



**TOWNSHIP OF MANSFIELD COMMITTEE MEETING  
OFFICIAL MINUTES  
MAY 13, 2026**

This is a regular meeting of the Township of Mansfield Committee. This meeting is being held in compliance with the "OPEN PUBLIC MEETINGS ACT," because adequate notice of this meeting has been provided by notifying The Daily Record and NJ.com, and by posting notice of such meeting in the Municipal Building and by filing of said notice with the Township Clerk of the Township of Mansfield. Formal action may be taken at this meeting.

The Regular Meeting was called to order at 7:30 pm by Mayor Watters who read the "Sunshine Statement" indicating the meeting was being held in accordance with the Open Public Meetings Act.

**ROLL CALL**

Present: Mr. Bollard, Mr. Connelly, Mr. Mc Guinness, Mr. Hayes, Mayor Watters.  
Also, present was Township Clerk Barras, Township Attorney Michael Lavery, 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. Hayes read the proclamation for National Police Week 2026 into the public record. Mr. Mc Guinness read the proclamation for National EMS Week 2026 into the public record.

**APPROVAL OF MINUTES**

**April 22, 2026 – REGULAR SESSION**

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Regular Session meeting minutes from April 22, 2026.

**RECORDED VOTE**

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

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

- Tuesday, May 26<sup>th</sup> is the last day to apply by mail for a Mail in ballot for the primary election and Monday, June 1<sup>st</sup> by 3:00 pm is the last day to apply for a mail in ballot at the County Clerk's office.
- Early voting begins Tuesday, May 26<sup>th</sup> at the following locations:  
Blairstown Municipal Building  
Warren County Library Northeast Branch in Independence  
Warren County Library Southwest Branch in Stewartsville
- Met with Jim Tipton from Election Board Mansfield Fire President Jay Wester regarding using the fire house hall as a back- up polling location in the event of an emergency. Would like to thank Mansfield Fire Company as they have agreed to such arrangement. Again, this is only for an extreme emergency where either this building or DPW building has to be evacuated or closed.
- The Township maintained 100% compliance for financial disclosure statement filing with the State
- Received notification that JCPL will cutting down dead arbor ash trees close to the lines, should be completed by June 5<sup>th</sup>.
- Lastly, the Township will hosting an MVC event here at the Municipal Building next Monday, May 18<sup>th</sup> between 10 am-2 pm, appointments are necessary and the link to make an appointment can be located on the Township website on the homepage under recent news

**FINANCE/ EMPLOYEES’S REPORT –**

Mrs. Fascenelli stated the 2025 recycling tonnage grant had been submitted on April 23<sup>rd</sup>. She reminded the Public that Flea Market/Craft Fair was scheduled for May 16<sup>th</sup> & May 17<sup>th</sup>. She provided an update regarding sponsorship forms for the 250<sup>th</sup> event being sponsored by the Green Team.

**ENGINEER’S REPORT –**

Synder Road Section 2 – Contractor will repair the turf matting that has slumped along portions of the slope at their own costs. His schedule to complete the work is pending.

Mitchell Road- Contractor is substantially complete. Contractor’s schedule to complete punch list work is pending.

NJDOT MA 2027 grant application for Blau Rd. additional funds is underway.

Meadows at Mansfield – Since project is near completion, punch lists for all repair work and incomplete work with all subdivision phases are being prepared. Work must be satisfactorily completed before bonds are release and roadways are dedicated.

**PUBLIC PORTION**

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

Deb Bird, 21 Redwood Run, requested an update regarding the sight distance issue at the Meadows entrance.

Carol Thompson, 510 Rt. 57, Spoke of the non- enforcement of the zoning officer on the expanding non-conforming use at Route 57 auto.

William Sosis, 15 Brantwood Ter., Spoke of the responsibility of elected officials to their residents and transparency

Matt Pozarycki, Domin Ln., Questioned why the May- October restriction was removed from the wood boiler ordinance.

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 014-2026.

Seeing no one wishing to comment, Mayor Watters closed the Public Hearing for Ordinance 014-2026.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 014-2026.

