

Rec 7/23/26
Due 8/3/26

#126-2026

Completed 7/31/26
W. Barnes

Township Clerk

From: Ron Hayes <opra+request-93661-3dfacfdb@requests.opramachine.com>
Sent: Wednesday, July 22, 2026 8:50 PM
To: Township Clerk
Subject: EXTERNALOPRA request - Communications for escrow

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Dear Mansfield Township (Warren),

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-5(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

Any communications in writing, email or text from Michael Bollard , his design engineer, attorney representing his landuse application to Mansfield Township landuse board secretary, Attorney Bryce ,and Boswell Engineering regarding escrow payments . The date range is October 2025 to July 22, 2026

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Ron Hayes

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-93661-3dfacfdb@requests.opramachine.com

Is clerk@mansfieldtownship-nj.gov the wrong address for OPRA requests to Mansfield Township (Warren)? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=mansfield_township_warren

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

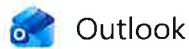
https://opramachine.com/request/communications_for_escrow

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAMachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."



EXTERNALRE: EXTERNALRE: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

From mbollard@bollardholdings.com <mbollard@bollardholdings.com>

Date Sun 5/24/2026 8:42 PM

To Planning Board <planzone@mansfieldtownship-nj.gov>

Cc JoAnn Fascenelli

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
JoAnn (G), (cc: JoAnn F for any finance questions regarding below)

It has been my understanding thus far that there has been a significant difference between what is "supposed" to be done and what is actually done with this process from enforcement to resolution. The fact that I had to ask both finance and you for these invoices would indicate that.

At the present moment I have dispute with the following invoices:

16784 – Murphy - \$140.00: Why am I being billed for the board attorney's mistake? That resolution was in direct conflict from the testimony given.

16894 – Murphy - \$105.00: Same Reason

16653 – Murphy - \$962.50: This requires further clarification, why did it take nearly 4 hours to draft a resolution and an hour and 12 minutes to just "review and initiate" resolution?

There are no itemized sections with billing time and a rate per hour as required by MLUL under N.J.S.A 40:55D-53.2 for Colliers Engineering for invoice 1140814. The item is just listed as "Municipal Planning Review". Who did the review? How many hours? What was the rate?

I also don't see a credit for the error that Colliers did where a full planning document was researched, planned and printed for Mansfield in Burlington County.

As to your other comments, very much like auto repair, you can provide quotes based on applicable information even if the vehicle is not in front of you. The benefit that the land use board has and specifically the engineer is that they have copies of the plans, the resolution and the entire scope of the project. An estimate should not be a difficult ask to know what is needed next. I said this 2 years ago JoAnn and I will reiterate, I am not a blank check and I can't run a business on the "I don't knows". Surely you understand.

"When it comes to updated plan materials being submitted for review there's no way to know how many iterations it will take to sufficiently address all of the professional comments." – Does this mean that there is more escrow even after the \$5,000 you are requesting now? (aside from my next question)

If the inspection escrow is 5% of the improvement cost, how is the 5% actually determined? Receipts? Hypothetically, if the improvement is \$65,000 for a garage. The inspection escrow is \$3,250? Items like this I can budget for since it is upfront of what the cost would be.

I am still reviewing the other invoices and will update with questions, comments and concerns.

Have a safe Memorial Day.



Michael Bollard
CEO
Bollard Holdings
"Home Services Under One Roof"

(862)-322-2047

mbollard@bollardholdings.com

www.bollardholdings.com

781 State Route 57, Port Murray, NJ 07865

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From: Planning Board <planzone@mansfieldtownship-nj.gov>

Sent: Friday, May 22, 2026 4:06 PM

To: mbollard@bollardholdings.com

Subject: Re: EXTERNALRE: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

Mr. Bollard,

All bill copies are supposed to be provided to you directly by the vendor, which I confirmed should be happening. The Township is only required to provide applicants quarterly escrow statements.

My March 9 email below summarizes the invoices that I am holding because there is not enough escrow to pay them. I had also emailed you a copy of these on April 13. No additional bills have been submitted since there has been no new activity requiring review or inspection. Plus there is no escrow to bill against.

I believe the estimate provided to me by Engineer Quamme that was in my March email was \$5,000. Unlike diagnosing an auto repair, our professionals do not have a physical object in front of them that does not change. When it comes to updated plan materials being submitted for review there's no way to know how many iterations it will take to sufficiently address all of the professional comments.

The only estimate that is easy to determine is the inspection escrow, after Resolution Compliance, since it's based on 5% of the projected improvement cost, if applicable.

