



**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
APRIL 22, 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. Connelly, Mr. Mc Guinness, Mr. Hayes, Mayor Watters.
Also, present was Township Clerk Barras, Township Attorney Richard Wenner, Police Chief Mac Donough, Asst. CFO JoAnn Fascenelli, and Deputy Clerk Illena Raffaele.

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

PROCLAMATION: Mr. Mc Guinness read the proclamation for Earth Day 2026 into the public record.

Due to technical difficulties with the recording device, audio recording began approximately four minutes into the meeting.

Mayor Watters read the proclamation for Municipal Clerk's Week 2026 into the public record.

APPROVAL OF MINUTES

April 8, 2026 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Connelly made a motion to approve the Executive Session meeting minutes from April 8, 2026.

RECORDED VOTE

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

April 8, 2026 – REGULAR SESSION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Regular Session meeting minutes from April 8, 2026.

RECORDED VOTE

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

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

- Vote by mail ballots were mailed out last week and the ballot box located outside has been opened for vote by mail ballots only. Tuesday, May 12th is the last day to register to be able to vote in the June Primary, by 4 pm at the Clerk's office and until 9 pm at the Election Board.
- 1st reminders have been emailed to the LGO's who not yet filed their Annual Financial Statement Disclosure, deadline is April 30th.

- The bid opening for the Fire Truck rehab is tomorrow, April 23rd at 10 am.
- The results for the 2026 Local Recreation Improvement Grants have been announced and the Township has been awarded \$66,200 – which was in the average for all recipients. The Committee will need to decide if they wish to accept it for the Tennis Court Rehab project.
- Lastly, the zoning officer is seeking reimbursement approval for zoning seminar for his CEU's to maintain his zoning certification. Total cost is \$255. The seminar information was included in your packet.

Mr. Hayes, seconded by Mr. Connelly made a motion to approve the zoning officer's request for reimbursement approval for a zoning seminar.

RECORDED VOTE

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

Mr. Mc Guinness, seconded by Mr. Connelly made a motion to add Resolution #124-2026 to the consent agenda.

RECORDED VOTE

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

FINANCE/ EMPLOYEES'S REPORT –

Mrs. Fascenelli reported that the activity sheet is continuing to be updated for the Mansfield Celebrates 250 event and will be distributed to the Committee.

ENGINEER'S REPORT –

Mr. Quamme stated the contractor is conducting milling and paving this week for the Mitchell Road Improvement project. Approval of Resolution #121-2026 will permit Boswell to design and manage Blau Rd. and Corey Read/Allen Rd. projects. Conflict Attorney Mc Briar has sent a letter regarding the sight distance issue at the entrance to the Meadows to the developer's attorney. The road opening permit for the Elizabethtown gas project in the Diamond Hill subdivision will be issued upon the Committees' acceptance of their performance bond.

PUBLIC PORTION

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

William Sosis, 15 Brantwood Ter., spoke of transparency in public records and public comment.

Carole Thompson, 510 Rt. 57, questioned in what capacity can the zoning officer allow the expanding of a non-conforming use at Route 57 Auto Salvage.

Jon Katstra, 45 Blau Rd., questioned the Township's position on the Highlands Act and the reason for its noncompliance.

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 010-2026.

Matt Pozarycki, Domin Ln., questioned the reason why the May-October ban contained within the original ordinance was removed and which agency or dept will be enforcing this ordinance.

Seeing no one else wishing to comment, Mayor Watters closed the Public Hearing for Ordinance 010-2026. Mr. Hayes, seconded by Mr. Connelly made a motion to adopt Ordinance 010-2026.

