



**TOWNSHIP OF MANSFIELD COMMITTEE MEETING  
OFFICIAL MINUTES  
MARCH 25, 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 6:30 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 Clerk Barras, Township Attorney Wade Baldwin, Police Chief Mac Donough, Asst. CFO JoAnn Fascenelli, and Deputy Clerk Illena Rafaele.

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

**EXECUTIVE SESSION**

Mr. Mc Guinness, seconded by Mr. Hayes, made a motion to adopt Resolution #095-2026 for an Executive Session of the Township Committee.

**RECORDED VOTE**

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

**RESOLUTION 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

**RETURN TO REGULAR SESSION**

On a motion by Mr. Hayes, seconded by Mr. Connelly, the Township Committee voted to return to public session at approximately 7:33 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:

**Personnel –**

Part Time Certified Tax Collector Position Interviews

Copies of these minutes will be available at such time the Committee determines there is no longer a harm to the public interest. There was no official action resulting from Executive Session.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to extend an offer of employment for the Tax Collector position with the conditions discussed in Executive Session.

**RECORDED VOTE**

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

**APPROVAL OF MINUTES**

**March 11, 2026 – EXECUTIVE SESSION**

Mr. Hayes, seconded by Mr. Connelly made a motion to approve the Executive Session meeting minutes from March 11, 2026.

**RECORDED VOTE**

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

**March 11, 2026 – REGULAR SESSION**

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Regular Session meeting minutes from March 11, 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:

- The NJ MVC has reached out to me to see if the Township would be interested in hosting another Real Id Event on Monday, May 18<sup>th</sup>.
- Website upgrades went live last week.
- Received email from Washington Twp Morris County zoning officer regarding a conflict zoning officer, they are currently discussing a mutual courtesy arrangement for such services. Their Administrator and Attorney will be reviewing a possible arrangement with their governing body.

- Deadline for petitions for both Democrat County Committee and Township Committee was Monday, at 4pm. There were 2 received for Democrat County Committee in District 6 and 4 for Township Committee. The Township's certification for both was emailed to the County Clerk's office yesterday and I have authorized her office to conduct the ballot draw.
- Reminder that the deadline for anyone who wishes to change their party affiliation is April 8<sup>th</sup> in order to participate in their new party's Primary Election on June 2<sup>nd</sup>.
- Will be sending out advisory emails on Monday for all Local Government Officer's for annual financial disclosure filing next Monday, deadline to avoid a potential fine is April 30<sup>th</sup>.
- Have reached out to Jim Lee at Hunter Research to obtain a secondary proposal for archeology requirements for the stone wall project at Mt. Bethel Church. Once received, I will forward to the Committee, CFO, and engineer for review.
- Resolution on this evening's agenda to list the ambulance donated to the Township, will be auctioned on Municibid with a starting bid of \$10k

**FINANCE/ EMPLOYEES'S REPORT –**

Mrs. Fascenelli stated that the spreadsheet for the 250<sup>th</sup> celebration has been updated with latest activity and the group was looking for ideas for items to be placed in a time capsule which is to be buried at Mt. Bethel Community Center. She discussed the offer of municipal owned lots to adjacent property owners. Attorney Baldwin will draft a template for such offer.

**ENGINEER'S REPORT –**

Township Engineer Quamme stated the Synder Road Improvement project has been completed and sent out for grant reimbursement in the amount of \$357,884.85 to the NJ DOT.

**PUBLIC PORTION**

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

Pat Kinney, Cary Warren Rd., questioned the proposed wood boiler ordinance time requirements.

Brian McKevitt, 29 Blau Rd., explained his concerns over the recent activities being done at 445 Watters Rd and lack of zoning enforcement.

Jon Katstra, 45 Blau Rd., discussed his concerns regarding 445 Watters Rd.

William Sosis, 15 Brantwood Ter., offered a belated congratulations to Mr. Bollard and discussed the lack of zoning enforcement.

Mr. Abdallah, 121 Mt. Bethel Rd., questioned the requirements regarding existing wood boilers.

Matt Pozarycki, Domin Ln., discussed his frustration with lack of enforcement from multiple agencies at APM.

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 009-2026. Seeing no one wishing to comment, Mayor Watters closed the Public Hearing for Ordinance 009-2026.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 009-2026.

**RECORDED VOTE**

Aye: Bollard, Connelly, Mc Guinness, Hayes, Watters

Nay: XXXXXX

Absent: XXXXXX

Abstain: XXXXXX

## **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.

#### **ORDINANCES: FIRST READING AND INTRODUCTION**

Mr. Hayes, seconded by Mr. Connelly made a motion to introduce Ordinance #010-2026.

#### **RECORDED VOTE**

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

## **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
  - 3.1. 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.
  - 3.2. 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.
  - 3.3. 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.

**ORDINANCES: FIRST READING AND INTRODUCTION**

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to introduce Ordinance #011-2026.

**RECORDED VOTE**

Aye: Bollard, Connelly, Mc Guinness, Hayes, Watters

Nay: XXXXXX  
Absent: XXXXXX  
Abstain: XXXXXX

## **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.

**ORDINANCES: FIRST READING AND INTRODUCTION**

Mr. Hayes, seconded by Mr. Connelly made a motion to introduce Ordinance #012-2026.

**RECORDED VOTE**

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

**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.

**RESOLUTIONS (TAKEN SEPARATELY)**

Mr. Hayes, seconded by Mr. Connelly made a motion to adopt Resolution #096-2026.

**RECORDED VOTE**

Aye: Bollard, Connelly, Mc Guinness, Hayes, Watters  
Nay: XXXXXX  
Absent: XXXXXX  
Abstain: Bollard – P.O. #26-00135 & P.O. #26-00236

**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
<b>TOTAL</b>	<b>\$ 203,894.90</b>

**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 #097-2026 through #105-2026.

**Recorded Vote**

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

**RESOLUTION 097-2026**

**RESOLUTION OF SUPPORT REGARDING WARREN COUNTY’S PURCHASE OF A  
DEVELOPMENT EASEMENT ON THE TERHUNE FARM, BLOCK 1307 LOT 11 QFARM 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 QFarm, 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:

	<u>Total</u>
SADC	\$640,097.60 – 80% (\$9,320/acre)
Warren County	\$160,024.40 – 10% (\$2,330/acre)
<b>Total Easement Purchase</b>	<b>\$800,122.00</b> (\$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 QFarm by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in the cost share.

## **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

## 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
<b>Total Net Change Order</b>	<b>\$ 26,450.00</b>
<b>Percentage Increase</b>	<b>6.81%</b>

**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 %

## 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/niinfo/> ; 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.

## **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.

## **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.

## **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
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**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.

## **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.

**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

**NEW BUSINESS** - None

**COMMITTEE PERSON COMMENTS/REPORTS**

Watters –

Hayes –

Mc Guinness –

Connelly – Initiated a discussion regarding Go Gov and requested the Township Clerk to determine if the proposal was a promotional amount and how long would the set up require.

Bollard – Discussed having the meeting audio be uploaded to the Township website.

Mr. Connelly, seconded by Mr. Hayes made a motion to authorize the meeting audio be uploaded to the Township website after the meeting minutes have been approved.

**RECORDED VOTE**

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

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:31 p.m.

Attest,



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