As soon as I receive your summary of billing errors I will forward it on.

JoAnn Griffith
Land Use Board Coordinator
Office Hours: Mondays 4:15-8:15pm
908-689-6151 x111
100 Port Murray Rd.
Port Murray, NJ 07865
Warren County, NJ

From: mbollard@bollardholdings.com <mbollard@bollardholdings.com>

Sent: Tuesday, May 19, 2026 11:14 AM

To: Planning Board <planzone@mansfieldtownship-nj.gov>

Subject: EXTERNALRE: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

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Apologies JoAnn, I am just seeing this email now.

I am going through these invoices as there as incorrect charges. I am doing a full audit on these charges and will return with a summary. The fact that we are approaching near this 6-month deadline and yet to have received an estimate for any future billing is unacceptable. This has been a pattern from the beginning of requesting money then throwing it into the ether for anyone to just grab as they see fit. If I as a auto technician did this with repairing your car, you would be equally as frustrated would you not?

From the bills that you sent on the last email, are there any additional bills? I want to make sure I have everything in front of me. I just received an escrow ledger from JoAnn F today and she is providing the bills that are accounted for there.

Thank you.



Michael Bollard

CEO

Bollard Holdings

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From: Planning Board <planzone@mansfieldtownship-nj.gov>

Sent: Friday, May 15, 2026 1:49 PM

To: mbollard@bollardholdings.com

Subject: Re: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

Just a reminder that we have not received the necessary escrow to cover your overdue project invoices. As your 6 month deadline for certain items rapidly approaches this will require a compliance review/inspection once you or your Attorney submit to us that these required Resolution conditions have been met.

I will be speaking with Engineer Quamme before or after our Land Use meeting Monday night to see what he estimates for future billing.

JoAnn Griffith

Land Use Board Coordinator

Office Hours: Mondays 4:15-8:15pm

908-689-6151 x111

100 Port Murray Rd.

Port Murray, NJ 07865

Warren County, NJ

From: Planning Board <planzone@mansfieldtownship-nj.gov>

Sent: Monday, April 13, 2026 8:01 PM

To: mbollard@bollardholdings.com <mbollard@bollardholdings.com>

Subject: Fw: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

From: Planning Board <planzone@mansfieldtownship-nj.gov>

Sent: Monday, March 9, 2026 7:44 PM

To: mbollard@bollardholdings.com

Cc: Andrew J. Ball <aball@respondlaw.com>

Subject: Re: EXTERNALRE: Approved Resolution - 781 State Route 57

Just a follow up. We still have professional invoices that can not be paid as the current end of March escrow balance is still at \$352.75 with a January invoice from our Planner, Colliers Engineer for \$680, a September through January invoice for \$2,778.75 for Engineer Quamme and an Attorney invoice for 962.50 for the Resolution totaling \$4421.25 leaving a deficit of \$4068.50.

Please submit an additional \$5,000 soon to pay the professionals for the services already rendered. Additional escrow may be needed when you submit for Resolution compliance.

I also found out that your 6 month clock began when the original Resolution was memorialized since that aspect did not change.

Thank you.

JoAnn Griffith

Land Use Board Coordinator

Office Hours: Mondays 4:15-8:15pm

908-689-6151 x111

100 Port Murray Rd.

Port Murray, NJ 07865

Warren County, NJ

JoAnn Griffith

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908-689-6151 x111

100 Port Murray Rd.

Port Murray, NJ 07865

Warren County, NJ

From: Planning Board <planzone@mansfieldtownship-nj.gov>

Sent: Monday, March 16, 2026 5:17 PM

To: mbollard@bollardholdings.com <mbollard@bollardholdings.com>

Subject: Re: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

JoAnn Griffith

Land Use Board Coordinator

Office Hours: Mondays 4:15-8:15pm

908-689-6151 x111

100 Port Murray Rd.

Port Murray, NJ 07865

Warren County, NJ

From: Planning Board <planzone@mansfieldtownship-nj.gov>

Sent: Thursday, March 12, 2026 3:08 PM

To: mbollard@bollardholdings.com <mbollard@bollardholdings.com>

Subject: Re: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

I will send them to you on Monday night since they can't be processed without additional escrow.
The professionals told me they are sending you copies of their bills.