RECORDED VOTE

Aye: Connelly, Mc Guinness, Hayes, Watters
Nay: XXXXXX
Absent: Bollard
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
 - (a) No person shall cause, suffer, allow or permit visible smoke to be emitted into the outdoor air from the combustion of fuel in any stationary indirect heat exchanger except as provided in (b) below.
 - (b) No person shall cause, suffer, allow or permit smoke the shade or appearance of which is darker than number 1 on the Ringelmann smoke chart or greater than 20 percent opacity, exclusive of visible condensed water vapor, to be emitted into the outdoor air from the combustion of fuel in any stationary indirect heat exchanger having a rated hourly capacity of 200 million BTU or greater gross heat input and discharging through a stack or chimney having all internal cross-sectional dimensions of 60 inches or greater.
 - (c) The provisions of (a) and (b) above shall not apply to smoke which is visible for a period of not longer than three minutes in any consecutive 30-minute period.

B. Prohibited fuels.

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

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

C. Compliance with law.

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

D. Visual emission standards.

1. In addition to adhering to NJ Department of Environmental Protection, N.J.A.C. 7:27-3 ("Prohibition of Smoke from Combustion of Fuels"), no person shall cause or allow a smoke plume to exceed an average of twenty-percent opacity for six consecutive minutes in any one-hour period.

2. Exception: Visible emissions may not exceed forty-percent opacity for twenty (20) consecutive minutes during the set-up period of a new fire. This only includes initial firing of the unit where no coal bed exists. This exception does not apply to refueling.

E. Nuisance conditions prohibited.

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

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

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

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

F. Violations and penalties.

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

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

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

SECTION II:

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

§ 361-39.1. Indirect Heat Exchangers

A. Definitions.

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

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

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

“Department” means the Department of Environmental Protection.

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Prohibition.

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

C. Regulations for use.

1. Indirect heat exchanger shall only be installed, or operated, on lots of minimize size of **two acres**.

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

D. Permit Authorization.

Any person or entity seeking to install and/or operate an indirect heat exchanger furnace shall first apply to the Township of Mansfield for a permit, provide installation information and sign/date an acknowledgement that despite installation of an indirect heat exchanger furnace per specifications and under an approved permit, does not necessarily ensure that such furnace can be operated consistent with N.J.D.E.P. emission limitations and those outlined in this chapter. ("Indirect Heat Exchanger Construction Code Permit Notice and Acknowledgement").

At the time of filing the application, the applicant shall pay an Application fee of \$250; Escrow Fee \$500. The Township of Mansfield Zoning Officer or his designee shall inspect and approve the installation and/or operation of the furnace and shall ensure that all required permits and ordinances shall have been obtained or met. No one may install or operate such a furnace without such approval under chapter 361-39.1.

E. Permit Notice Acknowledgement.

Indirect Heat Exchanger Construction Code Permit Notice and Acknowledgement

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

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

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

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

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

Property owner or Authorized Representative

Date

SECTION III:

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

SECTION IV:

If any article, section, subsection, paragraphs, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION V:

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

ORDINANCES: SECOND READING AND PUBLIC HEARING

Mayor Watters opened the Public Hearing for Ordinance 011-2026. Seeing no one wishing to comment, Mayor Watters closed the Public Hearing for Ordinance 011-2026.

Mr. Hayes, seconded by Mr. Connelly made a motion to adopt Ordinance 011-2026.

RECORDED VOTE

Aye: Connelly, Mc Guinness, Hayes, Watters
Nay: XXXXXX
Absent: Bollard
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: SECOND READING AND PUBLIC HEARING

Mayor Watters opened the Public Hearing for Ordinance 013-2026. Seeing no one wishing to comment, Mayor Watters closed the Public Hearing for Ordinance 013-2026. Mr. Mc Guinness, seconded by Mr. Hayes made a motion to adopt Ordinance 013-2026.

RECORDED VOTE

Aye: Connelly, Mc Guinness, Hayes, Watters

Nay: XXXXXX
Absent: Bollard
Abstain: XXXXXX

ORDINANCE 013-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR CALENDAR YEAR 2026

STATEMENT OF PURPOSE

The purpose of this Ordinance is to exceed the Municipal Budget appropriation limits and to establish a CAP bank

WHEREAS, the Local Government Cap Law, *N.J.S.A 40A:4-45.1 et seq.*, provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, *N.J.S.A. 40A:4-45.15a* provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Committeepersons of the Township of Mansfield, in the County of Warren, finds it advisable and necessary to increase its CY 2026 Budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Committeepersons hereby determine that a 3.5% increase in the budget for said year, amounting to \$95,596.68 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Committeepersons hereby determine that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED by the Committeepersons of the Township of Mansfield, in the County of Warren, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Township of Mansfield shall, in accordance with this ordinance and *N.J.S.A. 40A:4-45.14*, be increased by 3.5%, amounting to \$223,058.92, and that the CY 2026 municipal budget for the Township of Mansfield be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be uploaded to the FAST System for the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be uploaded on the FAST System for the Director within 5 days after such adoption.

