

**MANSFIELD TOWNSHIP LAND USE BOARD
ZOOM MEETING MINUTES
SEPTEMBER 21, 2020 at 7:31pm**

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, Jewell, Keggan, Vaezi
Alternates present: Creedon (joined at 7:34pm), Wielgus
Absent: Spender, Hight, Barton, Petteruti, Cruts, Reagle
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 August 17, 2020 Regular meeting.

SECONDED: CREEDON.

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

Opposed: None.

Absent: Spender, Hight, Barton, Petteruti, Cruts, Reagle

Abstain: Hayes.

RESOLUTIONS: None

APPLICATIONS:

[Hayes stepped down for this application]

Mr. Joe Vuich of Finelli Consulting representing Ron & Kelly Hayes

Engineer Kastrud confirmed there are no outstanding items from an engineering perspective.

Secretary Griffith confirmed that all administrative items were completed satisfactorily.

MOTION by **VAEZI** and seconded by **FARINO** to deem application 20-04 Ron & Kelly Hayes, B 1404 L 6, 1225 Route 57 – garage variances - COMPLETE

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

Opposed: None.

Absent: Spender, Hight, Barton, Petteruti, Cruts, Reagle

Abstain: None.

Attorney Bryce swore in Mr. Hayes, homeowner

Mr. Hayes stated that he wishes to take down his one car garage and replace it with a two car garage.

Attorney Bryce swore in Mr. Vuich, Engineer and Planner

The Board accepted Mr. Vuich's credentials.

Engineer Vuich stated that this property is significantly undersized for lot size in the R-1 district. The undersized lot creates a substantial hardship with respect to any bulk standards. In demolishing the existing and constructing a new 30x35 ft garage at 1,050sf, relief is sought from 363-25f for accessory structures maximum size not to exceed 3% of lot area which would only allow a 379sf garage. This also requires relief from a 25ft side yard setback while 5 ft. is proposed. With the relationship of the dwelling and the garage based on the substandard lot size this is being held to the side yard and rear yards setback, but will comply with the 5ft rear yard setback.

Engineer Vuich also mentioned that shifting the garage further East was discussed but was restricted by the well location. The existing distance between the well and garage will be maintained. Engineer Vuich shared his screen to show the plan and stated that an existing shed adjacent to the proposed garage, which encroaches the property, is planned to be removed. A photo of the proposed type of garage was shared.

Mr. Hayes stated that he is trying to figure out what size he can afford but it will not be any larger than 30x35.

Chairman Vaezi OPENED TO THE PUBLIC

Chairman Vaezi CLOSED TO THE PUBLIC

MOTION by **FARINO** and seconded by **CREEDON** to approve application and request Attorney Bryce draft a Resolution for 20-04 Ron & Kelly Hayes, B 1404 L 6, 1225 Route 57 granting the variances discussed.

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

Opposed: None.

Absent: Spender, Hight, Barton, Petteruti, Cruets, Reagle

Abstain: None.

[Mr. Hayes re-joined as a Board member]

OLD BUSINESS:

Chairman Vaezi asked if we should discuss in person meetings. A brief discussion ensued with no current action.

Attorney Bryce stated that he researched other municipalities solar ordinances to see how they handle ground mounted solar panels and found nothing.

Much discussion occurred and it was decided to table it for now.

NEW BUSINESS:

Secretary Griffith requested approval to publish Professional RFPs with a response date of October 28, 2020. Submissions to be distributed to Board members for review and discussion at the November meeting.

DISCUSSION/CORRESPONDENCE: None

INVOICES:

Murphy McKeon,

P.C.

Inv #3861

Rowe

\$345.00

GRAND TOTAL

\$345.00

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, Jewell, Keggan, Wielgus, Vaezi

Opposed: None.

Absent: Spender, Hight, Barton, Petteruti, Cruts, Reagle

Abstain: None.

Chairman VAEZI adjourned the meeting at 8:45 PM.

Respectfully submitted,

JoAnn Griffith, Clerk