

**MANSFIELD TOWNSHIP LAND USE BOARD
FEBRUARY 21, 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.

Roll Call:

Present: Farino, Hayes, Reagle, Wielgus, Petteruti, Waegener, Cruts, Creedon, Jewell

Alternates present: Feller, Watters, Connolly

Absent: None

Also present: Attorney Bryce

Pledge of Allegiance was recited by all.

Chair Jewell read a service proclamation resolution for Alan Keggan.

All Board members present approved the resolution for Alan Keggan unanimously.

Chair Jewell presented the resolution to his wife.

MINUTES:

MOTION was made by **WAEGENER** to approve the **minutes** of the **January 17, 2024** meeting.

SECONDED: REAGLE.

Those in favor: Reagle, Wielgus, Petteruti, Waegener, Cruts, Jewell

Opposed: None

Abstain: Farino, Hayes, Creedon

Chair Jewell announced that the Gold Star Application is being carried to March 18, 2023 at 7:30pm at the request of the applicant.

RESOLUTIONS:

23-01 Insurance Auto Auctions, B 1402 L 4, 985 Route 57 – Preliminary & Final Major Site Plan

Attorney Bryce noted that this resolution is a technical application denial without prejudice since the applicant has not processed the application not being deemed complete since they submitted it 11 months ago.

MOTION was made by **CRUTS** to approve **23-01 Insurance Auto Auctions**, B 1402 L 4, 985 Route 57 – Preliminary & Final Major Site Plan – **DENIAL without prejudice**

SECONDED: CREEDON

Those in favor: Reagle, Wielgus, Petteruti, Waegener, Cruts, Creedon, Jewell

Opposed: None

Abstain: Farino, Hayes

23-04 WalMart, B 1105 L 12.01, 1885 Route 57 – Minor Site Plan/Variance for Building Signage and new Order Pickup Parking Area with Signage

MOTION was made by **JEWELL** to approve **23-04 WalMart**, B 1105 L 12.01, 1885 Route 57 – Minor Site Plan/Variance

SECONDED: PETTERUTI

Those in favor: Reagle, Wielgus, Petteruti, Waegener, Cruts, Jewell

Opposed: None

Abstain: Farino, Hayes, Creedon

APPLICATIONS: None

DISCUSSION/CORRESPONDENCE:

Chair Jewell briefly discussed a case in Montgomery Township he read in the newspaper.

Chair Jewell also read an article about warehouses in Lehigh Valley and stated that this Land Use Board has the opportunity to recommend ordinance changes to the Township Committee.

OLD BUSINESS: None

NEW BUSINESS:

Mr. Hayes noted that the Township Committee is looking at developing an ordinance regarding Soil Import/Export.

Chair Jewell **OPENED TO PUBLIC**

Chair Jewell **CLOSED TO PUBLIC**

Mr. Creedon stated that there is now a smoke shop advertised in the Shoppes at Mansfield mall but thought that these were not allowed.

INVOICES:

<u>Murphy McKeon</u>			
Inv #11598	Allen Farm Concept		\$ 270.00
Inv #11600	Comcast (December 2023)		\$ 375.00
Inv #11601	Goldstar (December 2023)		\$ 300.00
Inv #11602	WalMart (December 2023)		\$ 405.00
Inv #11805	Goldstar (Jan 2024)		\$ 45.00
Inv #11806	WalMart (Jan 2024)		\$ 480.00
	TOTAL		\$ 1,875.00
<u>Boswell Engineering</u>			
Inv #103311	Comcast (December 2023)		\$ 68.75
Inv #103312	Gold Star (December 2023)		\$ 893.75
Inv #103313	WalMart (December 2023)		\$ 825.00
Inv #184800	General (January 2024)		\$ 116.50
Inv #184805	Gold Star (January 2024)		\$ 1,514.50
Inv #184806	WalMart (January 2024)		\$ 1,339.75
	TOTAL		\$ 4,758.25
<u>Colliers Engineering</u>			
Inv #922443	Gold Star		\$ 618.75
			\$ 618.75
	GRAND TOTAL		\$ 7,252.00

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

SECONDED: CREEDON

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

Opposed: None

Abstain: None

MOTION was made by **HAYES** to adjourn the meeting at 7:53 PM.

SECONDED: CREEDON

Respectfully submitted,

JoAnn Griffith, Clerk