

**MANSFIELD TOWNSHIP LAND USE BOARD**  
**ZOOM MEETING MINUTES**  
**APRIL 20, 2020 at 7:30pm**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by VAEZI at 7:37 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, Spender, Hight, Keggan, Jewell, Vaezi

Alternates present: Creedon, Cruets, Reagle

Absent: Petteruti, Barton, Wielgus

Also present: Attorney Bryce, Engineer Kastrud

Pledge of Allegiance was recited by all

**MINUTES:**

**MOTION** was made by **HAYES** to approve the minutes of the February 19, 2020 Regular meeting.

**SECONDED: KEGGAN.**

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

Opposed: None.

Absent: Petteruti, Barton, Wielgus

Abstain: Hight

**RESOLUTIONS:** None

**APPLICATIONS:**

16-02 - Brinkerhoff Enterprises dba Airport Rd Estates, Block 1201 Lot 22, Request for Resolution Extension

Attorney Lowcher summarized the request for extension of the 9 lot Final Major Subdivision to August 31, 2020 due to some outstanding conditions of the Resolution related to detention basin items that must be agreed upon between the Developer's Engineer, Pete Olieman of Van Cleef Engineering and Board Engineer so that the Performance and Maintenance Guarantees can be obtained and a Developer's Agreement executed. There are also some questions for the WC BOH regarding the wells and any septic plan approvals.

Several Board members questioned when the Township would take over the road given that it already has its top coat but the homes were not constructed. There were also concerns regarding the opening of the development to Brantwood during construction. These concerns were satisfactorily addressed and would be properly cared for in the Developer's Agreement and bond amounts.

It was also recommended that the extension be granted through September 30, 2020 give the current COVID-19 situation causing delays everywhere.

**MOTION** by **HAYES** and seconded by **KEGGAN** to approve the granting of the Resolution approval Extension for 16-02 - Brinkerhoff Enterprises dba Airport Rd Estates, Block 1201 Lot 22 to September 30, 2020.

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

20-01 – David & Illena Raffaele – Block 703.01 Lot 3/3.01, 90 Hoffman Rd., Use variance – Completeness Only

Mr. Raffaele briefly described the desire to use a portion of his farm for educational classes and possibly small events.

Engineer Kastrud reviewed his Completeness report with the missing Zoning Table having been submitted since this report.

Secretary Griffith confirmed that all application fees and taxes have been paid.

Attorney Bryce offered his assistance to ensure the hearing notices meet the current virtual meeting requirements.

**MOTION** by **CREEDON** and seconded by **HIGHT** to deem application 20-01 – David & Illena Raffaele – Block 703.01 Lot 3/3.01, 90 Hoffman Rd., use variance COMPLETE with the hearing scheduled for May 18, 2020.

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

Chairman **VAEZI** opened the meeting to the public  
No public was in attendance  
Chairman **VAEZI** closed the meeting to the public

**OLD BUSINESS:**

Engineer Kastrud stated he would have an update memo for the May meeting.

Engineer Kastrud stated he would send a note reminding the Enterprise Rent-a-car, across from ShopRite, that they are not supposed to be parking on the grass. He stated does not want to issue a summons at this time given today’s COVID-19 situation.

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:** None

**INVOICES:**

<u>Murphy McKeon, P.C.</u>					
Inv #3127		Donofrio			\$120.00
Inv #2946		Kalan Rogers			\$330.00

Inv #2945		Brinkerhoff			<u>\$30.00</u>
					<b>\$480.00</b>
<b><u>Kastrud Engineering, LLC</u></b>					
Inv #1638		Donofrio			\$360.00
Inv #1639		Kalan Rogers			<u>\$220.00</u>
					<b>\$360.00</b>
		GRAND TOTAL			<b>\$840.00</b>

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

Those in favor: Farino, Hayes, Spender, Keggan, Hight, Jewell, Creedon, Cruts, Reagle, Vaezi  
 Opposed: None.  
 Abstained: None.

**Chairman VAEZI** adjourned the meeting at 8:23 PM.

Respectfully submitted,

JoAnn Griffith, Clerk