

MANSFIELD TOWNSHIP LAND USE BOARD
JULY 18, 2022
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: Farino, Hayes, Wielgus, Petteruti, Keggan, Jewell

Alternates present: Reagle, Waegener, Watters

Absent: Hight, Cruts, Creedon

Also present: Engineer Quamme, Attorney Bryce, Secretary Griffith, Planner Dickerson, Zoning Officer Tom Silvia

Attorney Bryce swore in new Alternate #4, Bill Watters

MINUTES:

MOTION was made by **FARINO** to approve the **minutes** of the **June 20, 2022** meeting.

SECONDED: KEGGAN

Those in favor: Farino, Wielgus, Petteruti, Keggan, Reagle, Waegener, Jewell

Opposed: None

Abstain: Watters, Hayes

RESOLUTIONS: None

APPLICATIONS:

22-04 Bryce Burke/SolarMe – B 1302.02 L 35.08, 104 Heiser Rd. –Variance – Completeness Only

Chair Jewell announced that this application will be carried to August 15 at 7:30pm without further notice

22-05 Scott Guidera – B 1805 L 23 – 29 Canterbury Ln – Variance

Chair Jewell announced that this application will be carried to August 15 at 7:30pm without further notice

21-04 Luna Farms, LLC – B 1204 L 11, 269 Hazen Rd – Use Variance

[HAYES and FARINO stepped down]

Attorney Blount recapped the application from last meeting.

Attorney Bryce swore in Daniel Davies of Davies Engineering

The Board accepted Mr. Davies educational and professional credentials

Attorney Blount distributed Sheet C1 & C2 of the set dated 6/28/22 last updated 7/18/22 and marked Exhibit A-7

Mr. Davies described the details of the lot and buildings totally 7% impervious coverage. He stated there would be net zero impact to impervious coverage for the required widening of the access drive since there is a gravel lane to nowhere next to the pond that will be removed.

Mr. Davies stated that if the Board approves the variance they will obtain whatever the Health Department requires. He stated that this property is 16 acres with 5 units having potentially 10 bedrooms providing ample parking, although not specific handicap spots, for each building with plenty of room for traffic circulation.

Chair Jewell OPENED TO THE PUBLIC

Chair Jewell CLOSED TO THE PUBLIC

Attorney Blount brought Mr. Rich to answer questions and referred to the newly updated Township code that does not allow for short term rentals.

Mr. Rich confirmed that a previous approval for a car dealership never happened.

Chair Jewell OPENED TO THE PUBLIC

Chair Jewell CLOSED TO THE PUBLIC

Attorney Blount introduced Jessica Caldwell, Planner

Attorney Bryce swore in Ms. Caldwell

The Board accepted Ms. Caldwell educational and professional credentials

Ms. Caldwell stated that this property is in the Industrial zone although there is not much industry surrounding it. It is an isolated property therefore uniquely suited for this type of use with no impact to the neighbors or zone plan.

Chair Jewell OPENED TO THE PUBLIC
Chair Jewell CLOSED TO THE PUBLIC

Attorney Bryce stated that the Board has before it an application for a multifamily use variance in the industrial zone which is not permitted. The Board must decide whether this is a beneficial use under special purposes and not a detriment to the zone plan.

Planner Nick Dickerson confirmed that Ms. Caldwell’s testimony addressed all of the comments in his report.

MOTION was made by **WIELGUS** to approve 21-04 Luna Farms, LLC – B 1204 L 11, 269 Hazen Rd for a Use Variance

SECONDED: PETTERUTI

Those in favor: None

Opposed: Wielgus, Petteruti, Keggan, Reagle, Waegener, Jewell

Abstain: Watters

Zoning Officer, Tom Silvia, introduced himself and provided status on Route 57 Auto.

OLD BUSINESS: None

NEW BUSINESS: None

DISCUSSION/CORRESPONDENCE:

The NJ DEP violations against Meadows were discussed.

Some residents of Meadows asked about the progress of the treatment works plant and COs.

Engineer Quamme stated that the tennis court was undersized so they were not done with the amenities within 45 days after the clubhouse CO, so no additional Zoning permit or CO’s will be issued and the Township is holding off on signing the final plat.

INVOICES:

Murphy McKeon

Inv #7538	Meadows	<u>\$225.00</u>
		\$225.00

Ferriero Engineering

Inv #96440	Luna Farms	\$67.50
Inv #96441	Burke	\$236.25
Inv #96442	Guidera	\$303.75
Inv #96443	Meadows	<u>\$507.50</u>
		\$1,115.00

Colliers Engineering & Design

Inv #768712

Luna Farms

\$40.00

\$40.00

GRAND TOTAL

\$1,380.00

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

SECONDED: HAYES

Those in favor: Farino, Hayes, Wielgus, Petteruti, Keggan, Reagle, Waegener, Watters, Jewell

Opposed: None.

Abstain: None

MOTION was made by **HAYES** to adjourn the meeting at 8:51 PM.

SECONDED: KEGGAN

Respectfully submitted,

JoAnn Griffith, Clerk