**RECORDED VOTE**

Aye: Connelly, Mc Guinness, Hayes, Watters

Nay: Bollard

Absent: XXXXXX

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		<del>\$200.00</del> —\$250.00
Minor plat	200.00	<del>\$1,500.00</del> \$2,500.00
2. Major Subdivision		
Concept plat for review	\$ 200.00	<del>\$1,000.00</del> \$2,000.00
Preliminary plat	1,000.00	<del>200.00/Lot</del> \$600.00/lot (\$2,000.00 Min)
Time extension of preliminary approval	500.00	<del>none required</del> —\$750.00
Amended preliminary major subdivision	200.00	<del>1,500.00</del> —\$2,000.00
Final plat	750.00	<del>75.00/Lot</del> —\$300/lot (\$1,000.00 Min) (\$1,250 Min)
Time extension of final approval	500.00	<del>none required</del> —\$500.00
Amended final major subdivision	200.00	<del>1,500.00</del> — \$2,000.00
3. Site Plans		
Concept plan for review – minor plan	\$ 50.00	<del>500.00</del> — \$1,000.00
Concept plan for review – major plan	100.00	<del>1,000.00</del> —\$1,500.00
Minor site plan	200.00	<del>1,500.00</del> —\$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	<del>\$1,800.00/Acre</del> or part thereof, plus <del>\$85.00</del> du in the case of multi family units and/ or <del>\$0.05/gross</del> S.F. of bldg. area, in the case of non-residential buildings, min. <del>2,000.00</del> \$2,000.00

		Residential +\$100 du	Non-Residential
		\$3,000.00 minimum	
Final major site plan	200.00	\$ <del>900.00</del> /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	
Amended preliminary major and/or final major site plan	150.00	Non-Residential \$1,500 acre minimum <del>1,500.00</del> \$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	<del>none required</del> \$1,000.00	
4. Variance Appeals, N.J.S.A. 40:55D-70a	\$ 300.00	\$ <del>750.00</del>	\$1,000.00
5. Variance Interpretation N.J.S.A. 40:55D-70b	\$ 300.00	\$ <del>750.00</del>	\$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	\$ <del>1,000.00</del>	\$1,500.00
First variance - Commercial	500.00	\$ <del>1,000.00</del>	\$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	\$ <del>2,500.00</del>	\$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: SECOND READING AND PUBLIC HEARING**

Mayor Watters opened the Public Hearing for Ordinance 015-2026. Seeing no one wishing to comment, Mayor Watters closed the Public Hearing for Ordinance 015-2026.

Mr. Mc Guinness, seconded by Mr. Connelly made a motion to adopt Ordinance 015-2026.

## **RECORDED VOTE**

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

**ORDINANCES: SECOND READING AND PUBLIC HEARING**

Mayor Watters opened the Public Hearing for Ordinance 016-2026. Seeing no one wishing to comment, Mayor Watters closed the Public Hearing for Ordinance 016-2026. Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Ordinance 016-2026.

**RECORDED VOTE**

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

**ORDINANCES: FIRST READING AND INTRODUCTION**

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to introduce Ordinance #017-2026.

**RECORDED VOTE**

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

**ORDINANCE 017-2026**

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, WARREN COUNTY, NEW JERSEY APPROPRIATING SUPPLEMENTAL FUNDING FOR FIRE APPARATUS REFURBISHMENT**

**STATEMENT OF PURPOSE**

The purpose of this Ordinance is to appropriate \$25,000.00 for fire apparatus refurbishment.

**WHEREAS**, there is a need for additional funding for the Fire Apparatus Refurbishment;

**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 25,000 is hereby appropriated from the General Capital Improvement Fund
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.

**2026 MUNICIPAL BUDGET:**

Mr. Bollard, seconded by Mr. Mc Guinness made a motion to adopt Resolution #125-2026.

**RECORDED VOTE**

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

**RESOLUTION 125-2026**

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY  
AUTHORIZING TO READ 2026 MUNICIPAL BUDGET BY TITLE**

**WHEREAS, N.J.S.A. 40A:4-8** as amended provides that the Budget as advertised shall be read in full at the public hearing, or that it may be read by its' title only if:

1. At least one week prior to the date of the hearing and at the hearing, a complete copy of the approved Budget
  - a. Shall be made available for public inspection, and
  - b. Shall be made available to each person upon request, and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that it is hereby declared that the conditions of the **N.J.S.A. 40A:4-8**, as amended set forth in subsections 1(a) and 1(b), have been met and therefore the Budget for the Year 2026 shall be read by title only.