JoAnn Griffith

Land Use Board Coordinator

Office Hours: Mondays 4:15-8:15pm

908-689-6151 x111

100 Port Murray Rd.

Port Murray, NJ 07865

Warren County, NJ

From: mbollard@bollardholdings.com <mbollard@bollardholdings.com>
Sent: Tuesday, March 10, 2026 12:49 PM
To: Planning Board <planzone@mansfieldtownship-nj.gov>
Cc: 'Andrew J. Ball' <aball@respondlaw.com>
Subject: EXTERNALRE: EXTERNALRE: Approved Resolution - 781 State Route 57

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Good afternoon JoAnn,

I was directed back to you for the additional invoices that require the additional escrow. JoAnn in finance just has the one's submitted to her but not the LUB invoices seeking additional escrow.

Can you forward those over to me next time you're in the office?



Michael Bollard

CEO

Bollard Holdings

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From: Planning Board <planzone@mansfieldtownship-nj.gov>
Sent: Monday, March 9, 2026 7:44 PM
To: mbollard@bollardholdings.com
Cc: Andrew J. Ball <aball@respondlaw.com>
Subject: Re: EXTERNALRE: Approved Resolution - 781 State Route 57

We currently have a few professional invoices that can not be paid as the current end of February escrow balance is \$352.75 with a January invoice from our Planner, Colliers Engineer for \$680, a September through January invoice for \$2,778.75 for Engineer Quamme and an Attorney invoice for 962.50 for the Resolution totaling \$4421.25 leaving a deficit of \$4068.50.

I would request an additional \$5,000 be submitted now then additional may be needed when you submit for Resolution compliance.

JoAnn Griffith

Land Use Board Coordinator

Office Hours: Mondays 4:15-8:15pm

908-689-6151 x111

100 Port Murray Rd.

Port Murray, NJ 07865

Warren County, NJ

From: Andrew J. Ball <aball@respondlaw.com>
Sent: Friday, February 27, 2026 11:23 AM
To: Planning Board <planzone@mansfieldtownship-nj.gov>
Cc: James Bryce <jbryce@murphymckeeonlaw.com>;
mbollard@bollardholdings.com <mbollard@bollardholdings.com>; Michael Roth <mike@rothengineers.com>
Subject: EXTERNALRE: Approved Resolution - 781 State Route 57

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Hi JoAnn - Attached please find correspondence seeking correction of the Board's Resolution for this application.

Andy

Andrew J. Ball, Esq.

Attorney at Law

Davison • Eastman • Muñoz • Paone, P.A.

Monmouth Executive Center

3 Paragon Way, Suite 100

Freehold, NJ 07728

Direct: 732.410.2322

Main: 732.462.7170

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FRAUD ALERT: NEVER wire transfer money without calling this office and speaking to us personally on the phone to confirm the wiring information. Even if an email looks like it has come from this office or someone involved in your transaction, please call us first to verify the information before sending any money via wire transfer.

YOU MUST CALL OUR OFFICE TO VERIFY ANY WIRING INSTRUCTIONS BEFORE SENDING FUNDS!

From: Planning Board <planzone@mansfieldtownship-nj.gov>
Sent: Monday, February 2, 2026 10:05 AM
To: Andrew J. Ball <aball@respondlaw.com>
Cc: Michael Roth <mike@rothengineers.com>; mbollard@bollardholdings.com
Subject: Approved Resolution - 781 State Route 57

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JoAnn Griffith

Land Use Board Coordinator

Office Hours: Mondays 8a-12pm

908-689-6151 x111

From: Michael Roth <mike@rothengineers.com>
Sent: Thursday, December 4, 2025 10:57 AM
To: Planning Board <planzone@mansfieldtownship-nj.gov>
Cc: rquamme@boswellengineering.com <rquamme@boswellengineering.com>;
daniel.bloch@colliersengineering.com <daniel.bloch@colliersengineering.com>;
jbryce@murphymckeonlaw.com <jbryce@murphymckeonlaw.com>;
mbollard@bollardholdings.com <mbollard@bollardholdings.com>; Andrew J. Ball <aball@respondlaw.com>
Subject: EXTERNALTownship of Mansfield - 781 State Route 57

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JoAnn,

Hope all is well, we are resubmitting for the above noted project to address the comments from the November 17, 2025 board meeting.

The owner is dropping off the package to your office today and attached above are PDFs for your digital records. We kindly request that this project be placed on the agenda for the 12/15 hearing so that we can continue with our presentation.

Thank you very much,

Mike

Michael J. Roth, P.E., P.P.



10 Main Street, Chester, NJ 07930

Phone: (973) 715-7427

mike@rothengineers.com

www.rothengineers.com

