

MANSFIELD TOWNSHIP LAND USE BOARD
APRIL 19, 2021
MINUTES

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by VAEZI 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 front door of the Municipal Building and Municipal web site;
2. causing said notice to be published in the Star Gazette/Express Times;
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, Spender, Jewell, Creedon [arrived 7:58pm], Keggan, Vaezi

Alternates present: Cruts, Wielgus, Waegener

Absent: Hight, Petteruti, Reagle

Also present: Attorney Bryce, Engineer Kastrud

CHAIRMAN VAEZI opened the Regular meeting at 7:32 pm

MINUTES:

Mr. Wielgus noted that under Appointments he is listed as Alternate #1 but he should be shown as Alternate #2.

MOTION was made by **JEWELL** to approve the **re-organization minutes** of the **January 20, 2021** meeting as corrected.

SECONDED: KEGGAN.

Those in favor: Farino, Spender, Jewell, Keggan, Cruts, Wielgus, Vaezi

Opposed: None.

Abstain: Hayes, Waegener

RESOLUTIONS:

Planning Professional's Company Name Change Resolution

MOTION was made by **VAEZI** to approve Resolution.

SECONDED: HAYES.

Those in favor: Farino, Hayes, Spender, Jewell, Keggan, Cruts, Wielgus, Waegener, Vaezi

Opposed: None.

Abstain: None

Chairman **VAEZI** opened for Public Comment

Mr. John Lunghi, 12 Heather Ct, owner of 1551 Route 57, B 1302.01 L 7/7.03

Mr. Lunghi stated that he owns the property across from the old Tri-County firehouse and would like to subdivide off the Highlands Auto property from the Crown Castle cell tower compound. This was separated as lot 7.03 so that Crown Castle receives the tax bill. He has someone interested in purchasing the auto sales but does not want to sell the cell tower property.

Attorney Bryce suggested Mr. Lunghi look at prior Resolutions and have a Title Search done to make sure that a lawful subdivision was approved. If nothing is found then a formal application would have to be filed with the Board.

Chairman **VAEZI** closed for Public Comment

APPLICATIONS: None

OLD BUSINESS:

Mr. Kastrud provided a Meadows update stating that as of December 2020 there were 52 homes closed and as of today there are 57 homes closed. There are 11 under construction and 4 to be permitted and another 9 that are in various stages of contract with homeowners for a total of 81 homes all of which should be done within 3 months.

The clubhouse is moving along but no Redwood Run road improvements have been done. The sewer is still being pumped periodically but they are in discussions with Washington Township and Washington Borough for possible hookup to their sewer main.

NEW BUSINESS:

Mr. Jewell asked about Borealis and the recent tree removal that they've done which were part of a buffer.

Engineer Kastrud stated he would make an inspection and if they are not compliant with their site plan issue a letter of Non-Compliance with a period of time to comply.

DISCUSSION/CORRESPONDENCE:

The Landscaping business next to the junkyard was mentioned and Mr. Kastrud stated that they will be getting a summons after trying to claim "Right to Farm" with no actual farming activities as inspected by the County Ag Board.

INVOICES:

James Bryce

Inv #4704	Meadows	\$150.00
Inv #4852	Meadows	\$420.00
Inv #4942	Meadows	\$210.00

\$780.00

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

SECONDED: HAYES.

[**CRUTS** no longer in attendance]

Those in favor: Farino, Spender, Keggan, Jewell, Hayes, Wielgus, Waegener, Creedon, Vaezi

Opposed: None.

Abstain: None

Engineer Kastrud stated that Constellation Solar has met all of their Resolution conditions except for the Fire Company training.

MOTION was made by **CHAIRMAN VAEZI** to adjourn the meeting at 8:14 PM.

Respectfully submitted,

JoAnn Griffith, Clerk