

**MANSFIELD TOWNSHIP LAND USE BOARD**  
**MAY 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.

Roll Call:

*Present:* Hayes, Wielgus, Keggan, Cruts, Creedon, Petteruti, Reagle, Waegener, Jewell

*Alternates present:* Feller, Watters

*Absent:* Farino, Hight

*Also present:* Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

**RESOLUTIONS:** None

**APPLICATIONS:**

**23-01 Insurance Auto Auctions**, B 1402 L 4, 985 Route 57 – Preliminary & Final Major Site Plan

Chair Jewell announced that the applicant requested the hearing be adjourned to the June 19 meeting.

**MOTION** was made by **PETTERUTI** to carry application 23-01 Insurance Auto Auctions, B 1402 L 4, 985 Route 57 – Preliminary & Final Major Site Plan to the June 19, 2023 meeting at 7:30 without further notice required.

**SECONDED: WAEGENER**

Those in favor: Hayes, Wielgus, Keggan, Cruts, Creedon, Reagle, Waegener

Opposed: None

Abstain: HAYES, JEWELL

**MINUTES:**

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

**SECONDED: JEWELL**

Those in favor: Farino, Hayes, Wielgus, Keggan, Cruts, Creedon, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

**23-02 Bank of America**, B 1102 L 8, 2015 Route 57 – Amended Site Plan

Tom Letizia of Troutman Pepper Hamilton Sanders representing Bank of America stated that this application

was deemed complete last month. He briefly described the Bank of America walk up ATM previously approved in 2012 by this Board with lighting design waivers. An audit was done and it was determined that the State lighting requirements were not being met and since poles are being added a site plan amendment is required.

Attorney Bryce swore in Jake Modestow of Stonefield Engineering & Design, 92 Park Ave, Rutherford, NJ

The Board accepted Mr. Modestow's credentials.

Mr. Modestow referenced the 12/20/22 submitted Site Plans explaining that the proposed work is to trim the landscaping around the ATM and add light poles to meet the updated NJACIC 1716K pertaining to automated banking facilities. A design waiver is required since the municipal requirements conflict with the State regulations.

Mr. Modestow reviewed the Engineer's April 12 report stating that they are only touching the lights that are associated with the ATM, a survey will be provided, moving a fixture will cause the lighting requirements to be re-evaluated, and agree to comply with the recommended fixture type

He confirmed the new poles will be 15ft high instead of 28ft with lighting shields for more directed lighting onto the ATM that will cause no light glare onto Route 57.

Chair Jewell OPENED TO THE PUBLIC

Chair Jewell CLOSED TO THE PUBLIC

**MOTION** was made by **CREEDON** to approve **23-02 Bank of America**, B 1102 L 8, 2015 Route 57 – Amended Site Plan.

**SECONDED: HAYES.**

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

Opposed: None

Abstain: None

**OLD BUSINESS:**

2023 Financial Disclosures must be completed

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:** None

**INVOICES:**

<u>Murphy McKeon</u>			
Inv # 9936	Bank of America		\$ 240.00
Inv # 9702	Insurance Auction (IAA)		\$ 510.00
Inv # 9703	Meetings & Administration		\$ 220.00
	TOTAL		\$ <b>970.00</b>
<u>Ferriero Engineering</u>			
Inv #97692	Ariya Site Plan		\$ 1,485.00
Inv #97697	Mansfield Dev Site Plan		\$ 135.00
Inv #97698	Solar Me Variance		\$ 33.75
Inv #97699	Aspen Dental		\$ 33.75
Inv #97696	Misc Planning Board		\$ 67.50
Inv 100055	IAA Site Plan		\$ 5,319.76
Inv 100056	Bank of America		\$ 515.63
	TOTAL		\$ <b>7,590.39</b>
	GRAND TOTAL		\$ <b>8,560.39</b>

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

**SECONDED: KEGGAN**

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

Opposed: None

Abstain: None

It was mentioned and a brief discussion occur regarding neighbors around Borealis that have complained about the lighting.

**EXECUTIVE SESSION:**

**MOTION** made by **JEWELL** to enter into Executive Session for a personnel matter at 8:06pm

**SECONDED: CREEDON**

**MOTION** made by **JEWELL** to return to regular session at 8:15pm

**SECONDED: CREEDON**

**MOTION** was made by **JEWELL** to deem Board position vacant.

**SECONDED: CREEDON**

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

Opposed: None

Abstain: None

**MOTION** was made by **HAYES** to adjourn the meeting at 8:11 PM.

**SECONDED: CREEDON**

Respectfully submitted,

JoAnn Griffith, Clerk