

MANSFIELD TOWNSHIP LAND USE BOARD
NOVEMBER 20, 2023
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, Farino, Reagle, Petteruti, Waegener, Cruts, Creedon, Feller, Jewell

Alternates present: Watters, Connelly

Absent: Wielgus

Also present: Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

Attorney Bryce swore in Mr. Waegener, Mr. Feller whose positions changed and new member Mr. Connelly

CHAIRMAN JEWELL opened the floor for nominations for Vice Chairman for the remainder 2023.

MOTION was made by **HAYES** to nominate **CREEDON** as **VICE CHAIRMAN** of the 2023 Mansfield Township Land Use Board.

SECONDED: CRUTS

CHAIRMAN JEWELL made a **MOTION** to close nominations.

Those in favor: Hayes, Farino, Reagle, Petteruti, Waegener, Creedon, Feller, Jewell

Opposed: None

Abstain: None

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **July 17, 2023** meeting.

SECONDED: WAEGENER

Those in favor: Hayes, Farino, Reagle, Petteruti, Waegener, Creedon, Feller, Jewell

Opposed: None

Abstain: Cruts

RESOLUTIONS: None

APPLICATIONS:

23-03 Comcast of Northwest New Jersey, LLC, B 1511 L 1.02 – 155 Port Murray Rd – Minor Site Plan

Attorney Bryce stated that this is a Minor Site Plan application for completeness and hearing.

Engineer Quamme reviewed the requested waivers: (1) tax collector certification to be provided before the next meeting and (3) the Warren County Planning Board application.

MOTION was made by **CREEDON** to deem **23-03 Comcast of Northwest New Jersey, LLC, B 1511 L 1.02 – 155 Port Murray Rd – Minor Site Plan COMPLETE** with the requested waivers.

SECONDED: HAYES

Those in favor: Hayes, Farino, Reagle, Petteruti, Waegener, Cruts, Creedon, Feller, Jewell

Opposed: None

Abstain: None

Attorney Anthony Todaro of Faegre Drinker Biddle & Reath representing Comcast of Northwest NJ reviewed the site and proposed minor changes not causing variances.

Attorney Bryce swore in Bryce Good, Engineer with Finelli Consulting and reviewed his qualifications

The Board accepted Mr. Good’s credentials

Engineer Good displayed and reviewed the site plan revision 1 dated August 16, 2023 as submitted with the Board application. Mr. Good stated that there are three generators marked being removed along with their fuel sources and a large box where the new generator will be placed along with it’s diesel fuel tank. The new generator complies with both the Township and State regulations. Sound levels have been provided in the packet, the new generator producing a maximum of 75 decibels about 25 feet away while the old generators were at between 85-87 decibels. The pad and electrical connection detail can be added to the plans as a condition of approval.

Attorney Bryce swore in Thomas Hopkins

Mr. Hopkins explained the types of fuel tanks being removed and new one installed being all inspected semi-annually.

Chair Jewell **OPENED MEETING TO THE PUBLIC**

Chair Jewell **CLOSED THE PUBLIC PORTION**

MOTION was made by **HAYES** to approve **23-03 Comcast of Northwest New Jersey, LLC, B 1511 L 1.02 – 155 Port Murray Rd – Minor Site Plan**

SECONDED: CRUTS

Those in favor: Hayes, Farino, Reagle, Petteruti, Waegener, Cruts, Creedon, Feller, Jewell

Opposed: None

Abstain: None

OLD BUSINESS:

Chair Jewell announced that Meadows at Mansfield project update is on the agenda but no one is here to provide it.

Engineer Quamme stated that the model home has been moved from Phase I to II, and after being questioned on the number of homes so far stated that he would have a report of how many homes for the next meeting.

NEW BUSINESS:

Clerk Griffith stated that she needs approval to conduct an RFP for 2024 Board professionals which will be due back by December 13 so the Board can review the results at their December meeting.

MOTION was made by **HAYES** to authorize an RFP for 2024 professionals.

SECONDED: CREEDON

Those in favor: Hayes, Farino, Reagle, Petteruti, Waegener, Cruts, Creedon, Feller, Jewell

Opposed: None

Abstain: None

DISCUSSION/CORRESPONDENCE: None

It was requested that the Board do a proclamation of service for Alan Keggan, deceased member

Chair Jewell **OPENED MEETING TO THE PUBLIC**

Chair Jewell **CLOSED THE PUBLIC PORTION**

Mr. Andrew Gewain stated that the Class C Recycling center has gone ahead and submitted a petition to the NJ DEP to amend the existing law to allow business like this to be conducted without the need to be fully enclosed within a structure. He also asked when will the town get involved opposing this with the DEP.

Attorney Bryce informed Mr. Gewain that this is the Land Use Board and can not act unless there is an application before them. He stated that there are members of the Township Committee on this Board that can take this back to the Township.

INVOICES:

Murphy McKeon

Inv #10608	IAA	\$60.00
Inv #10609	Meadows at Mansfield	\$165.00
Inv #10610	Meetings & Administration	\$270.00
Inv #10789	Ariya (Dunkin)	\$30.00
Inv #10790	IAA	<u>\$60.00</u>
	TOTAL	\$585.00

Colliers Engineering & Design

Inv #881097	IAA	\$250.00
Inv #0000857887	IAA	<u>\$437.50</u>
	TOTAL	\$687.50

Ferriero Engineering

Inv #93455	Meadows at Mansfield	\$903.00
Inv #95419	Mansfield Dev (Popeyes)	\$1,891.25
Inv #101064	Bank of America	\$68.75
Inv #101193	Ariya (Dunkin)	\$928.13

Inv #101195	Meadows at Mansfield	\$206.25
Inv #101196	Miscellaneous (July)	\$103.13
Inv #101197	Bank of America	\$412.50
Inv #101198	Mansfield Dev (Popeyes)	\$412.50
Inv #101729	Ariya (Dunkin)	<u>\$275.00</u>
	TOTAL	\$4,297.51

GRAND TOTAL \$5,570.01

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

SECONDED: CREEDON

Those in favor: Hayes, Farino, Reagle, Petteruti, Waegener, Cruts, Creedon, Feller, Jewell

Opposed: None

Abstain: None

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

Respectfully submitted,
JoAnn Griffith, Clerk