

**MANSFIELD TOWNSHIP LAND USE BOARD
NOVEMBER 18, 2019
MINUTES**

Official notice of the time, date and location of this regular public meeting, where formal action may or may not be taken, was given by publication in The Star Gazette. In addition, notice of this meeting was posted on the bulletin board in the Municipal Building, publishing on the Municipal web site, and given to the Township Clerk.

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **CHAIRMAN VAEZI** at 7:30pm.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

- posting a notice of this meeting on the bulletin board of the Municipal Building;
- causing said notice to be published in the Star Gazette and Express Times;
- furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
- filing said notice with the Township Clerk

Present: Farino, Hayes, Hight, Spender, Barton, Petteruti, Jewell, Keggan, Vaezi

Alternates present: Cruts, Wielgus

Others present: Engineer Kastrud, Attorney Bryce

Pledge of Allegiance was recited by all.

MINUTES:

Approval of Minutes – August 19, 2019

[Barton/Hayes not eligible to vote due to absence]

MOTION made by **HIGHT** to approve the minutes of the August 19, 2019.

SECONDED: KEGGAN

Those in favor: Farino, Hight, Spender, Petteruti, Jewell, Keggan, Vaezi

Opposed: None

Abstain: Barton, Hayes

RESOLUTIONS: None

APPLICATIONS:

19-06 Kalan Rodgers, B 1602 L 27, 307 Main St., Single Family Dwelling – **Completeness Only**

Mr. Kalan Rodgers represented himself.

Engineer Kastrud stated that this home had a fire so the applicant will be taking the existing home down and plan on building a new one with slightly different dimensions.

Engineer Kastrud reviewed the checklist items and suggested the applicant make an application to the Warren County Planning Board as this does sit on a County Rd. although they are not making any changes to the driveway. At least a letter of no interest should be sought.

Clerk Griffith noted that photos and proof of submission of the septic plan to the Warren County Board of Health were not provided.

Engineer Kastrud recommended the application be deemed complete and as long as the above information is provided no later than 10 days prior to the December 16 meeting, a hearing could then be held which must be noticed to the certified 200 ft list and published in the newspaper.

Mr. Petteruti mentioned that the drawing shows under #6 in the General Notes that this property is over 9 acres which should be corrected.

MOTION made by **HAYES** to deem the application **COMPLETE**

SECONDED: BARTON

Those in favor: Farino, Hayes, Hight, Spender, Barton, Petteruti, Jewell, Keggan, Vaezi

Opposed: None

Abstain: None

OLD BUSINESS: None

DISCUSSION/CORRESPONDENCE:

Clerk Griffith mentioned the 2020 Budget Request was shared.

The Board suggested the budget be submitted as is.

Clerk Griffith noted the Warren County Freeholders are holding a meeting regarding a Traffic Analysis of Industrial Zoning which will impact Mansfield and requested an RSVP to a meeting to be held at the Warren County Administration building on December 9, 2019 at 7pm.

Chairman Vaezi volunteered to represent our Board.

Clerk Griffith requested everyone complete a Citizen Involvement Form and give back by the December meeting.

Clerk Griffith requested members review the 2020 Board Meeting calendar and note any corrections or changes for the December meeting.

NEW BUSINESS:

OPENED TO THE PUBLIC

Joseph Tuscano, Route 57 Auto Salvage, 517 Rt. 57 stated he received a Notice of Violation.

Attorney Bryce advised Mr. Tuscano that a Notice of Violation has a period of time to abate or any determination by the Zoning Officer can be appealed. Only comments can be heard at this time.

Mr. Tuscano read the Notice of Violation with the Board members and questioned the Zoning Officer regarding this violation and asked what law they were breaking as it is not listed on the Notice of Violation.

Attorney Bryce explained that an application to file an appeal can be submitted to the Board Clerk within 20 days of the Notice of Violation which will cause the Zoning Board to adjudicate whether the Zoning Officer’s determination was correct.

CLOSED PUBLIC PORTION

The professionals were excused.

The Professional RFPs that were submitted were briefly discussed.

MOTION was made by **HAYES** to accept the Attorney, Engineer and Planner RFPs that were submitted.

SECONDED: KEGGAN

INVOICES:

NJ Planning Officials Dues Notice				<u>\$90.00</u>
				\$90.00
<u>Murphy McKeon, P.C.</u>				
Inv #2087	Donofrio			\$90.00
Inv #2206	Meadows			\$30.00
Inv #2378	Meadows			<u>\$90.00</u>
				\$210.00
<u>Kastrud Engineering, LLC</u>				
Inv #1479	Meadows			\$1,470.00
Inv #1543	Meadows			<u>\$540.00</u>
				\$2,010.00
			GRAND TOTAL	\$2,310.00

MOTION was made by **SPENDER** to authorize payment by the Township Committee for the invoices submitted by the professionals.

SECONDED: FARINO

Those in favor: Farino, Hayes, Hight, Spender, Barton, Petteruti, Jewell, Keggan, Vaezi

Opposed: None

Abstained: None

ADJOURNMENT

VAEZI adjourned the meeting at 8:06 pm