

**MANSFIELD TOWNSHIP LAND USE BOARD
FEBRUARY 15, 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.

Appointments for 2023:

Dolores Reagle – Alternate #1 – term expires **12/31/24**

The re-appointed member of the Mansfield Township Land Use Board was issued her Oath of Office for 2023 by Attorney Bryce.

Roll Call:

Present: Hayes, Petteruti, Keggan, Creedon, Jewell

Alternates present: Reagle, Waegener, Feller, Watters

Absent: Farino, Wielgus, Cruets, Hight

Also present: Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **January 18, 2023** meeting.

SECONDED: CREEDON.

Those in favor: Hayes, Petteruti, Keggan, Creedon, Waegener, Feller, Watters, Jewell

Opposed: None

Abstain: Reagle

RESOLUTIONS:

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

MOTION was made by **HAYES** to approve 22-06 Aspen Dental – B 1105 L 12.02, 1885 Route 57 – Sign.

SECONDED: KEGGAN

Those in favor: Hayes, Petteruti, Keggan, Creedon, Waegener, Feller, Watters, Jewell
Opposed: None
Abstain: Reagle

APPLICATIONS:

22-09 Meadows at Mansfield – B 1501 L 9.84, Route 57 - 2B Final Plat

Richard Schneider of Vogel, Chait, Collins and Schneider stated that this application was declared complete last month for Final Subdivision of the balance of Phase 2. He stated that Phase 2A was previously approved for 35 lots and this is for Phase 2B having 55 lots.

Attorney Schneider referenced Mr. Quamme’s review report of January 26, 2023 comment A4 requesting the number of units sold and CO’d in Phases 1 & 2A. The answer is 98 CO’s in Phase 1 no CO’s have been issued for Phase 2 and 17 units in Phase 2A are currently under contract.

Attorney Bryce swore in Adam Stern, Engineer for Natural System Utilities (NSU), expected operator of the proposed facility

Mr. Stern shared his credentials and experience which the Board accepted.

Mr. Stern reviewed the NJ DEP permits that are active and endorsed with regards to the Wastewater Treatment plant.

Mr. Stern explained that the holding tank has a 26,000 gallon capacity not tied to the amount of homes connected. He explained that the previous NJ DEP violation was due to a leak which was resolved and they are involved in the pace of construction.

Mr. Stern responded to questions regarding when the plant will be operational. He explained that the capacity is 45,000 gallons which would have to have consistent daily flows of at least 50% of that to run effectively which they are currently at just under 9,000 gallons a day based on a 7 day average. In response to questions regarding the status of the plant construction, Mr. Stern explained that the trash trap is installed, the equalization tank was there, the sludge holding tank is installed, the grade beams and foundation for the treatment containers are in and that the DEP provided a completion deadline of April 1 2024 but they believe it will be done in January 2024.

Mr. Stern further explained that three shipping container sized boxes containing the treatment technologies and an emergency generator will be seen but eventually will be shielded by landscaping buffers.

Chair Jewell **OPENED to the PUBLIC**

Chair Jewell **CLOSED to the PUBLIC**

Attorney Bryce swore in William Hotz of Hotz Development, Meadows at Mansfield

Some discussion occurred regarding the flows and/or number of units required to start the treatment plant. Mr. Hotz explained that they’ve been experiencing lower flows than originally

anticipated and believes that based on current calculations they would have to build double the amount of homes currently built. With low flow showerheads, toilets and the like the NJ DEP flow numbers are no longer realistic so we'll most likely be operating the plant at half the design capacity.

Mr. Hotz shared that the treatment containers are currently being built in a factory in Canada and when they are ready they will be placed on the foundations already built. These different components of the plant are installed to meet NJ DEP milestones.

It was requested that the milestone chart be provided to the Board.

Mr. Hotz stated that the Board should not be concerned with the progress of the wastewater treatment plant since its construction is being driven and monitored by NJ DEP and to some extent the construction department. Mr. Hotz is hoping that the rate of closings and flows are timely with plant completion estimated at 180 homes.

