

MANSFIELD TOWNSHIP LAND USE BOARD
MAY 17, 2021
MINUTES

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by VAEZI at 7:34 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, Jewell, Keggan, Creedon, Vaezi

Alternates present: Wielgus, Waegener, Reagle

Absent: Hight, Petteruti, Spender, Cruts

Also present: Attorney Bryce, Engineer Kastrud

CHAIRMAN VAEZI opened the Regular meeting at 7:42 pm

The flag salute was recited by all.

Chairman Vaezi announced that his family has decided to move so this will be his last meeting.

Attorney Bryce stated that a new Chair will have to be appointed at the next meeting and a formal written resignation will have to be submitted.

[**CREEDON** joined the meeting at 7:38pm]

MINUTES:

Mr. Jewell noted that on Page 2 Mr. Lunghi is listed as the owner of Highland's Auto but he only owns the property and not the business.

MOTION was made by **HAYES** to approve the **minutes** of the **April 19, 2021** meeting as corrected.

SECONDED: VAEZI.

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

Opposed: None.

Abstain: Reagle

RESOLUTIONS: None

APPLICATIONS:

21-01 John Lunghi – B 1301 L 7 & 7.03 – 1551 Route 57 – Minor Subdivision

Attorney Bryce stated that last month a concept was presented so this is a follow-up to that. There are some items that need to be resolved so he recommended that should be on for completeness only tonight. A survey is the primary issue but it also triggers variances that are not identified. Under the law this is making the permitted conditional use non-conforming therefore the application should be amended to include the D3 variances as conditional uses for one of the lots.

Engineer Kastrud stated that Mr. Lunghi has already contacted an Engineer for some of the outstanding items. He also noticed that there was an access and utility easement on the Crown Castle plans which will have to be added to the Finelli plans. The prior approval resolutions need to be looked at further since one of the prior resolutions specifically limited the approval to that specific owner and not the property.

Mr. Jewell stated that he understands the purpose of dividing off the cell tower making it a non-conforming lot but does not believe that it will ever be used for anything else other than being replaced by more advanced technology or perhaps end up merging back into lot 7.

Mr. Lunghi mentioned that there had been discussion about a 99 year lease of the Crown Castle compound but on the small chance that someone came out of the woodwork make an issue of it.

Mr. Jewell stated that this Board has no jurisdiction if the variances were not advertised in the notice.

Attorney Bryce stated that the application only mentions the minor subdivision but no variances which as a minimum requires a D3 use variance and potentially no road frontage variance.

MOTION was made by **JEWELL** to deem application 21-01 John Lunghi – B 1301 L 7 & 7.03 – 1551 Route 57 – Minor Subdivision **INCOMPLETE**

SECONDED: HAYES

Those in favor: Farino, Hayes, Jewell, Keggan, Creedon, Waegner, Wielgus, Reagle, Vaezi

Opposed: None

Abstain: None

OLD BUSINESS:

Engineer Kastrud provided a brief update on Meadows at Mansfield stating that they have started putting in catch basins and manhole covers.

Engineer Kastrud stated he had visited Borealis and after reviewing the plans and resolution it was not very clear what is required but will be sending a letter requesting they minimally

replace what they cut down.

NEW BUSINESS:

Mr. Creedon asked about WalMart having tractor trailers parked on the Route 57 side along with a dumpster that’s overflowing garbage blowing down the hill. He also requested the site plan be reviewed since they have put in a number of reserved customer pickup parking spots and they have sprawled out their garden center products to that side of the parking lot and walkways. He also mentioned that the bush on the left corner of Corey Reed and Airport Rd. is impeding the site line making it very dangerous if you want to make a left.

Chairman Vaezi visited the Meadows and wanted to make a left into it from the West making it difficult to see cars coming from the East and questioned the site distance.

Engineer Kastrud stated that they were supposed to re-grade the front slope which came up when they modified their plan to add the extension to Redwood Run and moved the clubhouse.

DISCUSSION/CORRESPONDENCE:

Master Plan Re-Examination and Fair Share Housing Element and review of Overlay Ordinances 2021-07 through 2021-10

Planner Bloch stated that the Township had signed a settlement agreement in December 2018 for the 3rd round Fair Share Housing obligation of 142 units. This Re-Exam and accompanying ordinances are for Board review, comment or questions. At the next meeting this will be a Board hearing and a recommendation for adoption by the Township Committee would need to be made.

The plan has three components in order to meet this 3rd round obligation consisting of three properties that are being re-zoned for inclusionary multi-family housing. A settlement has been reached with Minac (Mansfield Village) for the piece behind Home Depot for 200 units and convert 35 of existing units to affordable units. The other two sites are vacant farmland sites in the sewer service area which are Allen Farm and a portion of Donaldson Farm. The Ordinances are to accomplish this re-zoning.

INVOICES:

James Bryce

Inv #5230	Brinkerhoff	\$75.00
Inv #5231	Home Depot	<u>\$60.00</u>
		\$135.00
	GRAND TOTAL	\$135.00

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

SECONDED: CREEDON.

Those in favor: Farino, Hayes, Jewell, Keggan, Creedon, Waegener, Wielgus, Reagle, Vaezi
Opposed: None.
Abstain: None

MOTION was made by **CHAIRMAN VAEZI** to adjourn the meeting at 8:40 PM.

Respectfully submitted,

JoAnn Griffith, Clerk