

**MANSFIELD TOWNSHIP LAND USE BOARD**  
**APRIL 17, 2023**  
**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:* Farino, Hayes, Wielgus, Keggan, Cruts, Creedon, Reagle, Waegener, Jewell

*Alternates present:* Feller, Watters

*Absent:* Petteruti, Hight

*Also present:* Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

**MINUTES:**

**MOTION** was made by **HAYES** to approve the **minutes** of the **March 20, 2023** meeting.

**SECONDED: CREEDON.**

Those in favor: Farino, Hayes, Wielgus, Keggan, Cruts, Creedon, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

**RESOLUTIONS:** None

**APPLICATIONS:**

**23-01 Insurance Auto Auctions**, B 1402 L 4, 985 Route 57 – Preliminary & Final Major Site Plan

Chair Jewell announced that the applicant has requested the hearing be adjourned to the May 15 meeting.

[Chair Jewell, Mr. Farino and Mr. Hayes stepped down. Mr. Feller and Mr. Watters joined the Board at the dais]

Mr. Richard Procanik of Kimley-Horn Associates, Engineer

He reviewed Engineer Quamme's completeness report dated April 5.

Engineer Quamme recommended that the application be deemed complete and the items waivers were requested for will need to be provided for the hearing.

**MOTION** was made by **KEGGAN** to deem 23-01 Insurance Auto Auctions, B 1402 L 4, 985 Route 57 – Preliminary & Final Major Site Plan with appropriate submission waivers and carry the hearing notice to May 15 at 7:30pm **COMPLETE**.

**SECONDED: FELLER.**

Those in favor: Wielgus, Keggan, Cruets, Creedon, Reagle, Waegener, Feller, Watters

Opposed: None

Abstain: None

[Chair Jewell, Mr. Farino and Mr. Hayes rejoined the Board and alternates Feller and Watters stepped back down]

**23-02 Bank of America**, B 1102 L 8, 2015 Route 57 – Amended Site Plan

It was announced that this applicant’s attorney was not available tonight but Engineer Quamme recommending deeming it complete.

**MOTION** was made by **HAYES** to deem **23-02 Bank of America**, B 1102 L 8, 2015 Route 57 – Amended Site Plan **COMPLETE**.

**SECONDED: KEGGAN.**

Those in favor: Farino, Hayes, Wielgus, Keggan, Cruets, Creedon, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

**OLD BUSINESS:**

Chair Jewell stated that Financial Disclosures need to be completed.

Chair Jewell OPENED TO THE PUBLIC

Mr. John Lunghi, 12 Heather Ct, Hackettstown

Mr. Lunghi explained that he has a potential renter of his property across from the old Tri-County firehouse which he submitted a zoning permit application for RTR Automotive’s towing business which came back as denied as it is a conditional use in that zone.

Mr. Ricardo Salazar explained what he wanted to do.

Attorney Bryce explained that a conditional use requires an appearance before this Board and suggested he consult an attorney to help determine what he needs to obtain.

Mrs. Carol Thompson stated that the Township Committee nor the Zoning Officer have responded to any of my complaints regarding Route 57 Auto Salvage. She shared her concerns regarding them not complying with the Board’s resolution again asked for advice.

Attorney Bryce stated that this Board does not have enforcement responsibility.

Chair Jewell CLOSED TO THE PUBLIC

**NEW BUSINESS:**

Chair Jewell stated that Attorney Bryce did some research regarding member attendance requirements.

Attorney Bryce stated that an office may be deemed vacant for unexcused absences and anyone being discussed should receive a RICE notice. The absences must be at least for four consecutive meetings and the Board has the ability to grant an excuse for extended illness. After a RICE notice is issued an Executive session can be done at the next meeting at which time the Board can recommend to the Township Committee to fill the vacant position.

**DISCUSSION/CORRESPONDENCE:** None

**INVOICES:**

<u>Murphy McKeon</u>					
Inv # 9701	IAA			\$	60.00
Inv # 9702	Meadows			\$	570.00
Inv # 9703	Meetings & Administration			\$	250.00
	TOTAL			\$	<b>880.00</b>
<u>Ferriero Engineering</u>					
Inv #99693	Meadows			\$	103.13
Inv #99694	Misc			\$	34.38
Inv #99695	IAA			\$	3,167.76
	TOTAL			\$	<b>3,305.27</b>
	GRAND TOTAL			\$	<b>4,185.27</b>

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

**SECONDED: HAYES**

Those in favor: Farino, Hayes, Wielgus, Keggan, Cruts, Creedon, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

**MOTION** was made by **HAYES** to adjourn the meeting at 9:30 PM.

Respectfully submitted,

JoAnn Griffith, Clerk