

November 24, 2020

This Special Meeting of the Mansfield Township Land Use Board was called to order by Chairman Vaezi at 6:39 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;
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.

Present: Vaezi, Farino, Keggan, Hayes, Spender, Jewell

Absent: Hight, Petteruti, Reagle

Also present: Creedon, Cruts, Wielgus

The Pledge of Allegiance was recited by all.

Mr. Schneider reiterated their seeking a modification to the Developer's Agreement requiring a completion of the clubhouse by the title of the 60th unit. Testimony was provided at the last meeting with rationale for seeking this relief. A few issues that the Board asked be addressed are to modify the request from 90th to 80th unit, the removal of the Township being responsible for the streetlights, and the removal of the islands being replaced with appropriate striping. This plan change will be approved by the Board Engineer and handled as a field change.

Some discussion occurred with regards to the completion of the clubhouse and it's amenities.

Mr. Hotz agreed that the clubhouse would be finished first then the pool and other outside amenities shortly thereafter.

A question arose regarding the Homeowner's Association taking over the street light electric bill and whether that could come back to the Township and be reversed at any time.

Attorney Bryce stated that under the Municipal Services Act a municipality would only be obligated to provide reimbursement in the same fashion as municipally owned right of ways street lights but it appears Mansfield does not have any street lights within the Township.

Mr. Hotz stated that the total of 11 street lights in all phases would not be a burden at approximately \$5 per home per year to the Homeowner's Association.

Mr. Hotz consulted the Meadows contract with Ryan Homes and stated that there is a staggering of obligations, that the pool would be built within 3 months after the clubhouse and other facilities 3 months after that.

Mr. Schneider suggested the earlier of 45 days after closing of title on the 80th unit and will provide a Ryan contact number to respond to homeowner issues regarding the facilities.

A discussion regarding delinquent taxes occurred.

Mr. Hotz stated he was certain that the Meadows owned lots have been paid current and stated he would follow up with the tax office.

Attorney Bryce stated that he would create a resolution memorializing the Board's decision.

Chairman Vaezi **OPENED MEETING TO THE PUBLIC**

Chairman Vaezi **CLOSED MEETING TO THE PUBLIC**

Mr. Schneider requested clarification regarding the Township Committee referring this to the Board and the Board approval.

Attorney Bryce stated there some items do need to be memorialized but nothing that should hold you up in getting the Developer's Agreement modified.

Motion by **VAEZI** and seconded by **CREEDON** to approve Meadows Developer's Agreement Amendment which will be memorialized at the next meeting

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

Opposed: Cruts

Absent: Hight, Petteruti, Reagle

Chairman **VAEZI** adjourned the meeting at 7:20pm.

Respectfully submitted,

JoAnn Griffith, Clerk