

**MANSFIELD TOWNSHIP LAND USE BOARD
ZOOM MEETING MINUTES
JULY 20, 2020 at 7:30pm**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by VAEZI 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 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, Spender, Keggan, Jewell, Vaezi

Alternates present: Creedon, Cruts, Wielgus, Reagle

Absent: Hight, Barton, Petteruti

Also present: Attorney Bryce, Engineer Kastrud

Pledge of Allegiance was recited by all

MINUTES:

MOTION was made by **HAYES** to approve the minutes of the May 18, 2020 Regular meeting with additions from Mr. Cybrowski's comments. **SECONDED: KEGGAN.**

Those in favor: Farino, Hayes, Spender, Keggan, Jewell, Reagle, Vaezi

Opposed: None.

Absent: Hight, Barton, Petteruti

Abstain: Creedon

[**CRUTS** left Zoom meeting]

MOTION was made by **HAYES** to approve the minutes of the June 15, 2020 Regular meeting. **SECONDED: VAEZI.**

Those in favor: Farino, Hayes, Spender, Keggan, Jewell, Vaezi

Opposed: None

Absent: Hight, Barton, Petteruti

Abstain: Creedon, Reagle

RESOLUTIONS:

20-02 – Ildefonso Gallegas & Green House Solar – Block 1302.02 Lot 15, Side and Rear Yard Setback Variances

MOTION by **JEWELL** and seconded by **WIELGUS** to approve Resolution for application 20-02 – Ildefonso Gallegas & Green House Solar – Block 1302.02 Lot 15, Side and Rear Yard Setback Variances.

Those in favor: Farino, Spender, Keggan, Jewell

Opposed: None

Absent: Hight, Barton, Petteruti, Cruts

Abstain: Creedon, Reagle, Hayes

APPLICATIONS:

20-03 – Glenn & Allison Rowe – Block 1301 Lot 5.02, New Single Family Dwelling – Minimum Lot Size Variance

[**CRUTS** re-joined Zoom meeting]

Representing Applicants:

Attorney Walter Stringer, Paul Ferriero of Ferriero Engineering and John DeMaio, the applicants' Realtor

Attorney Stringer stated that the Rowe's entered into a purchase contract contingent on being able to build a single-family home. In this zone this parcel does not meet the minimum lot size requirement which was created with a minor subdivision on June 17, 1991.

Attorney Bryce swore in Engineer Ferriero. The Board accepted his credentials.

Board Engineer Kastrud stated that all applicable checklist items were provided satisfactorily and recommended deeming it complete.

Clerk Griffith confirmed all administrative items have been completed satisfactorily.

MOTION by **VAEZI** and seconded by **HAYES** to deem application 20-02 – 20-03 – Glenn & Allison Rowe – Block 1301 Lot 5.02, New Single-Family Dwelling – Minimum Lot Size Variance **COMPLETE**

Those in favor: Farino, Hayes, Spender, Keggan, Creedon, Jewell, Wielgus, Vaezi

Opposed: None.

Absent: Hight, Petteruti, Barton, Cruts

Abstain: None.

Attorney Bryce asked Attorney Stringer if the applicants had looked into any buy/sell agreements with the neighboring property owners and suggested that proof be submitted.

Engineer Ferriero reviewed the zone requirements and shared the plan cover sheet pointing to the Key Map depicting that most surrounding lots are close to the same size. He reviewed the driveway and grading plans showing the drainage would flow toward the street or rear of the property, and minimal if any to the adjoining lots.

Chairman Vaezi **OPENED TO THE PUBLIC**

Mr. Peter Sewell, 2 Sage Way

Mr. Sewell expressed a safety concern regarding the alignment of the driveway with the opposing street.

Engineer Ferriero stated the driveway is not aligned so that the headlights coming from the opposite road will not shine into the home.

Mr. Sewell stated that the owner of 1 Sage Way did not receive a notice.

Board Attorney Bryce stated that Municipal Land Use Law requires that certified mailing notices get sent to the certified list provided by the municipality. If there is a lapse of time when the sale took place between the generation of the list and the notice, it is still proper.

Mr. Sewell asked about the existing hedge.

Engineer Ferriero stated that there is current no landscape plan.

Chairman Vaezi also noted that the sight triangle must be adhered to.

Chairman Vaezi CLOSED TO THE PUBLIC

MOTION by **CREEDON** and seconded by **HAYES** to approve application and request Attorney Bryce draft a Resolution for 20-03 – Glenn & Allison Rowe – Block 1301 Lot 5.02, New Single-Family Dwelling – Minimum Lot Size and Lot Frontage Variance

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

Opposed: None

Absent: Hight, Petteruti, Barton

Abstain: None.

OLD BUSINESS:

Attorney Bryce stated he will send a brief memorandum out based on the solar concerns raised during the prior application.

NEW BUSINESS:

Mr. Creedon asked about outdoor dining during Coronavirus as he had pizza places ask him about it.

Engineer Kastrud explained that there have been two applications for expanded outdoor dining so far for Taphouse & Enzo's. They would have to submit an application.

DISCUSSION/CORRESPONDENCE:

Secretary Griffith stated that Mayor Watters asked when the Board was going to return to in person meetings. After discussing this with the Township Clerk the number of microphones was an issue.

Chairman Vaezi and several Board members expressed that there doesn't seem to be anything we can't accomplish online and are also concerned with being in the building at this time without proper sanitization procedures.

The professionals stated that almost all of the meetings they attend are still on zoom. The few that have been in person were strange and seemed cumbersome to manage both in person and using Zoom.

INVOICES:

Kastrud Engineering

Inv #1670	Rodgers	\$300.00
Inv #1671	Rafaella	\$330.00
Inv #1672	Donofrio	\$30.00
Inv #1673	Brinkerhoff	\$570.00

GRAND TOTAL **\$1,230.00**

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

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

Opposed: None.

Abstained: None.

Chairman VAEZI adjourned the meeting at 8:53 PM.

Respectfully submitted,

JoAnn Griffith, Clerk