

**MANSFIELD TOWNSHIP LAND USE BOARD  
JANUARY 15, 2020  
MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **VAEZI** at 7:51 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 Star Gazette;
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 2020:

Ali Vaezi – Class IV - term expires **12/31/23**

Joe Farino – Class I - term expires **12/31/20**

Robert Jewell – Class II – term expires **12/31/20**

Ron Hayes – Class III - term expires **12/31/20**

Scott Cruets – Alternate #2 – term expires **12/31/20**

Matthew Wielgus – Alternate #3 – term expires **12/31/21**

Dolores Reagle – Alternate #4 – term expires **12/31/21**

The new and re-appointed members of the Mansfield Township Land Use Board were issued the Oath of Office for 2020 by Attorney Ruitenberg.

*Present:* Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Vaezi

*Alternates present:* Wielgus, Reagle

*Absent:* Hight

*Also present:* Attorney David Ruitenberg, Engineer Steve Parker

Pledge of Allegiance was recited by all.

Mr. Vaezi opened the floor for nominations for Chairman for 2020.

**MOTION** was made by **PETTERUTI** to nominate **VAEZI** as **CHAIRMAN** of the 2020 Mansfield Township Land Use Board.

**SECONDED: BARTON**

There were no other nominations. Nominations were closed.

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi

Opposed: None.  
Abstain: None.

**CHAIRMAN VAEZI** opened the floor for nominations for Vice Chairman for 2020.

**MOTION** was made by **CHAIRMAN VAEZI** to nominate **FARINO** as **VICE CHAIRMAN** of the 2020 Mansfield Township Land Use Board.

**SECONDED: HAYES.**

There were no other nominations. Nominations were closed.

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

**MOTION** was made by **CHAIRMAN VAEZI** to appoint **JOANN GRIFFITH** as **Secretary/Clerk** of the 2020 Mansfield Township Land Use Board.

**SECONDED: HAYES.**

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

**MOTION** was made by **CHAIRMAN VAEZI** to appoint **JAMES BRYCE, ESQ. of MURPHY McKEON** as **Board Attorney** for the year 2020.

**SECONDED: KEGGAN.**

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

**MOTION** was made by **CHAIRMAN VAEZI** to appoint **KASTRUD ENGINEERING, LLC** as **Board Engineer** for the year 2020.

**SECONDED: HAYES.**

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

**MOTION** was made by **CHAIRMAN VAEZI** to appoint **DANIEL BLOCH, P.P. of Maser Consulting** as **Board Planner** for the year 2020.

**SECONDED: HAYES.**

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi

Opposed: None.  
Abstain: None.

**MOTION** was made by **BARTON** to approve the **MEETING DATES & TIME** as circulated in November for the Mansfield Township Land Use Board for the year 2020.

**SECONDED: KEGGAN.**

**HAYES** suggested that we should change the meeting time to 7pm instead of 7:30pm.

Several members felt it would be difficult to attend at 7pm.

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

**MOTION** was made by **CHAIRMAN VAEZI** to approve **STAR GAZETTE or EXPRESS TIMES** as the **official newspapers** for the year 2020.

**SECONDED: JEWELL.**

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

**CHAIRMAN VAEZI** appointed **FARINO** and **SPENDER** as the **Financial Oversight Committee** for 2020.

**MOTION** was made by **BARTON** to authorize **CHAIRMAN VAEZI or VICE CHAIRMAN FARINO** to execute **2020 Professional Contracts.**

**SECONDED: HAYES.**

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

The Re-organization meeting was adjourned at 8:04pm by **CHAIRMAN VAEZI.**

**CHAIRMAN VAEZI** opened the Regular meeting at 8:05 pm

All members present at the re-organization remained for the regular meeting.

**MINUTES:**

**MOTION** was made by **HAYES** to approve the **minutes** of the **November 18, 2019** meeting.

**SECONDED: BARTON.**

Those in favor: Present: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Wielgus, Vaezi  
Opposed: None.  
Abstain: None.

**APPLICATIONS:**

19-06 Kalan Rodgers, B 1602 L 27, 307 Main St., Single Family Dwelling – **Hearing**

Mr. Matthew Connors from E&LP was sworn in by Attorney Ruitenberg.

