

**MANSFIELD TOWNSHIP LAND USE BOARD  
DECEMBER 19, 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, Cruts, Jewell

Alternates present: Reagle, Waegener, Feller, Watters

Absent: Hight, Creedon

Also present: Engineer Quamme, Attorney Bryce, Secretary Griffith

**MINUTES:**

Secretary Griffith stated that there was a date error for when Aspen Dental's hearing was adjourned to.

**MOTION** was made by **HAYES** to approve the minutes of the **November 21, 2022** meeting with the noted change.

**SECONDED: KEGGAN**

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

Opposed: None

Abstain: Cruts, Reagle

**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 January 18 meeting with no further notice requirement.

**22-07 Christopher & Kristen Debski** – B 3202 L 5, 58 Schafer Rd – Non-Conforming Lot Set-backs

Bernd Hefele described the current property and proposed 575 sf. 2<sup>nd</sup> floor addition to the right side of the existing home.

**MOTION** was made by **HAYES** to deem **22-07 Christopher & Kristen Debski** – B 3202 L 5, 58 Schafer Rd – Non-Conforming Lot Setbacks COMPLETE

**SECONDED: CRUTS**

Those in favor: Farino, Hayes, Wielgus, Petteruti, Keggan, Cruts, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

Attorney Bryce swore in owner Christopher Debski

Mr. Debski described the reasons for the 2<sup>nd</sup> floor office and additional bathroom in this addition to the existing master bath, bedroom and second small bedroom on the first floor.

Attorney Hefele stated that there are 3 pre-existing variances, one for an undersized lot requiring 22,000 sf in this zone but only 18,000 sf exists, along with the lot depth and front yard setback conditions. Without further encroaching on these variances a second story was proposed by the architect.

There were no objections to Engineer Quamme's technical comments.

Chair Jewell opened to the public for comments. Hearing none he closed the meeting to the public.

**MOTION** was made by **HAYES** to approve **22-07 Christopher & Kristen Debski** – B 3202 L 5, 58 Schafer Rd – Non-Conforming Lot Setbacks COMPLETE

**SECONDED: KEGGAN**

Those in favor: Farino, Hayes, Wielgus, Petteruti, Keggan, Cruts, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

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

[HAYES and FARINO stepped down]

Attorney Lowcher stated the property is located in the B1 district and is fully developed having a 1989 Planning Board Site Plan approval with only a single driveway.

Applicant Jaime Kopchinski explained that he is an engineer and works on his own classic cars. Friends and acquaintances began asking if he would repair their classic cars. This would be a repair shop for Mercedes Benz vehicles. There will not be any body work or painting occurring and no vehicles will be stored outside. There will be no walk in business as all repairs will be by appointment only. There will be third party companies coming to collect any fluids. A flat building sign would be preferred but advertising is not needed for this. There will initially be

three full time employees and maybe up to two additional in the future and will operate between 8am-5pm.

**MOTION** was made by **CRUTS** to approve Classic Workshop LLC – B 1202 L 4, 1620 Route 57 – Use Variance and Site Plan Waiver.

**SECONDED: KEGGAN**

Those in favor: Farino, Hayes, Wielgus, Petteruti, Keggan, Cruts, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

**OLD BUSINESS:**

The Township Committee’s response to SWAC regarding the proposed food recycling center was briefly discussed.

A question was raised regarding Luna Farms and the enforcement of the denial Resolution.

It was recommended that the Zoning Officer be asked to attend the January meeting.

**NEW BUSINESS:**

The latest Meadows application for final approval of Phase 2B triggered a discussion regarding the current states of the sewage treatment plant.

**DISCUSSION/CORRESPONDENCE:**

Secretary Griffith stated that the 2023 calendar has the same basic schedule with the January and February meetings being on Wednesdays and the remaining months on the third Monday as normal. This will be adopted at January’s reorg meeting and requested everyone review it.

**INVOICES:**

Murphy McKeon

Inv #8973	Aspen Dental	\$15.00
Inv #8974	Classic Workshop	\$195.00
Inv #8975	Debski	\$165.00
Inv #8976	Meetings & Admin	<u>\$230.00</u>
		<b>\$605.00</b>

Ferriero Engineering

Inv #98369	Miscellaneous PB	\$135.00
Inv #98370	Mansfeld Development	\$67.50
Inv #98371	Debski	\$590.50
Inv #98372	Classic Workshop	<u>\$788.00</u>
		<b>\$1,581.00</b>

GRAND TOTAL **\$2,186.00**

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

**SECONDED: KEGGAN**

Those in favor: Farino, Hayes, Wielgus, Petteruti, Keggan, Cruts, Reagle, Waegener, Jewell

Opposed: None

Abstain: None

**MOTION** was made by **HAYES** to adjourn the meeting at 8:32 PM.

Respectfully submitted,

JoAnn Griffith, Clerk