twenty-five percent (25%) through thirty-four and nine-tenths percent (34.9%) - twenty-five (25) points.
Thirty-five percent (35%) or greater - thirty-five (35) points.

MEETINGS **12 point maximum**

One (1) point per meeting.

WORK DETAILS/STANDBYS/OTHER ACTIVITIES **15 point maximum**

One (1) point per activity.

DRILLS **48 point maximum**

Two (2) points per drill, provided that the drill is a minimum of two (2) hours long.

TRAINING HOURS **25 point maximum**

Less than twenty (20) hours - two (2) points per hour.
Twenty (20) through forty-four (44) hours - ten (10) points.
Greater than forty-five (45) hours - fifteen (15) points.

ELECTED POSITIONS - 1 YEAR TERM **10 point maximum**

President, Vice President, Treasurer, Chief, and Assistant Chief - ten (10) points.
Secretary, Captains, and Lieutenants - five (5) points.

JUNIOR/EXEMPT MEMBER AWARD SUMMARY

30 or more points $500.00

§ 50-6. Effective Date.

This Ordinance shall not take effect unless it is approved by the voters as a public question at the next general election.

SECTION II. Severability. The provisions of this Ordinance are declared to be severable and if any section, sub-section, sentence, clause, phrase, or any other part of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate the validity of the remaining sections, subsections, sentences, clauses, and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION III. Repeal of Inconsistent Provisions. All ordinances or parts thereof in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION IV. Codification. This Ordinance shall be a part of the Code of the Township of Mansfield as though codified and fully set forth therein. The Township Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The Township Clerk and the Township Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Township of Mansfield in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

SECTION V. The Township Clerk is authorized and directed to take all actions necessary to place the LOSAP public question before the voters and to file all approved LOSAP ordinances, certified election results, and other required materials with the Division of Local Government Services as required by law.

SECTION VI. Effective Date. This ordinance shall take effect upon approval by the voters as a public question at the next general election and upon final publication as required by law.

ORDINANCES: FIRST READING AND INTRODUCTION

Mr. Bollard, seconded by Mr. Hayes made a motion to introduce Ordinance #021-2026.

RECORDED VOTE

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

ORDINANCE 021-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING A REFERENDUM QUESTION TO BE PLACED ON THE BALLOT AS TO WHETHER TO IMPLEMENT A LENGTH OF SERVICE AWARDS PROGRAM FOR THE TOWNSHIP'S VOLUNTEER FIREMEN

WHEREAS, the Township Committee of the Township of Mansfield ("Township") has adopted an ordinance to create a Length of Service Awards Program for volunteer firemen; and

WHEREAS, State law requires that the program be submitted to the voters in the form of a referendum; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that the following referendum question shall be submitted to the voters of the Township of Mansfield at the November 3, 2026, general election:

Shall the Township of Mansfield be authorized to establish a Length of Service Awards Program for the volunteer fire fighters that serve the Township pursuant to the following terms and conditions:

1. The program shall provide for annual contributions to a deferred income account for each active volunteer member that meets the eligibility criteria and in accordance with the schedule adopted by the Township of Mansfield;

   (a) For regular annual services: a minimum of $100.00 and a maximum of $1,150.00 per year.

EXPLANATORY STATEMENT

The Township of Mansfield has decided to create a Length of Service Awards Program (LOSAP) for members of the volunteer fire departments that serve the citizens of the Township of Mansfield. The general requirements for a LOSAP are as set forth in State law *(N.J.S.A. 40A:14-183, et seq.)*

Each volunteer fire fighter that performs the amount of service required by the Ordinance will have a minimum of $100.00 to a maximum of $1,150.00 per year deposited into a tax deferred income account that will earn interest for the volunteer.

The cost will be budgeted annually in the budget of the Township of Mansfield and is anticipated to be $70,000.00 per year.

