

**MANSFIELD TOWNSHIP LAND USE BOARD
NOVEMBER 21, 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, Creedon, Jewell

Alternates present: Feller, Waegener, Watters

Absent: Hight, Cruts

Also present: Engineer Quamme, Attorney Bryce, Secretary Griffith

MINUTES:

MOTION was made by **HAYES** to approve the minutes of the **October 17, 2022** meeting.

SECONDED: CREEDON

Those in favor: Hayes, Wielgus, Keggan, Creedon, Feller, Jewell

Opposed: None

Abstain: Farino, Petteruti, Waegener

RESOLUTIONS: None

APPLICATIONS:

22-06 Aspen Dental – B 1105 L 12.02, 1885 Route 57 – Sign Variance

Chair Jewell stated that this applicant has requested their application be carried to the December 19 meeting.

22-08 Classic Workshop LLC – B 1202 L 4, 1620 Route 57 – Use Variance/Site Plan Waiver

Attorney Lowcher stated the property which is currently improved by a multi-tenant building which was approved by the Board in 1989. He noted that Classic Workshop is proposing a public garage which is a condition use in this B-1 with no changes being made. The only condition not being met is it requires two driveways but only one was approved originally. All of the information required for a Site Plan is contained in the original approval and a survey.

MOTION was made by **CREEDON** to deem Classic Workshop LLC – B 1202 L 4, 1620 Route 57 – Use Variance/Site Plan COMPLETE granting waiver of formal site plan review.

SECONDED: KEGGAN

Those in favor: Wielgus, Keggan, Creedon, Feller, Waegener Jewell

Opposed: None

Abstain: Farino, Hayes, Petteruti

OLD BUSINESS:

SWAC Response

Attorney Bryce advised everyone that there is still the potential that this may potentially come before this Board. Anything shared should be submitted to the Township Committee and not sent directly to SWAC.

Board member Creedon highlighted points from a writeup he felt obligated putting together as he had attended all of the County SWAC meetings on the proposed Food Recycling Facility on Blau Rd.

Ken Marchese, attorney, stated that SWAC is more of an advisory council that just hears presentations but there is no sworn testimony.

Some discussion occurred regarding what the facility might have to appear locally for if the ‘use’ is approved by SWAC and NJ DEP.

Attorney Bryce further advised that we should not be discussing the merits of this given the potential for it to come back to the Board for some kind of approval. No official action can be taken by the Board but individual citizens can communicate to the Class I and Class III Committee representatives, to pass along to the Township Committee meeting tomorrow night, to incorporate into any response they may be sending to SWAC.

NEW BUSINESS:

2023 Budget Request

After a brief discussion it was decided to carry the same 2022 budget to 2023.

MOTION was made by **HAYES** to submit the same 2022 budget for 2023.

SECONDED: WAEGENER

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

Opposed: None

Abstain: None

RFP Responses

Chair Jewell stated that these will be address at January’s re-org.

DISCUSSION/CORRESPONDENCE:

October Zoning Report

INVOICES:

Murphy McKeon

Inv #8766	Aspen Dental	\$135.00
Inv #8767	Kessler	\$210.00
Inv #8768	Meetings & Administration	<u>\$480.00</u>
		\$825.00

Ferriero Engineering

Inv #99042	Miscellaneous PB	\$101.25
Inv #99043	Mansfeld Development	\$1,056.25
Inv #99044	Aspen Dental	<u>\$855.75</u>
		\$2,013.25

GRAND TOTAL **\$2,838.25**

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

SECONDED: FARINO

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

Opposed: None

Abstain: None

MOTION was made by **HAYES** to adjourn the meeting at 8:15 PM.

SECONDED: CREEDON

Respectfully submitted,

JoAnn Griffith, Clerk