**PUBLIC HEARING- 2026 MUNICIPAL BUDGET**

Mayor Watters opened the public hearing on the 2026 Municipal Budget.

Temporary CFO Mollineaux provided a general synopsis of the 2026 budget and the current municipal financial status.

Judy Onderko, Seniors President, questioned if the amounts set forth in the adopted budget will change. She thanked the Township for their continued support.

Committeeman Connelly questioned the healthcare premiums cost and increase.

Seeing no one else wishing to comment, Mayor Watters closed the public hearing on the 2026 Municipal Budget.

**ADOPTION – 2026 MUNICIPAL BUDGET**

Township Clerk Barras read Section 2 of the 2026 Municipal Budget into the public record.

**SECTION 2 - UPON ADOPTION FOR YEAR 2026**

Be it Resolved by the COMMITTEEPERSONS of the WARREN TOWNSHIP  
of MANSFIELD County of WARREN that the budget hereinbefore set forth is hereby  
adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 4,760,303.00 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in  
Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of  
the following summary of general revenues and appropriations
- (d) \$ 144,000.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ - (Item 5 Below) Minimum Library Tax

**RECORDED VOTE**  
(Insert last name)

Ayes	Nays	Abstained	
Absent			

SUMMARY OF REVENUES			
1. General Revenues			
Surplus Anticipated	08-100	\$	2,300,000.00
Miscellaneous Revenues Anticipated	13-099	\$	1,789,834.70
Receipts from Delinquent Taxes	15-499	\$	300,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)	07-190	\$	4,760,303.00
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A-4-14)	07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY		\$	-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A-4-14)	07-191	\$	-
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	13-299	\$	9,150,137.70
<b>Total Revenues</b>		\$	<b>9,150,137.70</b>

**SUMMARY OF APPROPRIATIONS**

<b>5. GENERAL APPROPRIATIONS:</b>	XXXXXX	XXXXXXXXXXXXXX
<b>Within "CAPS"</b>	XXXXXX	XXXXXXXXXXXXXX
(a & b) Operations including Contingent	34-201	\$ 5,799,802.00
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$ 789,669.00
(g) Cash Deficit	46-685	\$ -
<b>Excluded from "CAPS"</b>	XXXXXX	XXXXXXXXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$ 627,666.70
(c) Capital Improvements	44-999	\$ 980,000.00
(d) Municipal Debt Service	45-999	\$ 28,000.00
(e) Deferred Charges - Municipal	46-999	\$ 25,000.00
(f) Judgments	37-480	\$ -
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	29-405	\$ -
(g) Cash Deficit	46-885	\$ -
(k) For Local District School Purposes	29-410	\$ -
(m) Reserve for Uncollected Taxes	50-899	\$ 900,000.00
<b>6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)</b>	07-195	
<b>Total Appropriations</b>	34-499	\$ 9,150,137.70

Mr. Connelly, seconded by Mr. Hayes made a motion to adopt the 2026 Municipal Budget.

**RECORDED VOTE**

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

**RESOLUTIONS (TAKEN SEPARATELY)**

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution #126-2026.

**RECORDED VOTE**

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

Mr. Connelly, seconded by Mr. Mc Guinness made a motion to approve Purchase Order 26-00135.

**RECORDED VOTE**

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

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve Purchase Order 26-00187.

**RECORDED VOTE**

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

Mr. Hayes, seconded by Mr. Connelly made a motion to approve Purchase Order 26-00188.

**RECORDED VOTE**

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

**RESOLUTION 126-2026**

**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:

<b>BILLS LIST</b>	
CURRENT – 5-01	\$ 3,216.86
CURRENT- 6-01	\$ 1,451,268.39
GENERAL CAPITAL FUND-C-04	\$ 1,443.75
FEDERAL AND STATE GRANT FUND-G-02	\$ 2,135.00
OPEN SPACE TRUST-T-12	\$ 826.74
DOG FUND	\$ 50.40
DEVELOPER'S ESCROW	\$ 6,620.50

TAX PREMIUM	\$	21,700.00
MANDATORY DEVELOPMENT FEES-T-20	\$	12,211.48
CANINE TRUST FUND-T-34	\$	1,941.32
OTHER TRUST-T-35	\$	504.94
<b>TOTAL</b>	<b>\$</b>	<b>1,501,919.38</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.

