

MANSFIELD TOWNSHIP LAND USE BOARD
JUNE 20, 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: Farino, Cruts, Creedon, Petteruti, Keggan, Wielgus, Jewell

Alternates present: Reagle, Waegener, Feller

Absent: Hayes, Hight

Also present: Attorney Bryce, Engineer Quamme

MINUTES:

MOTION was made by **CREEDON** to approve the **minutes** of the **May 16, 2022** meeting.

SECONDED: KEGGAN

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

Opposed: None

Abstain: Farino

RESOLUTIONS:

22-01 - Mansfield Dev, LLC (Popeyes) – B 1104 L 9 & 10, 1940 Route 57 - Preliminary/Final Site Plan

MOTION was made by **WIELGUS** to approve **22-01 - Mansfield Dev, LLC (Popeyes) – B 1104 L 9 & 10, 1940 Route 57 - Preliminary/Final Site Plan**

SECONDED: CREEDON

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

Opposed: None

Abstain: Farino

22-03 – Laurie & David Bravo – B 1204.01 L 6, 12 Country Meadow – Lot Coverage Variance

MOTION was made by **CREEDON** to approve **22-03 – Laurie & David Bravo – B 1204.01 L 6, 12 Country Meadow – Lot Coverage Variance**

SECONDED: PETTERUTI

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

Opposed: None

Abstain: Farino

APPLICATIONS:

21-04 Luna Farms, LLC – B 1204 L 11 – Use Variance – **Request for Adjournment to July 18**

[Mr. Cruts arrived at 7:38p]

22-04 Bryce Burke/SolarMe – B 1302.02 L 35.08, 104 Heiser Rd. –Variance – Completeness Only

No applicant present.

Engineer Quamme stated that this application is for a ground mounted solar array variance as the maximum amount of panels is 10 panels while they are asking for 59 panels. He recommended granting the waivers, for completeness only, as mentioned in the May 25 and June 17 completeness reviews for completeness only.

MOTION was made by **WIELGUS** to deem application 22-04 Bryce Burke/SolarMe – B 1302.02 L 35.08, 104 Heiser Rd. – Variance **COMPLETE with associated waivers** as noted in Engineer Quamme’s June 17 report.

SECONDED: REAGLE

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

Opposed: None

Abstain: None

22-05 Scott Guidera – B 1805 L 23 – 29 Canterbury Ln – Variance – Completeness Only

No applicant present.

MOTION was made by **PETTERUTI** to deem application 22-05 Scott Guidera – B 1805 L 23 – 29 Canterbury Ln – Variance **COMPLETE with associated waivers** as noted in Engineer Quamme’s June 15 report.

SECONDED: CREEDON

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

Opposed: None

Abstain: None

Chair Jewell **OPENED TO THE PUBLIC**

Some members of the Grandview Estates LLC that was formed against the proposed Food Waste Recycling Center asked if the Board could take action regarding this.

It was stated that the Township Committee sent a letter to the County opposing this but the Land Use Board currently has no application to comment on. It was also mentioned that this type of Solid Waste Recycling Center could go around the Board if they receive higher NJ DEP and County SWAC approvals.

OLD BUSINESS:

Clerk Griffith stated that the issues regarding WalMart, Home Depot and Borealis previously discussed have been provided to the Zoning Officer.

Engineer Quamme stated that the Meadows received their CO for the Clubhouse and now have 45 days to complete the additional amenities by approximately mid July. The construction department has not released any new CO's beyond the 88 that were approved but there are several homes close to completion and Phase 2A will be getting started.

INVOICES:

Murphy McKeon

Inv #7707	Bravo	\$420.00
Inv #7708	Solar Me (Burke)	\$45.00
Inv #7709	Luna Farms	\$15.00
Inv #7766	Mansfield Dev (Popeyes)	\$870.00
Inv #7711	Meadows	\$315.00
Inv #7712	Meetings & Admin	<u>\$30.00</u>
		\$1,695.00

Ferriero Engineering

Inv #96286	Meadows at Mansfield Ph 2	\$217.50
Inv #96287	Mansfield Dev (Popeyes)	\$1,155.00
Inv #96288	Bravo	\$33.75
Inv #96289	Solar Me/Burke	<u>\$477.50</u>
		\$1,883.75

Colliers Engineering

Inv #754847	Luna Farms	<u>\$360.00</u>
		\$360.00

GRAND TOTAL **\$3,938.75**

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

SECONDED: KEGGAN

Those in favor: Cruets, Creedon, Petteruti, Keggan, Wielgus, Reagle, Waegener, Feller, Jewell
 Opposed: None.

Abstain: None

NEW BUSINESS:

The adopted ordinance passed by the Township Committee not allowing short term “Airbnb” rentals was discussed.

DISCUSSION/CORRESPONDENCE: None

MOTION was made by **FELLER** to adjourn the meeting at 8:10 PM.

Respectfully submitted,

JoAnn Griffith, Clerk