Additional details on the program may be found in the Ordinance adopted by the Township of Mansfield, which is available for public inspection, along with a copy of the State enabling law in the Township Clerk's Office, located in the Municipal Building, 100 Port Murray Road, Port Murray, New Jersey between 9:00am and 4:00pm, Mondays through Fridays, holidays and weekends excepted.

SECTION II: 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 III: 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 IV: Effective Date.
This Ordinance shall take effect upon final passage and publication in accordance with applicable law.

ORDINANCES: FIRST READING AND INTRODUCTION
Mr. Hayes, seconded by Mr. Bollard made a motion to table Ordinance #022-2026 till next meeting.

RECORDED VOTE

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

ORDINANCE 022-2026--TABLED

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.

RESOLUTIONS (TAKEN SEPARATELY)
Mr. Mc Guinness, seconded by Mr. Connelly made a motion to adopt Resolution #181-2026.

RECORDED VOTE

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

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve Purchase Order #26-00308.

RECORDED VOTE

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

RESOLUTION 181-2026

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	$	174.75
CURRENT- 6-01	$	1,519,918.91
GENERAL CAPITAL FUND-C-04	$	20,209.15
FEDERAL AND STATE GRANT FUND-G-02	$	3,220.77
DEVELOPER'S ESCROW-T-14	$	4,377.50
TOTAL	**$**	**1,547,901.08**

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. Hayes, seconded by Mr. Connelly made a motion to adopt by consent Resolutions #182-2026 through #186-2026.

Recorded Vote

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

RESOLUTION 182-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING AN APPLICATION FOR A PERSON TO PERSON, PLACE TO PLACE TRANSFER OF LIQUOR LICENSE #2116-33-006-008.

WHEREAS, an application has been filed for a Person- to- Person Transfer of Plenary Retail Consumption License 2116-33-006-008, from Bhavind Kartick, LLC to Marcello 1, LLC for a "pocket" license without a premise; and

WHEREAS, the submitted application form is complete in all respects, as outlined in N.J.S.A. 33:1-1 et seq, an Affidavit of

Publication has been received by the Township Municipal Clerk and the transfer fees have been paid; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the Mansfield Police Department has conducted an investigation of the applicant and the source of all funds to be utilized in connection with the purchase and operation of the business, and the results are in compliance with the Alcohol Beverage Control standards; and

WHEREAS, a Tax Clearance Certificate has been received from the Division of Taxation; and

WHEREAS, the applicant is qualified to be license per Title 33 of the New Jersey Statutes and all rules and regulations promulgated there under, in addition to pertinent Borough Ordinances; and

WHEREAS, an application has also been filed for a Place-to-Place transfer of Plenary Retail Consumption License 2116-33-006-008 heretofore issued to Marcello 1, LLC as a pocket license and application has been made to attach this license for Marcello, LLC to the premises located at 301 Airport Road, Mansfield Township, New Jersey, 07840; and

WHEREAS, the location meets Alcohol Beverage Control and Municipal requirements; and

WHEREAS, the license has been properly renewed for the current 2026-2027 term.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, does hereby approve, effective July 8, 2026 the Person-to-Person transfer of the aforesaid Plenary Retail Consumption License to Marcello 1, LLC and the Place-to-Place transfer of the aforesaid Plenary Retail Consumption License from its former location as a "pocket" license without a premises to 301 Airport Road, Mansfield Township, New Jersey, 07840 and does hereby direct the Township Municipal Clerk to endorse the license certificate to the new ownership as follows:

"This license, subject to all its terms and conditions, is hereby transferred to Marcello 1, LLC at the premises located at 301 Airport Road, Mansfield Township, NJ, 07840, effective July 8, 2026."

RESOLUTION 183-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE INSERTION INTO THE FY2026 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF REVENUE IN THE FORM OF A STATE OF NEW JERSEY AMERICAN RESCUE PLAN FIREFIGHTER 2024 GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, the Director may also approve the insertion of any item of appropriation for an equal amount; and

WHEREAS, the Mansfield Township Committee of the Township of Mansfield further finds and declares that it is in the best interest of the citizens of the Township to request approval of the insertion into the Township's FY2026 Municipal Budget of an item of revenue based upon a grant secured by the Township from the State of New Jersey;

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mansfield in the County of Warren, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $ 20,000.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the above is the result of funds from American

Rescue Plan Firefighter 2024 Grant in the amount of $ 20,000.00.

