

**MANSFIELD TOWNSHIP LAND USE BOARD
AUGUST 15, 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, Hayes, Wielgus, Petteruti, Keggan, Cruts, Creedon, Jewell

Alternates present: Waegener,

Absent: Hight, Reagle, Feller, Watters

Also present: Engineer Quamme, Attorney Bryce, Secretary Griffith

MINUTES:

MOTION was made by **FARINO** to approve the **minutes** of the **July 18, 2022** meeting.

SECONDED: KEGGAN

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

Opposed: None

Abstain: None

APPLICATIONS:

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

Attorney Parisi swore in Mr. Joseph Golden, Planner

The Board accepted Mr. Golden's professional credentials.

Mr. Golden presented Exhibit A-1 – Variance Plan packet that was provided with the application.

Mr. Golden reviewed photos of the area and described the intended shed placement and proposed shrub buffering.

Some discussion occurred regarding the walking path which is the cause of this variance requirement but vacating versus the variance was considered.

Chair Jewell OPENED TO THE PUBLIC
Chair Jewell CLOSED TO THE PUBLIC

Engineer Quamme recommended that a survey is done to show all of the hardscaping for future work that may be done.

The Board generally felt that it was not necessary.

MOTION was made by **FARINO** to approve 22-05 Scott Guidera – B 1805 L 23 – 29 Canterbury Ln – Variance

SECONDED: HAYES

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

Opposed: None

Abstain: None

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

Chair Jewell stated that this was originally a use variance application but per a recent email from our Attorney it is just for a minor site plan approval since this is a permitted use.

Attorney Parisi swore in Andrew DiCarlo of SolarMe.

Mr. DiCarlo stated that they are applying for approval of a 54 panel ground mounted solar array, the 10 panel ordinance is antiquated. He stated that the total size is 66 ft x 21 ft that does not encroach on any setbacks.

Engineer Quamme asked about a current survey to show what exists and how much soil disturbance there would be.

Mr. DiCarlo stated he was just trying to save his customer some money by not surveying. He also stated there would be minimal land disturbance.

Engineer Quamme also requested that the array area be staked out, which Mr. DiCarlo agreed to have a surveyor perform.

Chair Jewell OPENED TO THE PUBLIC
Chair Jewell CLOSED TO THE PUBLIC

MOTION was made by **HAYES** to approve 22-04 Bryce Burke/SolarMe – B 1302.02 L 35.08, 104 Heiser Rd. – Variance with a surveyor to stake out the area of disturbance.

SECONDED: CREEDON

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

Opposed: None
Abstain: None

RESOLUTIONS: None

21-04 Luna Farms, LLC – B 1204 L 11, 269 Hazen Rd – Use Variance

MOTION was made by **WIELGUS** to approve the DENIAL of 21-04 Luna Farms, LLC – B 1204 L 11, 269 Hazen Rd – Use Variance

SECONDED: WAEGENER

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

Opposed: None

Abstain: Cruts, Creedon

DISCUSSION/CORRESPONDENCE:

Chair Jewell stated that we do not have a Recycling Center application in front of us.

Dan Marchese sent a letter in earlier today and asked if the Board had received a copy of the Vicaria application to the Solid Waste Advisory Council.

Chair Jewell confirmed that we did but it is not an application being presented to us and was only submitted as correspondence.

OLD BUSINESS: None

NEW BUSINESS: None

INVOICES:

Murphy McKeon

Inv #7925	Guidera	\$75.00
Inv #7926	Luna Farms	\$105.00
Inv #7927	Popeyes	\$450.00
Inv #7928	Meadows	\$345.00
Inv #7929	Meetings	\$200.00
Inv #7930	Popeyes	<u>\$480.00</u>
		\$1,655.00

Ferriero Engineering

Inv #96764	Luna Farms	\$405.00
Inv #96766	Planning Board Miscellaneous	<u>\$33.75</u>
		\$438.75

GRAND TOTAL

\$2,093.75

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, Petteruti, Keggan, Cruts, Creedon, Waegener, Jewell

Opposed: None.

Abstain: None

Chair Jewell asked about time frames for Luna Farms to get the tenants out. After discussing with Attorney Bryce, the zoning officer would have to enforce the use being discontinued and the barn septic would have to be pumped and filled.

MOTION was made by **HAYES** to adjourn the meeting at 8:09 PM.

SECONDED: KEGGAN

Respectfully submitted,

JoAnn Griffith, Clerk