

**MANSFIELD TOWNSHIP LAND USE BOARD
ZOOM MEETING MINUTES
AUGUST 17, 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, Keggan, Jewell, Vaezi
Alternates present: Creedon, Wielgus, Reagle
Absent: Hayes, Spender, Hight, Barton, Petteruti
Also present: Attorney Bryce, Engineer Kastrud

Pledge of Allegiance was recited by all

MINUTES:

MOTION was made by **FARINO** to approve the minutes of the July 20, 2020 Regular meeting. **SECONDED: CREEDON.**

Those in favor: Farino, Jewell, Keggan, Creedon, Wielgus, Reagle, Vaezi
Opposed: None.
Absent: Hayes, Spender, Hight, Barton, Petteruti
Abstain: None.

RESOLUTIONS:

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

Chairman Vaezi suggested that it be noted this property was subdivided back in 1991 and complied with zoning at that time.

MOTION by **CREEDON** and seconded by **FARINO** to approve Resolution for application 20-03 – Glenn & Allison Rowe – Block 1301 Lot 5.02, New Single Family Dwelling – Minimum Lot Size Variance as amended.

Those in favor: Farino, Jewell, Keggan, Creedon, Wielgus, Reagle, Vaezi
Opposed: None.
Absent: Hayes, Spender, Hight, Barton, Petteruti
Abstain: None.

APPLICATIONS: None

OLD BUSINESS:

Solar Memo from Attorney Bryce

Attorney Bryce suggested some things to think about for updating the solar ordinance to further define how ground mounted moving panels will be handled. Once the Board decides which direction to go a recommendation would have to be made to the Township Committee.

It was decided that research should be done to see what other towns may have done, checking with industry solar companies, as well as the NJ League of Municipalities.

NEW BUSINESS:

Mr. Farino asked about the approvals for WalMart’s Lot Cop security announcements.

Chairman Vaezi stated that they never came to the Board for that, they did only to redo their façade.

Engineer Kastrud stated he would give Dena a call to see if she remembers anything coming up about outdoor announcements.

DISCUSSION/CORRESPONDENCE:

Letter from James Kern, Warren County Freeholder Deputy Director to Governor Murphy

Clerk Griffith stated that The Board of Freeholders want a moratorium or relaxation of timeframes for proceeding with applications until the executive orders have been lifted.

Mr. Farino stated that the Township Committee is fine with the Board continuing their business via Zoom meetings seeing as how it is running smoothly and it would be a large expense to get additional microphones to serve the Board for in person meetings.

INVOICES:

Murphy McKeon, P.C.

Inv #3719	Gallegas	\$300.00
Inv #3720	Solar Ordinance Memo	\$75.00
Inv #3599	Raffael	\$105.00
Inv #3721	Rowe	\$330.00

GRAND TOTAL **\$810.00**

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

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

Opposed: None.

Absent: Hayes, Spender, Hight, Barton, Petteruti

Abstain: None.

Chairman Vaezi OPENED TO THE PUBLIC

Chairman Vaezi CLOSED TO THE PUBLIC

Chairman VAEZI adjourned the meeting at 8:09 PM.

Respectfully submitted,

JoAnn Griffith, Clerk