ORDINANCES: FIRST READING AND INTRODUCTION

Mr. Hayes, seconded by Mr. Connelly made a motion to introduce Ordinance #014-2026.

RECORDED VOTE

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

ORDINANCE 014-2026

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 360 ENTITLED
“ADMINISTRATION AND PROCEDURES” SPECIFICALLY, SECTION 360-22 – FEES- TO INCREASE THE
FINANCIAL OBLIGATIONS DESCRIBED HEREIN**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to amend and supplement Chapter 360 Entitled “Administration and Procedures” Specifically, Section 360-22 – Fees to increase the financial obligations described herein.

WHEREAS, the Township of Mansfield (the “Township”) wishes amend certain sections of Chapter 360- Administration and Procedures, specifically section 360-22 to increase the fees described therein; and

WHEREAS, the Township believes that the fees presently charged pursuant to Chapter 360 need to be updated; and

WHEREAS, in order to effectuate the update, certain Sections of Chapter 360 need to be replaced with the updated language; and

WHEREAS, the update to this Chapter, which shall increase the relevant fees listed therein, is in the best interest of the Township and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that certain Sections of Chapter 360, specifically §360-22 be amended and supplemented as follows:

SECTION 1.

Section 360-22

The following fees shall be paid in accordance with the fee schedule, as provided below:

1. Filing fee. To be paid at the time an application is filed.
2. Escrow account deposit. To be paid at the time an application is filed and subject to such additional payments as may be required.

	<u>Filing Fee</u>	<u>Escrow Fee</u>
1. Minor Subdivisions		
Concept plat for review	\$ 100.00	\$ 500.00
Concept		\$200.00 —\$250.00
Minor plat	200.00	\$1,500.00 2,500.00
2. Major Subdivision		
Concept plat for review	\$ 200.00	\$1,000.00 \$2,000.00
Preliminary plat	1,000.00	200.00/Lot \$600.00/lot (\$2,000.00 Min)
Time extension of preliminary approval	500.00	none required \$750.00
Amended preliminary major subdivision	200.00	1,500.00 —\$2,000.00
Final plat	750.00	75.00/Lot —\$300/lot

		(\$1,000.00 Min)	(\$1,250 Min)
Time extension of final approval	500.00	none required	\$500.00
Amended final major subdivision	200.00	1,500.00	\$2,000.00
3. Site Plans			
Concept plan for review – minor plan	\$ 50.00	500.00	\$1,000.00
Concept plan for review – major plan	100.00	1,000.00	\$1,500.00
Minor site plan	200.00	1,500.00	\$2,500.00
Amended Minor Site Plan			<u>50% minor site plan</u>
Minor Site Plan Extension			<u>25% minor site plan</u>
		<u>Filing Fee</u>	<u>Escrow Fee</u>
Preliminary major site plan	400.00		\$1,800.00/Acre or part thereof, plus \$85.00 du in the case of multi family units and/ or \$0.05/gross S.F. of bldg. area, in the case of non-residential buildings, min. 2,000.00 \$2,000.00 Residential +\$100 du Non-Residential \$3,000.00 minimum
Final major site plan	200.00		\$ 900.00/Acre or part thereof, plus \$50.00 du in the case of multi family units and/ or \$0.025/gross S.F. of bldg. area, in the case of non-residential buildings, min. \$1,000.00 \$1,000.00/acre Residential +\$75 du Non-Residential \$1,500 acre minimum
Amended preliminary major and/or final major site plan	150.00		1,500.00 \$2,000.00
Time extension of preliminary major site plan approval	200.00		none required
Time extension of final major site plan approval	200.00		nonrequired \$1,000.00
4. Variance Appeals, N.J.S.A. 40:55D-70a	\$ 300.00		\$ 750.00 \$1,000.00
5. Variance Interpretation N.J.S.A. 40:55D-70b			
	\$ 300.00		\$ 750.00 \$1,500.00
6. <u>Variance Time Extension</u>			<u>\$ 250.00</u>
7. Bulk Variances N.J.S.A. 40:55D-70c			
First variance - Residential	\$ 250.00	\$1,000.00	\$1,500.00
First variance - Commercial	500.00	\$ 1,000.00	\$2,000.00
Each additional variance (residential & commercial)	50.00	\$ 200.00	

