

**MANSFIELD TOWNSHIP LAND USE BOARD  
OCTOBER 17, 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: Hayes, Hight, Wielgus, Keggan, Cruts, Creedon, Jewell

Alternates present: Reagle, Feller, Watters

Absent: Farino, Petteruti,

Also present: Engineer Quamme, Attorney Bryce, Secretary Griffith

**MINUTES:**

**MOTION** was made by **HAYES** to approve the minutes of the **September 19, 2022** meeting.

**SECONDED: HIGHT**

Those in favor: Hayes, Hight, Keggan, Cruts, Creedon, Feller, Watters, Jewell

Opposed: None

Abstain: Wielgus

**RESOLUTIONS:**

Kessler – B 1105 L 12.01 – 1885 Route 57 Zoning Officer’s Determination Appeal

**MOTION** was made by **HAYES** to approve Kessler – B 1105 L 12.01 – 1885 Route 57 Zoning Officer’s Determination Appeal as amended to correct the Lot number to 12.01

**SECONDED: KEGGAN**

Those in favor: Hayes, Hight, Keggan, Cruts, Creedon, Feller, Watters

Opposed: None

Abstain: Wielgus

**APPLICATIONS:**

22-06 Aspen Dental – B 1105 L 12.02, 1885 Route 57 – Sign Variance

Attorney Bryce stated that after Engineer Quamme's report it was determined that the notice contained a discrepancy with the lot number so their Attorney requested adjournment to the November 21 meeting and will re-notice.

**NEW BUSINESS:**

**Chair Jewell OPENED TO THE PUBLIC**

Mr. Brian Codey of 512 Watters Rd discussed the notice he received from E&LP Engineering regarding an NJ DEP filing for a driveway from B 1302.01 Lot 6.01 & 6.02 to Route 57 which already has a driveway onto Watters Rd. His research led him to believe that this would allow for trucks to go from Route 57 through to Blau Rd and since the company that owns this property also owns a composting company and his theory is that this company would be operating a wood chipping operation to supply the proposed Watters Rd Food Recycling Facility. Mr. Codey also speculated that because owner of this Ridge Creek LLC company has an address of Essex Fells which is also the address of Pia Costa who owns the proposed Recycling Facility property.

Attorney Bryce advised Mr. Codey that the Board does not have jurisdiction over what the NJ DEP does with this application but he can provide comments to them.

Mr. Codey indicated he did send a letter with his concerns to the NJ DEP, and contacted Soil Conservation who inspected and deemed it a logging operation, but was more surprised how this property got clear cut without anyone asking any questions.

Attorney Bryce advised that this Township does not have a tree removal ordinance and soil disturbance is not an issue if the stumps were left intact.

Further discussion occurred regarding when this property was added to the auction list and whether wood chipping was permitted under the Right to Farm Act or if this would be considered Commercial and whether this is in a Residential or Agricultural zone.

Mr. John Torkos of 492 Watters Rd. stated that he had received notice for a development then the zoning changed so the amount of homes changed but they couldn't make anything happen. He also thought it was a little fishy that the property was sold so cheaply and with the price of wood rising the profit would have been over a million dollars if the Township had done it.

Mr. Glen Wainen from Grandview stated that he supported his neighbor who wanted a paver surround for his pool and had to come for a variance because of runoff yet this amount of work gets done with no oversight.

It was explained that this pool surround requires a zoning permit due to the 3% impervious coverage while there's nothing on this other property that triggers a permit other than the stream crossing requiring an NJ DEP permit. The NJ DOT would require an access permit if they want to put a road out to Route 57 and a driveway permit from the Township unless there is already a curb cut.

Chair Jewell CLOSED TO THE PUBLIC

**DISCUSSION/CORRESPONDENCE:**

Proposed Ordinance Amending Land Use Legislation, Administration and Procedures, Definitions adding Office

Attorney Bryce explained that this is an update to provide a definition of “office” albeit very broad and applicable to all zoning districts.

**MOTION** was made by **HAYES** to find this ordinance update is not inconsistent with the Master Plan and have the Secretary send a letter to the Township Committee recommending it’s passage.

**SECONDED: FELLER**

Those in favor: Hayes, Hight, Wielgus, Petteruti, Keggan, Cruts, Creedon, Feller, Watters, Jewell

Opposed: None

Abstain: Wielgus

**OLD BUSINESS:**

It was mentioned that the Highlands Auto dealership sign is now down and is for sale but the car dealership can not be transferred to a new owner.

Attorney Bryce questioned the validity of that.

**INVOICES:**

Murphy McKeon

Inv #8320	Guidera	\$75.00
Inv #8321	Luna Farms	\$855.00
Inv #8319	Burke	\$165.00
Inv #8322	Meetings & Administration	\$410.00
Inv #8504	Aspen Dental	\$105.00
Inv #8505	Bryce Burke	\$195.00
Inv #8506	Guidera	\$195.00
Inv #8507	Kessler	\$150.00
Inv #8508	Meetings & Administration	<u>\$200.00</u>
		<b>\$2,350.00</b>

Colliers Engineering & Design

Inv #781740	Luna Farms	<u>\$120.00</u>
		<b>\$120.00</b>

GRAND TOTAL **\$2,470.00**

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

**SECONDED: CREEDON**

Those in favor: Hayes, Hight, Wielgus, Keggan, Cruts, Creedon, Feller, Watters, Jewell

Opposed: None

Abstain: None

**MOTION** was made by **HAYES** to adjourn the meeting at 8:22 PM.

**SECONDED: CRUTS**

Respectfully submitted,

JoAnn Griffith, Clerk