Mr. Hayes, seconded by Mr. Connelly made a motion to add Resolution #139-2026 to the Consent Agenda.

**RECORDED VOTE**

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

**CONSENT AGENDA**

Mr. Hayes, seconded by Mr. Connelly made a motion to adopt by consent Resolutions #127-2026 through #137-2026 and Resolution #139-2026.

Recorded Vote

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

**RESOLUTION 127-2026**

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, APPOINTING CGP&H, LLC AS ADMINISTRATIVE AGENT FOR THE TOWN'S AFFORDABLE HOUSING PROGRAM AND AWARDING A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETATIVE BIDDING TO CGP&H**

**WHEREAS**, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52: 27D-301, et seq., the Township of Mansfield is implementing a program to provide affordable housing units to very low, low, and moderate-income households within the Township; and

**WHEREAS**, the Township's Affordable Housing Ordinance sets forth the duties of the administrative agent pursuant to N.J.A.C. 5:80-26.14 et seq. that requires the affordability controls of affordable housing units be administered by an administrative agent acting on behalf of a municipality; and

**WHEREAS**, Community Grants, Planning & Housing, LLC ("CGP&H") has submitted a Professional Services Agreement for May 24, 2026 through May 23, 2027 for affordable housing administrative services; and

**WHEREAS**, the Township of Mansfield has selected CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, New Jersey 08512, to be the administrative agent for the purposes of providing affordability control services for all affordable housing within the Township; and

**WHEREAS**, the Temporary Chief Financial Officer has certified that funds are available in the amount of \$ 10,400.00 (not to exceed) in line- item T-20-55-289-0027-0000.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Township Committee of the Township of Mansfield in the County of Warren, and the State of New Jersey that CGP&H, LLC is hereby appointed by the Mansfield Township Committee as the Administrative Agent for the administration of the affordability controls of the Township's housing program.

**RESOLUTION 128-2026**

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY  
AUTHORIZING REFUND OF LAND USE BOARD APPLICATION ESCROW BALANCE (LOT LINE  
ADJUSTMENT/SITE PLAN AMENDMENT) (SHOPPES AT MANSFIELD)**

**WHEREAS**, Steven A. De Mattheis issued check number 2176 dated January 12, 2015, to the Township of Mansfield; and

**WHEREAS**, there remains a balance of \$ 1,394.00, In the escrow account; and

**WHEREAS**, the Township Engineer has determined that the escrow balance can 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 \$ 1,394.00 to Steven A. De Mattheis.

**RESOLUTION 129-2026**

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY  
AUTHORIZING REFUND OF ESCROW BALANCE (TWA SEPTIC REVIEW)**

**WHEREAS**, Borealis Compounds, Inc. issued check number 10743 dated June 17, 2025, to the Township of Mansfield; and

**WHEREAS**, there remains a balance of \$ 68.00, in the escrow account; and

**WHEREAS**, the Township Engineer has determined that the escrow balance can 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 \$ 68.00, to Borealis Compounds, Inc.

**RESOLUTION 130-2026**

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY  
AUTHORIZING THE TAX COLLECTOR AND TEMPORARY CHIEF FINANCIAL OFFICER TO REFUND  
OVERPAYMENT OF PROPERTY TAX -BLOCK 1803 LOT 2**

**WHEREAS**, the Tax Collector of the Township of Mansfield, County of Warren, State of New Jersey has notified the Township Committee that there is an overpayment on property located within the Township of Mansfield; and

**WHEREAS**, the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, has determined that a credit balance on the following property to be refunded to CoreLogic.

The credit was generated as a result of tax overpayment as follows:

<b>BLOCK/LOT</b>	<b>AMOUNT</b>	<b>TAX QUARTER</b>	<b>YEAR</b>
Block 1803 Lot 2	\$ 1,889.28	1 <sup>st</sup> quarter	2026

**NOW, THEREFORE, BE IT RESOLVED**, that the Mansfield Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, directs the Temporary Chief Financial Officer prepare a refund in the amount of \$ 1,889.28 payable to:

CoreLogic Refunds Department  
3001 Hackberry Road  
Irving, TX 75063

**NOW, THEREFORE BE IT FURTHER RESOLVED**, the Tax Collector be directed to adjust the tax record to reflect the above transaction.