8. Use or "Special Reasons" Variance N.J.S.A. 40:55D-70d			
Residential	\$ 350.00	\$2,500.00	
Commercial	750.00	\$2,500.00	\$5,000.00
9. Building Permit Appeal N.J.S.A. 40:55D-36	\$ 300.00	\$ 750.00	
10. Conditional Use N.J.S.A. 40:55D-67			
Residential	\$ 250.00	\$1,000.00	
Commercial	500.00	1,000.00	
(plus any other applicable site plan or subdivision fee)			
11. Other Applications			
(a) N.J.S.A. 40:55D-68 Certifications of pre-existing non-conforming use or structure	\$ 300.00	\$ 500.00	
(b) Any other unspecified application to Land Use Board	\$ 200.00	\$ 300.00	
12. Wireless telecommunications towers (Ord. 01-18)			
No new tower proposed	\$1,000.00	\$2,500.00	
New tower proposed	3,000.00	5,000.00	
13. The following fees shall be paid by the applicant by separate check to the Township at the time of passage of a resolution of subdivision approval by the Land Use Board of the Township of Mansfield for the cost of making updates and modifications to the tax maps of the Township of Mansfield relating to said applications:			
a. Minor Subdivision – 2 to 3 lots:	\$ 300.00		
b. 4 to 7 lots:	\$ 500.00		
c. 8 to 12 lots:	\$ 800.00		
d. 13 to 19 lots:	\$ 1,000.00		
e. 20 or more lots:	\$ 1,500.00		
(plus \$50.00 per lot in excess of 20 lots)			

SECTION 2.

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.

**SECTION 3
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 4.
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 5
Effective Date.**

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

ORDINANCES: FIRST READING AND INTRODUCTION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to introduce Ordinance #015-2026.

RECORDED VOTE

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

ORDINANCE 015-2026

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
APPROPRIATING \$1,200,000.00 FOR VARIOUS IMPROVEMENTS**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to appropriate \$1,200,000.00 for various improvements.

WHEREAS, there is a need for the following improvements in the Township of Mansfield:

- *Refurbishment of Fire Apparatus
- *Road Reconstruction
- *Lighted Marquee
- *Municipal Improvements
- *Solar Project

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

1. The amount of \$850,000.00 is hereby appropriated from the General Capital Reserve Account and \$350,000.00 from General Capital Reserve for Future Improvements
2. There is no debt incurred by this Ordinance.
3. This ordinance shall take effect immediately after final passage, approval, publication as provided by law.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to introduce Ordinance #016-2026.

RECORDED VOTE

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

ORDINANCE 016-2026

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
APPROPRIATING \$47,000 FOR TRAFFIC IMPROVEMENTS ON COREY READ DRIVE AND ALLEN ROAD**

STATEMENT OF PURPOSE

The purpose of this Ordinance is to appropriate \$47,000.00 for traffic improvements on Corey Read Drive and Allen Road.

WHEREAS, there is a need for traffic improvements on Corey Read Drive and Allen Road.

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

1. The amount of 47,000 is hereby appropriated from the State of NJ DOT grant.
2. There is no debt incurred by this Ordinance.
3. This ordinance shall take effect immediately after final passage, approval, publication as provided by law.

