

MANSFIELD TOWNSHIP LAND USE BOARD
JANUARY 17, 2024
MINUTES

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **Secretary Griffith** 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.

Appointments for 2024:

Joe Farino – Class I - term expires **12/31/24**

Robert Jewell – Class II – term expires **12/31/24**

Ron Hayes – Class III - term expires **12/31/24**

Scott Cruts – Class IV – term expires **12/31/27**

William Watters – Alternate #2 – term expires **12/31/25**

Brent Connelly – Alternate #3 – term expires **12/31/25**

The re-appointed members of the Mansfield Township Land Use Board were issued their Oaths of Office for 2024 by Clerk Griffith.

Roll Call

Present: Reagle, Wielgus, Petteruti, Waegener, Cruts, Jewell

Alternates present: Feller, Watters, Connelly

Absent: Farino, Hayes, Creedon

Also present: Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

Secretary Griffith opened the floor for nominations for Chairperson for 2024.

MOTION was made by **CRUTS** to nominate **JEWELL** as **CHAIRPERSON** of the 2024 Mansfield Township Land Use Board.

SECONDED: WAEGENER

MOTION to close nominations for 2024 **CHAIRPERSON** was made by **PETTERUTI**.

Voice Vote: All voted in favor

Opposed: None
Abstain: None

Secretary Griffith turned the meeting over to **CHAIRPERSON JEWELL**

CHAIRPERSON JEWELL opened the floor for nominations for Vice CHAIRPERSON for 2024.

MOTION was made by **CRUTS** to nominate **CREEDON** as **VICE CHAIRPERSON** of the 2024 Mansfield Township Land Use Board.

SECONDED: FELLER

CHAIRPERSON JEWELL closed nominations.

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MOTION was made by **REAGLE** to appoint **JoAnn Griffith** as **Secretary/Clerk** of the 2024 Mansfield Township Land Use Board.

SECONDED: JEWELL.

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MOTION was made by **PETTERUTI** to appoint **JAMES BRYCE, ESQ. of MURPHY McKEON** as **Board Attorney** for the year 2024.

SECONDED: JEWELL

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MOTION was made by **FELLER** to appoint **Rich Quamme of BOSWELL ENGINEERING** as **Board Engineer** for the year 2024.

SECONDED: CRUTS.

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MOTION was made by **CRUTS** to appoint **DANIEL BLOCH, P.P. of Colliers Engineering & Design** as **Board Planner** for the year 2024.

SECONDED: WAEGENER

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MOTION was made by **FELLER** to approve the **MEETING DATES & TIME** for the Mansfield Township Land Use Board for the year 2024.
SECONDED: REAGLE.

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MOTION was made by **CRUTS** to approve **Express Times/NJ Zone** as the **official newspaper** for the year 2024.
SECONDED: WAEGENER

Voice Vote: All voted in favor
Opposed: None
Abstain: None

CHAIRPERSON JEWELL appointed **FARINO** and **CREEDON** as the **Financial Oversight Committee** for 2024.
SECONDED: REAGLE

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MOTION was made by **WAEGENER** to authorize **CHAIRPERSON JEWELL** or **VICE CHAIRPERSON CREEDON** to execute **2024 Professional Contracts**.
SECONDED: CRUTS

Voice Vote: All voted in favor
Opposed: None
Abstain: None

MINUTES:
MOTION was made by **JEWELL** to approve the **minutes** of the **December 18, 2023** meeting.
SECONDED: FELLER.

Those in favor: Reagle, Wielgus, Petteruti, Waegener, Cruts, Feller, Watters, Connelly, Jewell
Opposed: None
Abstain: None

RESOLUTIONS: None

APPLICATIONS:

Chair Jewell announced that the application **23-05 Gold Star**, B 702 L 4, 100 Brickyard Rd – Minor Site Plan/Use Variance requested adjournment to February 21, which is a Wednesday, with no further notice required.

23-04 WalMart, B 1105 L 12.01, 1885 Route 57 – Minor Site Plan/Variance

Attorney, Jeff Carr of Troutman and Pepper stated that the application received a completeness determination at the December meeting and the plans were updated based on the suggestion to add a sidewalk along Corey Reed drive. Attorney Carr described the variances associated with the relocation of the curbside pickup parking spaces requiring minor site plan and sign variances. Proposed are six 18" x 24" directional pickup signs in the drive aisles, two 24" x 60" banners on light poles, 26 posts at the head of each pickup space with three signs on each, one 18" x 18" sign with the stall number, one 18" x 8" phone number and one 18" x 3" pickup logo and four 30" x 30" traffic control signs at the cross walks.

Attorney Bryce swore in Gregory Rapp, P.E.

The Board accepted his professional credentials.

Mr. Rapp displayed Exhibit - Sheet A-1 dated 1-17-24 Aerial view of the existing WalMart store and Mansfield Commons shopping center and quickly described the site.