## **RESOLUTION 131-2026**

### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REFUND OF LAND USE BOARD APPLICATION ESCROW BALANCE (CONCEPT PLAN)**

**WHEREAS**, Tom Allen issued check number 2135 dated November 17, 2023, to the Township of Mansfield;  
and

**WHEREAS**, there remains a balance of \$ 730.00, in the escrow account; and

**WHEREAS**, the Land Use Board Coordinator has determined that the escrow balance can 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 \$ 730.00 to Tom Allen.

## **RESOLUTION 132-2026**

### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING PURCHASING OF MOTOR GASOLINE THROUGH MORRIS COUNTY CO-OP CONTRACT #1 FROM SJ FUEL SOUTH CO, INC., 208 WHITE HORSE PIKE, SUITE 4, BARRINGTON, NEW JERSEY 08007**

**WHEREAS**, the Township of Mansfield wishes to purchase Motor Gasoline under the Morris County Co-Op;  
and

**WHEREAS**, Morris County Co-Op awarded a contract to SJ Fuel South Co, Inc., 208 White Horse Pike, Suite 4, Barrington, New Jersey 08007; and

**WHEREAS**, the Temporary Chief Financial Officer has certified that funds are requested in the 2026 temporary budget for an additional \$ 9,000.00 and the line-item appropriation to be charged is 6-01-31-430-0000-4710;  
and

**WHEREAS**, the Township is authorized to make purchases through cooperative and state contracts pursuant to N.J.S.A. 40A:11-10 and 12; and

**WHEREAS**, it is the recommendation of the Temporary Chief Financial Officer to purchase Motor Gasoline through the Morris County Co-Op.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Temporary Chief Financial Officer be authorized to issue purchase orders

to SJ Fuel South Co, Inc., 208 White Horse Pike, Suite 4, Barrington, New Jersey 08007, through December 31, 2026.

### **RESOLUTION 133-2026**

#### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING INCREASE IN PAY FOR FULL-TIME POLICE OFFICER JARED VAN VALKENBURG**

**WHEREAS**, Police Officer Jared Van Valkenburg successfully completed and graduated from the Passaic County Police Academy on May 5, 2026; and

**WHEREAS**, per ordinance number 2022-05, Officer Van Valkenburg is entitled to a post academy pay increase in pay to \$ 46,000.00; and

**WHEREAS**, the aforementioned increase will take affect May 6, 2026.

### **RESOLUTION 134-2026**

#### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING HISTORICAL ARCHITECT SERVICES FOR MOUNT BETHEL COMMUNITY CENTER CEMETERY WALL**

**WHEREAS**, the Township of Mansfield has a need for historical architect services related to the Mount Bethel Community Center cemetery wall; and

**WHEREAS**, the Township received an updated proposal dated May 7, 2026, from Connolly & Hickey Historical Architects, LLC to provide those services for the sum of not to exceed \$ 11,600.00; and

**WHEREAS**, Connolly & Hickey Historical Architects, LLC is extremely knowledgeable with the scope of the project; and

**WHEREAS**, the appointment and contract are exempt from the competitive bidding requirements of the Local Public Contracts Law, N.J.S.A. 40A:11 et seq., as "Professional Services", pursuant to N.J.S.A. 40A:11-5(1)(a); and

**WHEREAS**, the Temporary Chief Financial Officer has certified that funds are available in the following account:

OPEN SPACE TRUST ACCOUNT                      T-12-56-289-0375-4041

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby authorize Connolly & Hickey Historical Architects, LLC to provide historical architect services related to the Mount Bethel Community Center cemetery wall as stated in the updated proposal dated May 7, 2026, in an amount not to exceed \$ 11,600.00.