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mr. Connelly made a motion to adopt Resolution #117-2026.

RECORDED VOTE

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

RESOLUTION 117-2026

**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	\$ 14,285.89
CURRENT- 6-01	\$ 1,508,841.37
FEDERAL AND STATE GRANT FUND-G-02	\$ 1,214.31
UNEMPLOYMENT TRUST-T-15	\$ 605.68
MANDATORY DEVELOPMENT FEES-T-20	\$ 818.00
CANINE TRUST FUND-T-34	\$ 183.94
TOTAL	\$ 1,525,949.19

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 #118-2026 through #122-2026 and Resolution #124-2026.

Recorded Vote

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

RESOLUTION 118-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, ACCEPTING A PERFORMANCE BOND FOR 241 AIRPORT ROAD

WHEREAS, Elizabethtown Gas Company issued check number 65375, dated March 26, 2026, in the amount of \$500.00 (241 Airport Road Performance Bond); and

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, and the State of New Jersey, that the performance bond stated above submitted by Elizabethtown Gas Company is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the developer.

RESOLUTION 119-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY SUPPORTING THE FY2026/2027 SUSTAINED ENFORCEMENT GRANTEE'S MOBILIZATION OF JANUARY 1, 2027 – SEPTEMBER 30, 2027

WHEREAS, there were 547 motor vehicle fatalities in New Jersey in 2025; and

WHEREAS, on national average, 47% of people who die in car accidents were not wearing their seatbelts; and

WHEREAS, use of a seatbelt remains the most effective way to avoid death or serious injury in a motor vehicle crash; and

WHEREAS, other major contributors to fatal motor vehicle accidents is distracted driving and driving while impaired due to alcohol and/or drugs; and

WHEREAS, the State of New Jersey will participate in the Sustained Enforcement mobilization from January 1, 2027- September 30, 2027 in an increase for enforcement of seatbelt, distracted driving, and impaired driving; and

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, declares its' support for the 2027 Sustained Enforcement mobilization locally and statewide from January 1, 2027 – September 30, 2027.

RESOLUTION 120-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE REFUND OF A ZONING PERMIT APPLICATION FEE (33 CHERRY TREE BEND ROAD)

WHEREAS, Mr. Thomas Hall who resides at 33 Cherry Tree Bend Road issued check number 208, dated March 9, 2026, to the Township of Mansfield for a zoning application (propane gas line extension); and

WHEREAS, after further review it has been determined that a zoning application is not required for a propane gas line extension; and

WHEREAS, furthermore it has been recommended that the \$40.00 zoning application fee be

refunded.

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 \$40.00 to Mr. Thomas Hall.

RESOLUTION 121-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO BOSWELL ENGINEERING FOR ENGINEERING COSTS ASSOCIATED WITH COREY READ DRIVE/ALLEN ROAD TRAFFIC IMPROVEMENTS AND BLAU ROAD IMPROVEMENTS

WHEREAS, there exists a need for engineering services for Corey Read Drive/Allen Road Traffic Improvements and Blau Road Improvements; and

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

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

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

1. The Township of Mansfield hereby awards and authorizes the execution of an agreement with Boswell Engineering, 330 Phillips Ave, South Hackensack, NJ 07606, to perform the engineering services for the projects listed above for a fee not to exceed \$100,500.00
2. This contract is awarded without competitive bidding as a professional service in accordance with the provisions of the Local Public Contracts Law because said services are performed by a person licensed under law to practice a recognized profession.
3. The total fee authorized for this contract shall not exceed \$100,500.00, without the prior written approval of the Township Committee.
4. Notice of this action shall be published on the Township's official website in accordance with **P.L. 2025, c. 72**
5. A copy of this resolution shall be provided to the Temporary CFO and Boswell Engineering.

This Resolution shall take effect immediately.

