

**MANSFIELD TOWNSHIP LAND USE BOARD
FEBRUARY 16, 2022
MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order at 7:30 PM.

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:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times/NJ Zone;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Roll Call:

Present: Hayes, Creedon, Petteruti, Keggan, Wielgus, Jewell

Alternates present: Reagle, Feller

Absent: Farino, Hight, Cruts

Also present: Attorney Bryce, Engineer Quamme

MINUTES:

Chair Jewell noted two minor corrections which were corrected.

MOTION was made by **HAYES** to approve the **minutes** of the **January 19, 2022** meeting, as corrected.

SECONDED: KEGGAN

Those in favor: Hayes, Petteruti, Keggan, Wielgus, Jewell

Opposed: None.

Abstain: Creedon, Reagle, Feller

RESOLUTIONS: None

APPLICATIONS:

21-05 Ariya Realty – B 1102 Lots 4.02 – 2021 Route 57 – Prelim/Final Site Plan

Attorney Bryce swore in Christopher Nusser, P.E.

The Board accepted his credentials.

Mr. Nusser displayed Sheet 5 of the amended site plan updated February 4, 2022. He reviewed the Board Engineer's report comments that were addressed. He stated that 48 parking stalls have been provided where 46 are required, the trash enclosure area was re-oriented for easier access, additional landscaping is provided, some conservative stormwater modifications were made and the exit onto Route 57 is now a right only.

Mr. Nusser discussed the Engineer's report items.

Mr. Nusser reviewed the subsurface stormwater system and believes that after further soil testing the conservative design will be confirmed, but if not they are willing to come back to the Board with a new design.

The dumpster size was a concern but Mr. Nusser stated that the Dunkin does not produce a lot of garbage since there is no onsite cooking and the customer typically takes everything with them.

The peak hour traffic will be verified which Mr. Nusser stated that the DOT has a menu that you select from based on use, which is variety store for this application to derive traffic. This will all be addressed with the application to the DOT.

Engineer Quamme suggested that the applicant seek feedback from the Tri-County Fire Company.

Clerk Griffith stated that the Fire Prevention Official was working with them on that and would follow up with them on a report.

Attorney Bryce stated that hours of operation are not controlled by the Township since there is nothing in the Zoning or General ordinances.

Signage was briefly discussed which it was suggested should be noted on the plan and it was confirmed they complied with our code.

Attorney Bryce stated that the setback variances associated with the dumpster and rear parking area are being sought by the applicant. He suggested that the Board will have to determine if the variances promote the purpose of the municipal land use law which are to encourage appropriate development and uses, desirable visual environment and provides adequate open space. He suggested that the applicant provided testimony against this with no negative impact to the zone scheme or visual effects.

Attorney Bryce also stated that the applicant wrote a letter requested access to Baldwin Drive which the mall property owner denied. He also stated that based on the Home Depot site plan there is a significant slope from the property up to Baldwin Drive which you can't see because of all of the trees and underbrush.

MOTION was made by **HAYES** to approve **21-05 Ariya Realty** – B 1102 Lots 4.02 – 2021 Route 57 – Prelim/Final Site Plan

SECONDED: CREEDON

Those in favor: Hayes, Petteruti, Keggan, Wielgus, Jewell, Creedon, Reagle, Feller

Opposed: None

Abstain: None

OLD BUSINESS:

There was a brief discussion regarding a meeting that was held by the Blau Rd Food Recycling Center representatives.

Engineer Quamme stated that he issued a Notice of Violation for the property across the street from the Mansfield Motel but sent it to the owner of record which was incorrect since someone else had recently purchased it.

Engineer Quamme also stated that the Zoning Officer resigned so Ferriero Engineering is temporarily handling Zoning.

NEW BUSINESS: None

DISCUSSION/CORRESPONDENCE: None

Chair Jewell asked if the Township Committee had appointed a fourth Alternate yet.

A question came up regarding the signage on the new Pho57 restaurant.

Engineer Quamme stated the Arby's Site Plan will have to be reviewed for signage requirements.

INVOICES:

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

SECONDED: HAYES

Those in favor: Hayes, Creedon, Petteruti, Keggan, Wielgus, Jewell, Reagle, Feller

Opposed: None.

Abstain: None

MOTION was made by **CHAIRMAN JEWELL** to adjourn the meeting at 8:30 PM.

Respectfully submitted,

JoAnn Griffith, Clerk