### **RESOLUTION 135-2026**

#### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING ARCHAEOLOGICAL MONITORING SERVICES FOR MOUNT BETHEL COMMUNITY CENTER CEMETERY WALL**

**WHEREAS**, the Township of Mansfield has a need for archaeological monitor services related to the Mount Bethel Community Center cemetery wall; and

**WHEREAS**, the Township received a proposal dated April 8, 2026, from Hunter Research to provide those services for the sum of not to exceed \$ 17,800.00; and

**WHEREAS**, Hunter Research is extremely knowledgeable with the scope of the project; and

**WHEREAS**, the appointment and contract are exempt from the competitive bidding requirements of the Local Public Contracts Law, N.J.S.A. 40A:11 et seq., as "Professional Services", pursuant to N.J.S.A. 40A:11-5(1)(a); and

**WHEREAS**, the Temporary Chief Financial Officer has certified that funds are available in the following account:

OPEN SPACE TRUST ACCOUNT T-12-56-289-0375-4041

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby authorize Hunter Research to provide Archaeological Monitoring Services related to the Mount Bethel Community Center cemetery wall as stated in the proposal dated April 8, 2026, in an amount not to exceed \$ 17,800.00.

### **RESOLUTION 136-2026**

#### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION (BLOCK 2901, LOT 10)**

**WHEREAS**, the Tax Collector of the Township of Mansfield has advised the Town Committee that the following property has been redeemed and the moneys due thereupon have been paid to the Township of Mansfield Tax Collector;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that this 13<sup>th</sup> day of May, 2026 payment in the amount of \$35,491.07 plus refund of the premium.

<b>CERTIFICATE HOLDER</b>	<b>BLOCK / LOT</b>	<b>CERTIFICATE NUMBER</b>
Bala Partners PO Box 303 Pottersville, NJ 07979	2901 / 10	22-00024
Lien Redemption:	\$35,491.07	
Premium:	\$21,700.00	

### **RESOLUTION 137-2026**

#### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND TO EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE BLAU ROAD IMPROVEMENTS PROJECT – ADDITIONAL FUNDS**

**NOW, THEREFORE, BE IT RESOLVED** that Council of the Township of Mansfield formally approves the grant application for the above stated project.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Mayor/Council and Clerk are hereby authorized to

submit an electronic grant application identified as Application ID 00045 to the New Jersey Department of Transportation on behalf of the Township of Mansfield.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that Mayor/Council and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Mansfield and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

## **RESOLUTION 139-2026**

### **RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY APPOINTING A SUSTAINABILITY SUBCOMMITTEE "GREEN TEAM" AS PART OF THE MANSFIELD TOWNSHIP ENVIRONMENTAL COMMISSION**

**WHEREAS**, The Township Committee of the Township of Mansfield strives to save tax dollars, assure clean air and water, improve working and living environments, to build a community that is sustainable economically, environmentally and socially; a community which would thrive well into the new century; and

**WHEREAS**, the Township Committee of the Township of Mansfield wishes to build a model of government which benefits our residents now and far into the future with green community initiatives which are easy to replicate and affordable to implement; and

**WHEREAS**, in an attempt to focus attention on "Green" issues, the Township Committee has, through prior resolution passed on July 14, 2010, established a Sustainability Subcommittee as part of the Mansfield Township Environmental Commission, also to be known as the "Green Team;" and

**WHEREAS**, the Township Committee of the Township of Mansfield desires to continue the process of making its operations greener, more environmentally friendly, and more energy efficient; and

**WHEREAS**, alternative power sources, changes to fleet purchasing and maintenance, water quality improvements, and operational changes will all be considered as the Township moves to do their share to lessen the environmental impact of its operations.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that we do hereby establish an Environmental Commission Sustainability Subcommittee "Green Team" consisting of four (4) members who shall be residents or employees of Mansfield Township, appointed annually, for a term of one (1) calendar year.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, by the Township Committee of the Township of Mansfield that the Mission, Goals and Objectives for the Green Team are established as follows:

**Mission**

The Mansfield Township Green Team will advise the Township Committee on ways to improve municipal operations with "Green" initiatives which are economically and environmentally sound through research and evaluation.

**Objectives**

1. Collaborate with Township employees, service providers and other governmental agencies to share resource information and ideas consistent with the Mission of the Green Team.
2. Research and analyze green initiatives which make practical environmental and financial sense.
3. Develop strategies for sustainable green initiatives in municipal operations.

