

**MANSFIELD TOWNSHIP LAND USE BOARD
DECEMBER 18, 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: Farino, Reagle, Wielgus, Petteruti, Waegener, Cruts, Creedon, Feller, Jewell

Alternates present: Watters, Connelly

Absent: Hayes

Also present: Attorney Bryce

Pledge of Allegiance was recited by all.

MINUTES:

Clerk Griffith stated that there was a minor wording change with regards to the proposed recycling center.

MOTION was made by **CREEDON** to approve the **minutes** of the **November 20, 2023** meeting as corrected.

SECONDED: FELLER

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

Opposed: None

Abstain: Wielgus

RESOLUTIONS:

Attorney Bryce stated that their was one small change that he had not been in the office to fix but would send an updated

MOTION was made by **JEWELL** to approve the **23-03 Comcast of Northwest New Jersey** as corrected.

SECONDED: CREEDON

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

Opposed: None

Abstain: Wielgus

APPLICATIONS:

23-04 WalMart, B 1105 L 12.01, 1885 Route 57 – Minor Site Plan/Variance

Thomas Letizia of Troutman Pepper stated that this application is to relocate the pickup area to the Route 57 side of the building and request for a signage variance.

Attorney Bryce, covering for Engineer Quamme, stated that the Engineer's review dated December 14

recommended completeness except for 5 items which partial waivers were requested.

Greg Wrap of Bohler Engineering reviewed the status of the waiver items.

It was mentioned the shrubbery along Corey Reed Drive should be removed and it was suggested that a crosswalk from the existing sidewalk along Airport Rd crossing Corey Reed Drive and a new sidewalk could be placed if the shrubbery is removed for people walking along Airport Rd into the WalMart Mall. Chair Jewell provided them with a marked up plan showing the areas discussed.

MOTION was made by **CREEDON** to deem **23-04 WalMart**, B 1105 L 12.01, 1885 Route 57 – Minor Site Plan/Variance **COMPLETE** with the requested waivers.

SECONDED: REAGLE

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

Opposed: None

Abstain: None

23-05 Gold Star, B 702 L 4, 100 Brickyard Rd – Minor Site Plan/Use Variance

No one was present to represent this application due to the distance they need to travel and being that it was going to be deemed incomplete.

MOTION was made by **WAEGENER** to deem **23-05 Gold Star**, B 702 L 4, 100 Brickyard Rd – Minor Site Plan/Use Variance **INCOMPLETE**.

SECONDED: CRUTS

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

Opposed: None

Abstain: Farino

Meadows at Mansfield – Project Update

Bill Hotz, Meadows at Mansfield, summarized the original 226 lot single family subdivision. He stated that eight lots were added with the relocation and resizing of the clubhouse with a new total of 234, Ph 1 consists of 91 lots, Ph 1C - 8, Ph 2 – 90 and Ph 3 - 45. All Phase 1 lots are complete with the exception of the parking lot next to the original model home, a new model home was built in Ph 2 and the parking lot reclaimed as a sellable lot. The clubhouse and amenities are complete. Phase 2 has 33 homes completed with 9 homes currently under construction leaving 49 lots remaining in Ph 2 and with Ph 3 a total remaining inventory of 94 lots. Ryan Homes is on a pace of 36 houses but would like to build 40 homes next year. It is projected that within 2 1/2 years the community will be built out.

Mr. Hotz explained that the sewage treatment components are all complete and ready to be fired up once JCP&L can connect it. The average price of a home is \$484,000.

23-06 Allen Farm Development – Concept Review

Attorney Bryce reminded everyone that this is a courtesy review, no witnesses will be sworn and nothing binding will take place.

Mr. Nick Fabbroni introduced Larry Fabbroni, architect.

Mr. Fabbroni reviewed three concepts, the first being a cluster of 157 townhouses, the second consisting of multi-family housing and the third having multi use townhouses and retail.

Some comments/questions came up regarding access permission to the main mall drive, traffic, stormwater access to the mail detention basin and public utilities.

Mr. Fabbroni stated that if any of these concepts move forward all of these concerns would have to be addressed by an Engineer.

OLD BUSINESS: None

NEW BUSINESS: None

Chair Jewell **OPENED TO THE PUBLIC**

Chair Jewell **CLOSED TO THE PUBLIC**

Mayor Watters wished everyone a Merry Christmas and a Happy New Year and thanked everyone for their service.

DISCUSSION/CORRESPONDENCE:

Clerk Griffith stated that the 2024 calendar is the same as every year moving January and February's meeting to Wednesdays. This will be adopted at our re-org meeting.

INVOICES:

<u>Murphy McKeon</u>			
Inv #11374	Comcast		\$ 195.00
Inv #11375	IAA		\$ 120.00
Inv #11376	Meetings & Admin		\$ 300.00
	TOTAL		\$ 615.00
<u>Ferriero Engineering</u>			
Inv #102435	Ariya (Dunkin)		\$ 68.75
Inv #102437	IAA		\$ 103.13
Inv #102546	Meadows at Mansfield		\$ 137.50
Inv #102674	Misc		\$ 68.75
Inv #102817	Popeyes		\$ 171.88
Inv #102818	Comcast		\$ 658.38
	TOTAL		\$ 1,208.39
	GRAND TOTAL		\$ 1,823.39

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, Reagle, Petteruti, Wielgus, Waegener, Cruts, Creedon, Feller, Jewell

Opposed: None

Abstain: None

Chair Jewell wished everyone Happy Holidays and Happy New Year.

Some discussion occurred regarding the RFP rate results being that the Engineer had a significant fee increase. It was suggested we run another RFP but no motion was made.

MOTION was made by **FARINO** to adjourn the meeting at 8:27 PM.

Respectfully submitted,
JoAnn Griffith, Clerk