

**MANSFIELD TOWNSHIP LAND USE BOARD
JANUARY 19, 2022
MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **Secretary Griffith** 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.

Appointments for 2022:

Joe Farino – Class I - term expires **12/31/22**

Ron Hayes – Class III - term expires **12/31/22**

Rosemarie Hight – Class IV – term expires **12/31/25**

Dolores Reagle – Alternate #2 – term expires **12/31/23**

Ralf Waegener – Alternate #3 – term expires **12/31/23**

Roll Call:

Present: Farino, Hayes, Petteruti, Keggan, Jewell

Alternates present: Wielgus, Waegener

Absent: Hight, Cruts, Creedon

Also present: Attorney Bryce, Engineer Quamme

The re-appointed members of the Mansfield Township Land Use Board were issued their Oaths of Office for 2022 by Clerk Griffith.

Pledge of Allegiance was recited by all.

Secretary Griffith opened the floor for nominations for Chairman for 2022.

MOTION was made by **PETTERUTI** to nominate **BOB JEWELL** as **CHAIRMAN** of the 2022 Mansfield Township Land Use Board.

SECONDED: HAYES

MOTION was made by **HAYES** to close nominations for 2022 **CHAIRMAN**.

SECONDED: PETTERUTI

Those in favor: Farino, Hayes, Petteruti, Keggan, Wielgus, Waegener

Opposed: None.
Abstain: JEWELL

Secretary Griffith turned the meeting over to **CHAIRMAN JEWELL**

CHAIRMAN JEWELL opened the floor for nominations for Vice Chairman for 2022.

MOTION was made by **HAYES** to nominate **FARINO** as **VICE CHAIRMAN** of the 2022 Mansfield Township Land Use Board.

Mr. Petteruti noted that a member of the Township Committee can not be Vice Chairperson of the Board which was confirmed by Attorney Bryce.

Mr. Hayes rescinded his motion and made a new **MOTION** to nominate **KEGGAN** as **VICE CHAIRMAN** of the 2022 Mansfield Township Land Use Board.

SECONDED: FARINO.

There were no other nominations. Nominations were closed.

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

Opposed: None.

Abstain: None.

MOTION was made by **HAYES** to appoint **JoAnn Griffith** as **Secretary/Clerk** of the 2022 Mansfield Township Land Use Board.

SECONDED: KEGGAN.

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

Opposed: None.

Abstain: None.

MOTION was made by **HAYES** to appoint **JAMES BRYCE, ESQ. of MURPHY McKEON** as **Board Attorney** for the year 2022.

SECONDED: PETTERUTI.

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

Opposed: None.

Abstain: None.

MOTION was made by **HAYES** to appoint **FERRIERO ENGINEERING, LLC** as **Board Engineer** for the year 2022.

SECONDED: PETTERUTI.

Those in favor: Farino, Hayes, Petteruti, Keggan, Wielgus, Waegener, Jewell
Opposed: None.
Abstain: None.

MOTION was made by **HAYES** to appoint **DANIEL BLOCH, P.P. of Colliers Engineering & Design** as **Board Planner** for the year 2022.
SECONDED: PETTERUTI

Those in favor: Farino, Hayes, Petteruti, Keggan, Wielgus, Waegener, Jewell
Opposed: None.
Abstain: None.

MOTION was made by **HAYES** to approve the **MEETING DATES & TIME** as circulated in November for the Mansfield Township Land Use Board for the year 2022.
SECONDED: JEWELL.

Those in favor: Farino, Hayes, Petteruti, Keggan, Wielgus, Waegener, Jewell
Opposed: None.
Abstain: None.

CHAIRMAN JEWELL appointed **HAYES** and **FARINO** as the **Financial Oversight Committee** for 2022.

Those in favor: Petteruti, Keggan, Wielgus, Waegener, Jewell
Opposed: None.
Abstain: Farino, Hayes

MOTION was made by **HAYES** to authorize **CHAIRMAN JEWELL** or **VICE CHAIRMAN KEGGAN** to execute **2022 Professional Contracts**.
SECONDED: WAEGENER.

Those in favor: Farino, Hayes, Petteruti, Keggan, Wielgus, Waegener, Jewell
Opposed: None.
Abstain: None.

MOTION was made by **HAYES** to approve **Express Times/NJ Zone** as the **official newspaper** for the year 2022.
SECONDED: KEGGAN.

Those in favor: Farino, Hayes, Petteruti, Keggan, Wielgus, Waegener, Jewell
Opposed: None.
Abstain: None.

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **December 20, 2021** meeting.

SECONDED: JEWELL.

Mr. Jewell noted a due date correction for application materials for Ariya Realty which was corrected.

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

Opposed: None.

Abstain: None.

RESOLUTIONS:

2021 Annual Report

MOTION was made by **HAYES** to approve 2021 Annual Report Resolution.

SECONDED: KEGGAN

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

Opposed: None.

Abstain: None

APPLICATIONS:

CHAIR JEWELL announced that the Ariya Realty application is being continued on February 16 at 7:30 at the municipal building with no further notice.

Engineer Quamme stated that the applicant will be meeting with them to review the outstanding items required before the Board can grant an approval.

OLD BUSINESS:

HAYES asked about the materials provided for the pending Luna Farms application.

Clerk Griffith explained that the permit log from construction was provided along with the prior property Resolution, which the Engineer had suggested the applicant provide, along with the Planner's review report.

Clerk Griffith also stated that the new Acting Municipal Clerk provided the latest Codebook updates so copies will be made for members at the next meeting.

CHAIR JEWELL asked the status of the Thompson's and the junkyard.

Engineer Quamme provided an update in that the Township was assigned a new prosecuting attorney who has to be brought up to speed so the court case will be rescheduled.

NEW BUSINESS:

FARINO asked what's going on across from the Mansfield Motel.

Engineer Quamme stated that he drives by it every day so he took some pictures and provided them to the Zoning Officer to see what she can find out.

Mr Petteruti mentioned a property across from him on Snyder Rd that has a new driveway and the site has been cleared and is up for sale now. There have been logging activities and currently hauling of boulders through that driveway.

Engineer Quamme stated that if someone wants to build a house there, Construction permits would not be released until a Zoning permit was first.

He was directed to contact the Zoning Officer.

DISCUSSION/CORRESPONDENCE: None

INVOICES:

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

SECONDED: JEWELL.

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

Opposed: None.

Abstain: None

MOTION was made by **CHAIRMAN JEWELL** to adjourn the meeting at 8:15 PM.

Respectfully submitted,

JoAnn Griffith, Clerk