

**MANSFIELD TOWNSHIP LAND USE BOARD**  
**JUNE 21, 2021**  
**MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by VAEZI at 7:34 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 front door of the Municipal Building and Municipal web site;
2. causing said notice to be published in the Star Gazette/Express Times;
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, Hayes, Jewell, Spender, Keggan, Creedon, Vaezi

Alternates present: Wielgus, Waegener, Cruts, Feller

Absent: Hight, Petteruti, Reagle

Also present: Attorney Bryce, Engineer Ferriero, Planner Bloch

**CHAIRMAN VAEZI** opened the Regular meeting at 7:02 pm

The flag salute was recited by all.

Attorney Bryce swore in Alternate #4 John Feller.

Chairman Vaezi opened for nominations for Chairman.

**MOTION** was made by **FARINO** to nominate **Bob Jewell** as the new **CHAIRMAN** for the remainder of 2021.

**SECONDED: CREEDON**

Those in favor: Farino, Hayes, Keggan, Creedon, Spender, Cruts, Wielgus, Waegener, Feller

Opposed: None

Abstain: Jewell

**VAEZI** turned the meeting over to Chairman **JEWELL**.

Everyone wished Ali Vaezi well in his new endeavors.

**MINUTES:**

**MOTION** was made by **HAYES** to approve the **minutes** of the **May 17, 2021** meeting as corrected.

**SECONDED: KEGGAN**

Those in favor: Farino, Hayes, Keggan, Creedon, Spender, Wielgus, Waegener, Jewell  
Opposed: None  
Abstain: Spender, Cruts, Feller

**MOTION** was made by **HAYES** to appoint **FERRIERO ENGINEERING** to replace Mr. Kastrud as Board Engineer for the remainder of 2021.

**SECONDED: FARINO**

Those in favor: Farino, Hayes, Keggan, Creedon, Spender, Cruts, Wielgus, Waegener, Jewell, Feller  
Opposed: None  
Abstain: None

**RESOLUTIONS:**

Attorney Bryce read a Resolution of Service recognizing his service to the Planning Board.

**MOTION** was made by **HAYES** to approve the Service Resolution for Ali Vaezi.

**SECONDED: CREEDON**

Those in favor: Farino, Hayes, Keggan, Creedon, Wielgus, Waegener, Spender, Cruts, Feller, Jewell  
Opposed: None  
Abstain: None

**APPLICATIONS:**

19-02 Meadows at Mansfield – B 1501 L 9.01– Final Subdivision Approval

Richard Schneider of Vogel, Chait Collins & Schneider representing Meadows at Mansfield, LLC stated that they are looking for final approval for 35 of the 90 already approved Phase II lots with all taxes being current.

Attorney Schneider requested that the Board approve this given there are no variances or waivers being requested, subject to Engineer Ferriero getting up to speed in a reasonable amount of time and imposing any reasonable conditions.

**MOTION** was made by **HAYES** to approve Meadows at Mansfield – B 1501 L 9.01– Final Ph II (35 lots) Subdivision Approval.

**SECONDED: CREEDON**

Those in favor: Farino, Hayes, Keggan, Creedon, Wielgus, Waegener, Spender, Cruts, Jewell  
Opposed: None  
Abstain: Feller

21-03 Rensselaer Commercial Properties – B 1204 L 24 Blau Rd – Concept Plan

Mark Peck of Florio Perucci law firm spoke regarding an informal site plan review for a combined class C recycling facility and agrovoltaic solar facility as an accessory use. A class C recycling center takes processes consumer food waste from grocery stores, hospital and industrial food processors.

Christina Pia Costa Lahue stated that she is the CEO of this company and this property was purchased by her grandfather in the 1960s. There is a food waste recycling law coming into effect this fall and believes this property would be well suited based on its agricultural history rather than putting up a warehouse.

Wayne DeFao reviewed the proposed food recycling law that states if you are a generator of food creating more than 1 ton of food waste per week, and if there is a compost or other type of food recycling facility within 25 road miles you must go there. Mr. DeFao displayed a conceptual site plan showing the facility would be constructed on the railroad side of the property, with a 10 ft tall berm planted with trees and wild flowers for a sound and dust barrier, and on the opposite side closer to the Grandview development, an agrovoltaic system would be built.

Mr. DeFao stated that even though this requires a formal approval from Solid Waste Advisory Council we are seeking the municipal approval first. If SWAC says this is consistent with the County solid waste management plan then it would go to the Freeholders then ultimately the NJ DEP.

Mr. DeFao showed photos from a similar facility which uses open windrows while this facility will use aerated static piles having less risk of odor. The process is raw material comes in to a building with a concrete floor covered with wood chips, the material is dumped onto the wood chips which is then covered with more wood chips. A blower forces air through the material with the top layer of wood chips acting as a biofilter. These wood chips can be reused for about 6-7 cycles before they become part of the compost. The piles are monitored to be sure they remain 140-150 degrees, using the blowers to regulate the temperature, to keep the bad bacteria from forming. Pests should not be an issue as these piles are too hot or too frequently disturbed and part of the site permit it is required that a full pest control plan be provided.

