

MANSFIELD TOWNSHIP LAND USE BOARD
JULY 17, 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, Farino, Reagle, Wielgus, Petteruti, Creedon, Jewell

Alternates present: Waegener, Feller, Watters

Absent: Cruets, Keggan

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 **May 15, 2023** meeting.

SECONDED: FELLER

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

Opposed: None

Abstain: Farino

PRESENTATION:

Chair Jewell read a resolution honoring Rosemarie Hight's Land Use Board service.

MOTION was made by **PETTERUTI** acknowledging Rosemarie Hights Land Use Board Service Resolution and that it be placed on file.

SECONDED: HAYES

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

RESOLUTIONS:

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

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

SECONDED: CREEDON

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

Opposed: None

Abstain: Farino

Opposed: None

Abstain: Farino

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 August 21 meeting without further notice.

Chair Jewell **OPENED MEETING TO THE PUBLIC**

Mr. Gary Edwards, 410 Rockport Rd, shared some ordinances and photos. He described the reduction of the tree buffer and increase in lighting along with the increased noise because of these actions.

Mr. Perry Edwards, 565 Rockport Rd, distributed a number of pictures from 2019 to 2023 stating that the lighting and buffering have completely changed for the worse. Solar lights have been added to the fence with no shielding of any kind and none of the trees that were taken down have been replaced.

Chair Jewell noted a newspaper article of a town that started replacing their street lights with LEDs and found that even though the electric cost was reduced the light pollution was worse so they stopped the project.

Committeeperson Hayes said he would talk to the Zoning Officer about this tomorrow.

Chair Jewell **CLOSED THE PUBLIC PORTION**

OLD BUSINESS:

Some questions arose regarding the SWAC meeting related to the Recycling Center Appeal.

NEW BUSINESS:

Mr. Farino stated he learned of a home that was for sale, the neighbor told a potential buyer that he would not be able to build if it burned down. Mr. Farino asked if there was something Mansfield could do to allow the rebuild without making the owner come to the Board for approval.

Attorney Bryce explained that the Land Use law allows for maintaining a non-conforming structure if partially destroyed but if there is complete destruction those rights are gone.

DISCUSSION/CORRESPONDENCE: None

INVOICES:

<u>Murphy McKeon</u>			
Inv #10196	Bank of America		\$ 420.00
Inv #10197	IAA		\$ 195.00
Inv #10198	General (May)		\$ 150.00
	TOTAL		\$ 765.00
<u>Colliers Engineering & Design</u>			
Inv #0000847076	IAA		\$ 825.00
Inv #0000857887	IAAA		\$ 437.50
			\$ 1,262.50
<u>Ferriero Engineering</u>			
Inv #100415	Meadows at Mansfield		\$ 624.00
Inv #100416	General (May)		\$ 103.13
Inv #100417	IAA		\$ 756.26
Inv #100418	Bank of America		\$ 68.75
Inv #100821	Ariya		\$ 1,650.01
Inv #100822	Meadows at Mansfield		\$ 618.75
Inv #100823	Bank of America		\$ 68.75
	TOTAL		\$ 3,889.65
	GRAND TOTAL		\$ 5,917.15

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

SECONDED: HAYES

Those in favor: Hayes, Farino, Reagle, Wielgus, Petteruti, Creedon, Waegener, Feller, Jewll

Opposed: None

Abstain: None

Clerk Griffith stated that someone is looking to develop Allen Farm and would like to come to the Board to see if their idea would be acceptable.

Committeeperson Hayes stated that they saw a County application recently to make this Preserved.

MOTION was made by **HAYES** to adjourn the meeting at 8:25 PM.

Respectfully submitted,

JoAnn Griffith, Clerk