Engineer Connors described the existing property and explained that the residence was damaged by a fire so the existing residence will be demolished except for the deck which was not damaged. A proposed new residence will be built on the existing non-conforming lot with access from a County road.

An additional road dedication has been submitted to the County, required for the County road buildout, which reduces the front yard setback so the new residence has been moved back slightly.

Engineer Parker asked for a review of the requested variances.

Engineer Connors stated that the lot size requirement is 22,000sf while it is an existing lot at 16,541sf, 110ft lot width is required but 64.19ft exists, a 50ft front yard setback is required while 31.42ft provided, a 20ft side yard setback is required and 9.68ft exists which 5.34ft is close to the existing. Another variance being requested is for an accessory use of an existing shed which is on or over the property line.

Engineer Parker explained that most of the conditions mentioned are existing conditions, the existing size of the lot is 16,541sf but with the additional road dedication it will get slightly smaller at 15, 575sf. The front yard setback, even with the home set back further, the frontage does get slightly smaller.

The shed being on the property line was questioned.

Attorney Ruitenberg stated that if it is not a concern with the neighbor it is between the two property owners, otherwise it could be a condition of approval.

No one was aware of any concerns but the neighbor, if present, will have the opportunity to speak when this gets opened up to the public.

A new septic plan has been submitted to Warren County Board of Health for its review and does show the surrounding neighbors' septic locations and the 100ft distance requirement radius drawn.

Engineer Parker mentioned that perhaps the Board would like to hear an explanation of the intensification of the side yard setback from 9.68ft to 5.34ft due to the proposed garage.

Engineer Connors stated that the proposal is to make the property more useful and pointed out the existing driveway with relation to the structure. In trying to minimize the impact to the site and existing structures while being close to the property line this 8% driveway slope is to manage runoff to stay outside the building envelope but not impact the neighboring property.

Engineer Parker also noted from Engineer Kastrud's report that there is a 312sf impervious coverage increase and requested a reduction of impervious coverage.

Engineer Connors stated that the turning radius is required for access and ease of egress.

Engineer Parker pointed out that there are also some minor changes to the plan being requested which Engineer Connors agreed would be made.

**CHAIRMAIN VAEZI** opened the meeting to the public.

Mr. Bob Grosinski, neighbor behind this property, raised concern regarding the proposed new septic system and its specific location.

Engineer Connors stated the application is being review by Warren County Board of Health which requires that it must be 100 ft from any other well.

Attorney Ruitenberg suggested that the septic location be a condition of the resolution having the approval by the Board of Health.

Engineer Parker produced a plan copy produced by Engineer Connors office showing the septic plan and location including all neighboring wells depicting the 100ft radius.

**CHAIRMAIN VAEZI** closed to the public.

Motion by **HAYES** and seconded by **PETTERUTI** to approve 19-06 Kalan Rodgers, B 1602 L 27, 307 Main St., Single Family Dwelling for Attorney Byrce to draft a resolution to include the conditions discussed and from Engineer Kastrud's review letter.

Those in favor: Farino, Hayes, Spender, Petteruti, Keggan, Barton, Jewell, Vaezi

Opposed: None.

Abstained: None.

#### **OLD BUSINESS:**

Chairman Vaezi discussed the Warren County Planning Board meeting he attended. He explained the discussion was that they were looking at all vacant lots that could potentially could be developed. There is a study starting that will be considering transportation and traffic impacts, most of which seems to be along Rt. 22 and 519.

The status of the Route 57 Auto Salvage summons was inquired about.

It was mentioned that it is scheduled for Court next week.

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:**

**INVOICES:**

<u>Murphy McKeon, P.C.</u>				
Inv #2615	Kalan Rogers			\$150.00
Inv #2502	Kalan Rogers			<u>\$120.00</u>
				<b>\$270.00</b>

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

**SECONDED: FARINO.**

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruets, Wielgus, Reagle, Farino, Vaezi

Opposed: None.

Abstained: None.

**MOTION** was made by **CHAIRMAN VAEZI** to adjourn the meeting at 8:45 PM.

Respectfully submitted,

JoAnn Griffith, Clerk