Mr. Rapp displayed Exhibit – Sheet A-2 dated 1-17-24 colorized site layout depicting the current and proposed condition. Mr. Rapp described the new pickup area and restoration of the current pickup area along with pointing out some safety features and signage that will be added. The existing pickup area has 14 spaces but will be turned into 18 regular spaces and 26 pickup spaces will be made in the proposed pickup area. This pickup relocation is being proposed for not only store efficiency but to free up prime parking spaces and segregate curbside pickup from the main store access.

Mr. Rapp displayed Sheet C1.03 showing the pickup area signage and operations detail pointing out the changes.

Mr. Rapp displayed Sheet C3.01 depicting an overall site plan with the proposed changed areas boxed out.

Chair Jewell stated that there is a catch basin along Corey Reed Dr. with snow fence around it that's been there for two years.

Mr. Rapp stated that WalMart is only the tenant and not responsible for the property.

Mr. Rapp displayed C3.03 showing existing conditions and the layout of the moved parking spots and grading for the sidewalk along Corey Reed Drive.

Attorney Carr stated that Engineer Quamme's January 12 review letter had a few items that they wish to get clarification and provide explanation. The first being C3.02 Engineer Quamme's questioned EV spaces which Attorney Carr explained there is nothing on the plan but they will have to inquire with WalMart's management if the program will impact their plan. Secondly, the width of the sidewalk, adjacent to the store where the new pickup parking spaces are going, was questioned. Mr. Rapp explained that the existing 6 ft sidewalk is still adequate to comply with ADA requirements.

Attorney Carr referenced Engineer Quamme's comment on C3.03 regarding the new sidewalk along Corey Reed Drive. Mr. Rapp stated they believe there is adequate width for a wheelchair.

Attorney Carr C6.01 may require approval from the Warren County Soil Conservation District.

Mr. Rapp explained that they are under the 5,000 sf at 4,900 sf of soil disturbance that would not require this approval.

Attorney Carr stated that there was a building signage comment on Engineer Quamme's report limiting the signs 15" protruding from the face of the building which the architect confirmed they only protrude 8" from the building.

Attorney Carr noted that on Page 2 of the report mentioned lighting for the new pickup area. Mr. Rapp stated that the light levels are appropriate for the activity and no new lighting is proposed.

Mr. Rapp also stated that all other existing Walmart signage totaling 346.61 sf with the proposed signage changes to the national Walmart standard reduce the total signage to 334.11 sf. He noted the original approval was for 360 sf.

Mr. Rapp stated that the benefits associated with this proposal are to segregate the pickup operation from the busy main entrance and free up ideal parking spots for store customers.

Attorney Bryce swore in store manager Alicia Corrao.

Ms. Corrao addressed a previous question regarding the banner sign material, explaining that they are aluminum with reflective numbers the same as what is there today. These are fixed by a Walmart company tech that responds quickly to any issues. She also stated that the existing pole holes will be filled in and the whole area re-painted.

Chair Jewell **OPENED to the PUBLIC**

Chair Jewell **CLOSED to the PUBLIC**

MOTION was made by **PETTERUTI** to approve **23-04 WalMart**, B 1105 L 12.01, 1885 Route 57 – Sign Variance for all non building site signage

SECONDED: CONNELLY

Those in favor: Reagle, Wielgus, Petteruti, Waegener, Cruets, Feller, Watters, Connelly, Jewell

Opposed: None

Abstain: None

MOTION was made by **PETTERUTI** to approve **23-04 WalMart**, B 1105 L 12.01, 1885 Route 57 – Site Plan to include comments in Engineer Quamme’s January 12 report

SECONDED: REAGLE

Those in favor: Reagle, Wielgus, Petteruti, Waegener, Cruets, Feller, Watters, Connelly, Jewell

Opposed: None

Abstain: None

Attorney Carr stated that while the resolution would be drafted for approval at the next meeting, Walmart is prepared to submit their permits and requested they be able to do that prior to the resolution signing.

Chair Jewell stated that Clerk Griffith would notify construction which the Board has done before.

OLD BUSINESS:

IAA was mentioned and it was determined that they have not done anything since their completeness appearance in April 2023.

Attorney Bryce stated that he would prepare a denial resolution without prejudice for IAA to be voted on in February.

A discussion was held regarding 166 Snyder Rd from the December Zoning Report.

NEW BUSINESS: None

DISCUSSION/CORRESPONDENCE: None

INVOICES:

Ferriero Engineering

Inv #102541	Meadows at Mansfield	\$383.38
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Inv #102427	Meadows at Mansfield	\$74.00
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Inv #082024347	New Jersey Planning Officials	<u>\$370.00</u>
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TOTAL		\$827.38
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GRAND TOTAL	\$827.38	
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MOTION was made by **REAGLE** to authorize payment by the Township Committee for the invoices submitted by the professionals.

SECONDED: CRUTS

Those in favor: Those in favor: Reagle, Wielgus, Petteruti, Waegener, Cruts, Feller, Watters, Connelly, Jewell

Opposed: None

Abstain: None

MOTION was made by **JEWELL** to adjourn the meeting at 8:54 PM.

Respectfully submitted,

JoAnn Griffith, Clerk