Some member questions were answered relating to the final product, size of the facility, truck routes, solar panels, site management and employees.

Mr. DeFao stated that this facility will have 25 bins with runoff drains to contain and reuse the water and 25 blowers producing minimal noise and each bin having a 21 day fermentation turnaround. There will be an estimated 15 truck trips per day based on volume, 30 yard dump trucks coming in but larger product trailers going out via a Township approved truck route. The high quality compost will be sold primarily nurseries, greenhouses, landscapers, etc. The site will operate from 8a-5p with 3-5 full time employees, a locked gate, 24 hour monitoring and a 24 hour hotline which will be referred to the Site Manager for resolution. The agrovoltaic field will have some type of agriculture crops under the panel which are to be determined. This solar power will be used on the site.

Mr. DeFao also stated that the DEP conducts regular inspections and complaint investigations at any time, the Township will benefit because this will be preserving open space and taxes will go up since this is in an industrial zone.

Mr. DeFao listed the key concerns expressed by Board members and stated he would provide a list of ASPs and open air sites that could be visited, revisit the truck routes, provide more information regarding odor, and ensure the Fire Company is included in the fire control planning.

**RESOLUTIONS:**

Master Plan Re-Examination and Fair Share Housing Element Resolution

Planner Bloch explained that the Township adopted a Housing & Fair Share Plan and has a settlement agreement signed in 2018. The three part obligation includes rehabilitating 33 units as the Mansfield Rental Rehabilitation Program, 2<sup>nd</sup> round obligation of which 3 units are taken care of by the Warren County ARC on Karrville Rd, and the 3<sup>rd</sup> round obligation of 142 units which must be accommodated on vacant land within the sewer site area.

There are 200 new rental units to be built on the Mansfield Village site behind the Home Depot with a set aside of 35 Affordable units, and rezoning will occur on the Allen Farm site next to Weiss on Allen Rd. which will accommodate about 24-32 credits depending on the type of housing built. Thirdly, a small portion of Donaldson's Farm across from Alexandria apartments will be rezoned to accommodate 71-89 credits.

Planner Bloch stated that Shirley Bishop created the plan which the Land Use Board will have to adopt and approve along with a Master Plan Re-Exam to include these new sites.

Chair Jewell OPENED TO THE PUBLIC

Chair Jewell CLOSED TO THE PUBLIC

**MOTION** was made by **FARINO** to approve the Fair Share Housing Plan Amendment and Master Plan Re-Examination with overlay zones.

**SECONDED: HAYES**

Those in favor: Farino, Hayes, Keggan, Creedon, Spender, Cruets, Wielgus, Waegener, Jewell, Feller

Opposed: None

Abstain: None

Overlay Ordinances 2021-07 through 2021-10

**MOTION** was made by **HAYES** to approve Resolution concerning Master Plan Overlay Ordinances 2021-07 through 2021-10 and that the Board finds this is consistent with the Mansfield Township Master Plan.

**SECONDED: CREEDON**

Those in favor: Farino, Hayes, Keggan, Creedon, Spender, Cruets, Wielgus, Waegener, Jewell, Feller

Opposed: None  
Abstain: None

**MOTION** was made by **HAYES** concerning Ordinance 2021-11 Cannibus Control and that the Board finds this is consistent with the Mansfield Township Master Plan

**SECONDED: FARINO**

Those in favor: Farino, Hayes, Keggan, Creedon, Spender, Cruets, Wielgus, Waegener, Jewell, Feller  
Opposed: None  
Abstain: None

**OLD BUSINESS:**

A discussion was held regarding a decision to return to in person meetings.

Attorney Bryce stated that once the health emergency is over we are supposed to be going back to in person meetings.

**MOTION** was made by **HAYES** to return to in person Board meetings for July.

**SECONDED: WAEGENER**

Those in favor: Farino, Hayes, Keggan, Creedon, Spender, Cruets, Wielgus, Waegener, Jewell, Feller  
Opposed: None  
Abstain: None

Carol Thompson asked Mr. Ferriero about the status of the unlawful expansion of the Route 57 Auto Salvage.

Mr. Ferriero stated that this matter is not a Board matter to address and arranged to speak with her on Wednesday at the Township Committee meeting.

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:**

**INVOICES:**

Kastrud Engineering

Inv #1850	Rensselaer Concept Plan	\$480.00
Inv #1851	Constellation Solar	\$1,020.00
Inv #1852	Huffert	\$90.00
Inv #1853	Meadows	\$870.00
Inv #1858	Lunghi	<u>\$540.00</u>
		<b>\$3,000.00</b>

James Bryce

Inv #5405

Lunghi

\$180.00

**\$180.00**

GRAND TOTAL

**\$3,180.00**

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

**SECONDED: SPENDER**

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

Opposed: None.

Abstain: None

**MOTION** was made by **HAYES** to adjourn the meeting at 9:42 PM.

**SECONDED: WAEGENER**

Respectfully submitted,

JoAnn Griffith, Clerk