Public and Private Revenues Offset with Appropriations
American Rescue Plan Firefighter 2024 Grant

NOW, THEREFORE, BE IT FURTHER RESOLVED, this will be filed with the Director of Local Government Services.

RESOLUTION 184-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE INSERTION INTO THE FY2026 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF REVENUE IN THE FORM OF A STATE OF NEW JERSEY 2023 RECYCLING TONNAGE GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, the Director may also approve the insertion of any item of appropriation for an equal amount; and

WHEREAS, the Mansfield Township Committee of the Township of Mansfield further finds and declares that it is in the best interest of the citizens of the Township to request approval of the insertion into the Township's FY2026 Municipal Budget of an item of revenue based upon a grant secured by the Township from the State of New Jersey;

NOW, THERE, BE IT RESOLVED, that the Township of Mansfield in the County of Warren, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $ 20,476.50.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the above is the result of funds from the 2023 Recycling Tonnage Grant in the amount of $ 20,476.50.

Public and Private Revenues Offset with Appropriations
2023 Recycling Tonnage Grant

NOW, THEREFORE, BE IT FURTHER RESOLVED, this will be filed with the Director of Local Government Services.

RESOLUTION 185-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING A REFUND 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 aforementioned 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, [redacted] has completed all the applicable paperwork in order to obtain a refund.

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,

RESOLUTION 186-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY GRANTING PAID LEAVE FOR MANSFIELD TOWNSHIP POLICE PATROLMAN BRIAN J. CLARKE

WHEREAS, the Township Committee of the Township of Mansfield finds and declares that Brain J. Clarke is an employee of the Mansfield Township Police Department; and

WHEREAS, the Township Committee further finds and declares that the employee will be out of work on paid leave as of June 19, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby grant paid leave to Patrolman Brain J. Clarke during the period of June 19, 2026 through August 31, 2026.

NEW BUSINESS -
Mr. Hayes, seconded by Mr. Connelly made a motion to appoint Corey Piasecki to the Recreation Committee as a mayoral appointment.

RECORDED VOTE

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

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to appoint Vincenzo Jackson 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

Highlands Act –
Corey Piasecki and Ben Spinelli from the Highlands Council spoke of the Highland Act and the benefits of the Township becoming compliant.

Vacant Abandoned Property Registration –
The Committee discussed the issues currently at 107 Glenn Ter. and how to move forward with not only with this property but other vacant abandoned properties within the Township.

OLD BUSINESS

COMMITTEE PERSON COMMENTS/REPORTS
Watters – Mayor Watters reported on the Karrville School House and what an amazing job the volunteers had done with the property.
Hayes – Mr. Hayes issued a statement regarding confidentiality amongst Committee members.
Mc Guinness –
Connelly –
Bollard – Mr. Bollard on behalf of EDAC welcomed the business, Bowls n Bites to the community and stated he attended the ribbon cutting for the business. He stated that the non- working HVAC needs to be a priority.

EXECUTIVE SESSION
Mr. Hayes, seconded by Mr. Connelly, made a motion to adopt Resolution #187-2026 for an Executive Session of the Township Committee.

RECORDED VOTE

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

RESOLUTION 187-2026

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 excluded in order that the Township Committee of the Township of Mansfield may discuss the items listed below:

Attorney Client Privilege
Social Media/ Confidentiality Policy

Contractual
Website Designer

At approximately 8:32 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 8:53 p.m.

RECORDED VOTE

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

Township Attorney Lavery announced the following discussed in Executive Session:

Attorney Client Privilege
Social Media/ Confidentiality Policy

Contractual
Website Designer

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

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to authorize the Township Attorney to send a letter to Judge Cristella regarding Court Administrator.

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