**NOW, THEREFORE, BE IT FINALLY RESOLVED**, by the Township Committee of the Township of Mansfield that the following persons are hereby appointed to the Green Team for the year 2026:

<b>NAME</b>	<b>POSITION</b>	<b>REPRESENTATIVE</b>
JoAnn Fascenelli	Regular Member MT	Certified Recycling/Clean Communities
Michael Bollard	Regular Member MT	Township Committee
Robert Jewell	Regular Member MT	Environmental Commission

Illena Raffaele	Regular Member	Citizen Representative
Jackie Bollard	Regular Member	Citizen Representative
Robert Jackson	Regular Member	Citizen Representative

**NEW BUSINESS -**

Citizen Volunteer Applications – R. Jackson, P. Soldavini

Mr. Mc Guinness, seconded by Mr. Connelly made a motion to approve Mr. Jackson to the Green Team and Economic Development Advisory Committee and Ms. Soldavini to the Economic Development Advisory Committee as per the Mayor’s appointment.

Recorded Vote

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

Volunteer Fireman Incentives

Committeeman Bollard initiated the discussion regarding LOSAP and other possible volunteer fireman incentives. More comparative information will be needed to review and possibly to form a sub- committee to include the Fire Department chiefs and EMS. This will be tabled to the next Township Committee meeting.

Hybrid Township Committee Meetings

Committeeman Bollard proposed the initiative of hybrid Township Committee meetings. Committeeman Connelly stated Committeeman Bollard’s proposal would need to be reviewed and will discuss again at next Township Committee meeting.

**COMMITTEE PERSON COMMENTS/REPORTS**

Watters – No report at this time.

Hayes – No report at this time.

Mc Guinness – No report at this time.

Connelly – No report at this time.

Bollard – Inquired of Chief MacDonough cars passing stopped school buses. He and Mrs. Fascenelli met with a phone system provider that could offer significant decrease in the Township’s monthly bill. Proposed the idea of ribbon cutting for two new businesses to open.

**EXECUTIVE SESSION**

Mr. Hayes, seconded by Mr. Connelly, made a motion to adopt Resolution #138-2026 for an Executive Session of the Township Committee.

**RECORDED VOTE**

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

**RESOLUTION 138-2026**

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING EXECUTIVE SESSION OF THE TOWNSHIP COMMITTEE**

**WHEREAS**, the Township Committee of the Township of Mansfield is authorized, pursuant to N.J.S.A. 10:4-12 to exclude the public from that portion of this meeting for purposes of discussing specific matters as permitted by N.J.S.A. 10:4-12; and;

**WHEREAS**, the Township Committee of the Township of Mansfield intends to discuss certain matters which are deemed confidential pursuant to N.J.S.A. 10:4-12, in Executive Session; and

**WHEREAS**, at this time the Township Committee of the Township of Mansfield cannot determine the time when the discussion to be held in Executive Session will be made public, but will disclose the minutes of the Executive Session when the need for confidentiality no longer exists.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that this meeting shall be adjourned to an Executive Session and the public will be excluded in order that the Township Committee of the Township of Mansfield may discuss the items listed below:

**Attorney Client Privilege**

Township Committee Ethics Ordinance  
GRC Compliant  
Court Administrator  
OPRA

At approximately 8:30 p.m., the Committee went into Executive Session.

**RETURN TO REGULAR SESSION**

On a motion by Mr. Connelly, seconded by Mr. Hayes, the Township Committee voted to return to public session at approximately 8:58 p.m.

**RECORDED VOTE**

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

Township Attorney Lavery announced the following discussed in Executive Session:

**Attorney Client Privilege**

Township Committee Ethics Ordinance  
GRC Compliant  
Court Administrator  
OPRA

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the waiver of special charge fee for an OPRA Request as discussed in Executive Session.

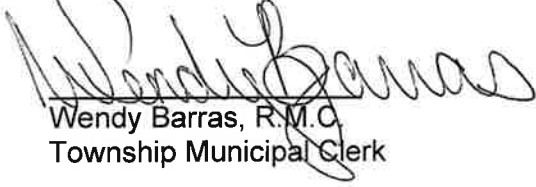
**RECORDED VOTE**

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

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.

There being no further business, Mr. Connelly made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:59 p.m.

Attest,

A handwritten signature in cursive script, appearing to read "Wendy Barras", written over a horizontal line.

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