CERTIFICATION OF FUNDS

The Temporary Chief Financial Officer of the Township of Mansfield, hereby certify that funds will be made available for the above referenced contract in the amount not to exceed \$100,500.00. The appropriation will be made available through the following account:

Capital Ord 24-2025

C-04-44-235-0097-1000

Not to Exceed \$100,500.00

RESOLUTION 122-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A PERFORMANCE BOND FOR ROAD OPENING PERMIT FOR ELIZABETHTOWN GAS- DIAMOND HILLS ROADS

WHEREAS, Boswell Engineering, the Township Engineer, has reviewed the road opening permit application submitted by Elizabethtown Gas for a project for Diamond Hills Roads, Project No. 25MFG140; and

WHEREAS, in a letter dated March 25, 2026, the Township Engineer stated that Elizabethtown Gas must submit a performance bond in the amount of \$467,940.00 as one of the requirements for permit approval; and

WHEREAS, Elizabethtown Gas has submitted Performance Bond #47SUR200332-01-0227 in the amount of \$467,940.00 on April 15, 2026 as a requirement for permit approval; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that the performance bond stated above submitted by Elizabethtown Gas Company is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the developer.

RESOLUTION 124-2026

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY ADOPTING THE FOURTH ROUND AMENDED 2026 AFFORDABLE HOUSING TRUST FUND SPENDING PLAN DATED APRIL 2026

WHEREAS, on January 23, 2025, Mansfield Township (“Township”) adopted Resolution 2025-70, which established the Township’s Fourth Round present and prospective need obligations pursuant to the amended Fair Housing Act (“FHS”) at N.J.S.A. 52:27D-301 et. seq., per P.L. 2024, c.2; and

WHEREAS, on January 24, 2025, the Township filed a Declaratory Judgment Action (“DJ Action”) in the New Jersey Superior Court captioned In the Matter of the Township of Mansfield, WRN-L- 47-25, seeking among other things, compliance certifications; and

WHEREAS, on March 28, 2025, the Court entered an Order fixing the Township’s Fourth Round present need obligation as 7 and prospective need obligation as 355; and

WHEREAS, the Township of Mansfield’s Planning Board (“Board”) held a public hearing and voted to adopt the Township’s Fourth Round Housing Element and Fair Share Plan (“Fourth HEFSP”), addressing the Township’s prior round obligations, Third Round Obligations and Fourth Round obligations as established; and

WHEREAS, pursuant to the Amended FHA, a municipality may not spend or commit to spend any affordable housing development fees collected and deposited into the municipal affordable housing trust fund, without first obtaining the approval of the expenditure as part of its compliance certification; and

WHEREAS, the Township adopted the Fourth Round 2026 Affordable Housing Trust Fund Spending Plan, which complies with the new N.J.A.C. 5:99 rules, and outlines how the municipality intends to allocate development fees and other funds, and how the municipality proposes to expend funds for affordability assistance, especially those funds earmarked for very low-income affordability assistance; and

WHEREAS, the Township now seeks to adopt the Fourth Round Amended 2026 Affordable Housing Trust Fund Spending Plan dated April 2026 to revise the anticipated use of affordable housing funds and which complies with the new N.J.A.C. 5:99 rules, and outlines how the municipality intends to allocate development fees and other funds, and how the municipality proposes to expend funds for affordability assistance, especially those funds earmarked for very low-income affordability;

NOW, THEREFORE BE IT RESOLVED, on this 22ND day of April 2026, that the Township of Mansfield, County of Warren and State of New Jersey, hereby adopts the Fourth Round Amended 2026 Affordable Housing Trust

NEW BUSINESS -

Code Enforcement Officer

Discussion whether to separate zoning from code enforcement issues and hire a code enforcement officer. Will continue to discuss the possibility of hiring for such position.

COMMITTEE PERSON COMMENTS/REPORTS

Watters – No report at this time.

Hayes – No report at this time.

Mc Guinness – No report at this time.

Connelly – Stated the prohibition of data centers within the Township was discussed at the Land Use Board meeting. Will need to reconfirm the master plan for consistency. The Land Use Board will instruct the Planner to confirm for master plan consistency. Process may take few months to be able to present an ordinance.

Bollard – No report at this time.

There being no further business, Mr. Connelly made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:20 p.m.

Attest,



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