Mr. Hotz reviewed the phases and number of units stating that Phase 1 consisted of 91 plus an additional 8 which were subsequently approved, Phase 2 was for 90 consisting of 2A for 35 and 2B for 55, and Phase 3 will be 45 units.

Some discussion occurred regarding inspections and the clubhouse detention basin. Engineer Quamme stated that as-builts and maintenance plans must be provided for stormwater management.

Mr. Hotz suggested sitting down with Engineer Quamme to go over some of the outstanding housekeeping items.

Mr. Hotz stated that once Phase 2B is approved and the outstanding items are cleaned up, the plat can be filed and recorded with the County, and then Ryan Homes can continue selling.

Attorney Lowcher stated that the applicant takes no issue with the remainder of Engineer's Quamme's report and whatever amount is required to make taxes current prior to the signing of the final plat.

Attorney Bryce stated that if the Board grants the approval tonight a Resolution will be drafted with appropriate conditions including bonding for those items not completed, the construction schedule of the wastewater treatment plan, payment of taxes and some other standard conditions. These conditions must be met before the plat can be signed by the Township and Engineer, and only then the applicant can file the plat with the County.

Mr. Hotz also explained that one of the Phase I lots has the model home and they used another lot for parking. Ryan Homes intends on building a new model home with featured upgrades and will then sell the model and open the additional lot for a home.

MOTION was made by **CREEDON** to approve **22-09** Meadows at Mansfield – B 1501 L 9.84, Route 57 - 2B Final Plat

SECONDED: KEGGAN

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

Opposed: None

Abstain: None

OLD BUSINESS:

A question regarding Luna Farms arose as a member entered the property citing activity that looks suspect.

Attorney Bryce stated that no Board member has a right to go onto private property without a warrant or the enforcement official must do an inspection. Under certain circumstances there may be a need for a Board site visit which is scheduled and authorized by the property owner.

NEW BUSINESS: None

DISCUSSION/CORRESPONDENCE: None

INVOICES:

Murphy McKeon

Inv #9356	Aspen Dental	\$225.00
Inv #9357	Classic Workshop	\$435.00
Inv #9358	Debski	\$255.00
Inv #9359	Meadows at Mansfield	\$435.00
Inv #9360	Meetings & Admin	<u>\$80.00</u>
	TOTAL	\$1,430.00

Ferriero Engineering

Inv #98971	Ariya (Dunkin)	\$68.76
Inv #98972	Miscellaneous (Jan)	\$34.38
Inv #98973	Mansfield Dev (Popeyes)	\$721.88
Inv #98974	Aspen Dental	\$34.38
Inv #98975	Debski	\$68.75
Inv #98976	Classic Workshop	\$103.13
Inv #98977	Meadows Ph 2B	<u>\$1,702.77</u>
	TOTAL	\$2,665.29

GRAND TOTAL **\$4,095.29**

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

SECONDED: JEWELL

Those in favor: Hayes, Petteruti, Keggan, Creedon, Reagle, Waegener, Feller, Watters, Jewell
Opposed: None
Abstain: None

Clerk Griffith mentioned a letter from the Highlands Council offering grants for a zoning ordinance review.

The consensus was that we are only one of two towns that did not sign onto the Highlands so it's unlikely they'll issue us any grant money.

Clerk Griffith also mentioned a resident living next to the Mansfield Motel wanted to know what was happening with the property across the street.

Engineer Quamme stated that he will send over all of the information from the initial letter to the owner and NJ DEP for the Zoning officer to pursue enforcement.

Engineer Quamme also referred the Motorly property to the Zoning officer to pursue him coming in with a Site Plan.

MOTION was made by **HAYES** and seconded by **CREEDON** to adjourn the meeting at 9:11 PM.

Respectfully submitted,

JoAnn Griffith, Clerk