

MANSFIELD TOWNSHIP LAND USE BOARD
JANUARY 20, 2021
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 2021:

Joe Farino – Class I - term expires **12/31/21**
Ron Hayes – Class III - term expires **12/31/21**
Robert Jewell – Class II – term expires **12/31/22**
David Spender – Class IV – term expires **12/31/24**
Alan Keggan – Class IV – term expires **12/31/24**
Pat Creedon – Class IV – term expires **12/31/24**
Scott Cruts – Alternate #1 – term expires **12/31/22**
Matthew Wielgus - Alternate #1 – term expires **12/31/22**
Ralf Waegener – Alternate #2 – term expires **12/31/21**

Roll Call:

Present: Farino, Spender, Keggan, Jewell, Creedon, Vaezi

Alternates present: Cruts, Wielgus, Reagle,

Absent: Hayes, Waegener, Hight, Petteruti

Also present: Attorney Bryce, Engineer Kastrud, Dan Bloch

The new and re-appointed members of the Mansfield Township Land Use Board were issued the Oath of Office for 2021 by Clerk Griffith.

Pledge of Allegiance was recited by all.

Secretary Griffith opened the floor for nominations for Chairman for 2021.

MOTION was made by **FARINO** to nominate **Mr. Vaezi** as **CHAIRMAN** of the 2021 Mansfield Township Land Use Board.

SECONDED: CRUTS

There were no other nominations. Nominations were closed.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

Secretary Griffith turned the meeting over to **Chairman VAEZI**

CHAIRMAN VAEZI opened the floor for nominations for Vice Chairman for 2021.

MOTION was made by **VAEZI** to nominate **Mr. Farino** as **VICE CHAIRMAN** of the 2021 Mansfield Township Land Use Board.

SECONDED: CREEDON.

There were no other nominations. Nominations were closed.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

MOTION was made by **VAEZI** to appoint **JoAnn Griffith** as **Secretary/Clerk** of the 2021 Mansfield Township Land Use Board.

SECONDED: JEWELL.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

MOTION was made by **CHAIRMAN VAEZI** to appoint **KASTRUD ENGINEERING, LLC** as **Board Engineer** for the year 2021.

SECONDED: CRUTS.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

MOTION was made by **CHAIRMAN VAEZI** to appoint **JAMES BRYCE, ESQ. of MURPHY McKEON** as **Board Attorney** for the year 2021.

SECONDED: FARINO.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

MOTION was made by **CHAIRMAN VAEZI** to appoint **DANIEL BLOCH, P.P. of Maser Consulting** as **Board Planner** for the year 2021.

SECONDED: FARINO

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

MOTION was made by **CHAIRMAN VAEZI** to approve the **MEETING DATES & TIME** as circulated in November for the Mansfield Township Land Use Board for the year 2021.

SECONDED: SPENDER.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

MOTION was made by **CREEDON** to approve **Express Times/NJ Zone** as the **official newspaper** for the year 2021.

SECONDED: JEWELL.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

CHAIRMAN VAEZI appointed **SPENDER** and **FARINO** as the **Financial Oversight Committee** for 2021.

MOTION was made by **SPENDER** to authorize **CHAIRMAN VAEZI** or **VICE CHAIRMAN FARINO** to execute **2021 Professional Contracts.**

SECONDED: KEGGAN.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None.

Abstain: None.

The Re-organization meeting was adjourned at 7:47 pm by **CHAIRMAN VAEZI.**

CHAIRMAN VAEZI opened the Regular meeting at 7:48 pm

All members present at the re-organization remained for the regular meeting.

MINUTES:

MOTION was made by **JEWELL** to approve the **minutes** of the **December 21, 2020** meeting.

SECONDED: CREEDON.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi
Opposed: None.
Abstain: None.

RESOLUTIONS:

Michael Huffert – B 1307 L 10 / B 1307 L 10.01 – Agricultural Subdivision

MOTION was made by **FARINO** to approve Resolution of no jurisdiction for Michael Huffert – B 1307 L 10 / B 1307 L 10.01 – Agricultural Subdivision.

SECONDED: KEGGAN.

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi
Opposed: None.
Abstain: None
2020 Annual Report

Attorney Bryce noted that Kalan Rogers application should be added to the report before submitting to the Township Committee.

MOTION was made by **VAEZI** to approve 2020 Annual Report Resolution.

SECONDED: KEGGAN

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi
Opposed: None.
Abstain: None

APPLICATIONS: None

OLD BUSINESS:

Engineer Kastrud provided an update on the Meadows stated that there really has not been much progress.

NEW BUSINESS:

Stormwater Regulations Ordinance 2020-18

Engineer Kastrud stated that the NJ DEP has passed new Stormwater Regulations for the permit required for all Municipalities. Some small clarifications to definitions especially vehicular coverage and a push for green infrastructure before it hits our surface water bodies through infiltration or filtration or storage for reuse.

Attorney Bryce stated that this is in front of the Board for a Master Plan consistency determination and read a Resolution concerning this into the record.

MOTION was made by **VAEZI** to approve Resolution 20-18 concerning Stormwater Control Regulations and that the Board finds this is consistent with the Mansfield Township Master Plan.
SECONDED: CREEDON

Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi
Opposed: None.
Abstain: None

Clerk Griffith stated that Mr. Waegener is signed up for NJ Planning Official training.

DISCUSSION/CORRESPONDENCE:

Chairman **VAEZI** opened for Public Comment

Ms. Carol Thompson of 510 Rt. 57 stated that she just wanted to provide information that 5 years later Route 57 Auto Salvage is non-compliant with our Resolution.

Chairman **VAEZI** closed for Public Comment

The Landscaping business next to the junkyard was mentioned and Mr. Kastrud stated that they will be getting a summons after trying to claim "Right to Farm" with no actual farming activities as inspected by the County Ag Board.

INVOICES:

Kastrud Engineering

Inv #1707	Raffaele	<u>\$240.00</u>
		\$240.00

James Bryce

Inv #4466	Brinkerhoff	\$180.00
Inv #4467	Huffert	\$150.00
Inv #4468	Kemmerer	\$30.00
Inv #4469	Meadows at Mansfield	<u>\$435.00</u>
		\$615.00

GRAND TOTAL	\$855.00
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MOTION was made by **SPENDER** to authorize payment by the Township Committee for the invoices submitted by the professionals.

SECONDED: FARINO.

Those in favor: Those in favor: Farino, Spender, Keggan, Jewell, Creedon, Cruts, Wielgus, Reagle, Vaezi
Opposed: None.
Abstain: None

MOTION was made by **CHAIRMAN VAEZI** to adjourn the meeting at 8:20 PM.

Respectfully submitted,

JoAnn Griffith, Clerk