

**MANSFIELD TOWNSHIP LAND USE BOARD
JANUARY 16, 2019
MINUTES**

Official notice of the time, date and location of this regular public meeting, where formal action may or may not be taken, was given by publication in The Express Times. In addition, notice of this meeting was posted on the bulletin board in the Municipal Building, publishing on the Municipal web site, and given to the Township Clerk.

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **VAEZI** at 7:48 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;
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 2019:

Joe Farino – Class I - term expires 12/31/19

Robert Jewell – Class II – term expires 12/31/19

Ron Hayes – Class III - term expires 12/31/19

Rosemarie Hight – Class IV – term expires 12/31/21

Alan Keggan – Class IV – term expires 12/31/20

Richard Petteruti – Class IV – term expires 12/31/22

Pat Creedon – Alternate #1 – term expires 12/31/20

Scott Cruts – Alternate #2 – term expires 12/31/19

Matthew Wielgus – Alternate #3 – term expires 12/31/19

Dolores Reagle – Alternate #4 – term expires 12/31/20

The new and re-appointed members of the Mansfield Township Land Use Board were issued the Oath of Office for 2019 by Board Secretary Griffith.

Present: Farino, Hayes, Spender, Petteruti, Keggan, Vaezi

Alternates present: Cruts, Wielgus, Reagle

Absent: Hight, Barton, Creedon, Jewell

Also present: James Bryce, Esq., Chris Kastrud, P.E.

Pledge of Allegiance was recited by all.

VAEZI opened the floor for nominations for Chairman for 2019.

MOTION was made by **PETTERUTI** to nominate **VAEZI** as **CHAIRMAN** of the 2019 Mansfield Township Land Use Board.

SECONDED: SPENDER.

MOTION was made by **SPENDER** to close nominations for **CHAIRMAN**.
SECONDED: FARINO

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

CHAIRMAN VAEZI opened the floor for nominations for Vice Chairman for 2019.

MOTION was made by **CHAIRMAN VAEZI** to nominate **FARINO** as **VICE CHAIRMAN** of the 2019 Mansfield Township Land Use Board.
SECONDED: HAYES.

MOTION was made by **HAYES** to close nominations for **VICE CHAIRMAN**.
SECONDED: PETTERUTI

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

MOTION was made by **HAYES** to appoint **JOANN GRIFFITH** as **Secretary/Clerk** of the 2019 Mansfield Township Land Use Board.
SECONDED: FARINO.

MOTION was made by **FARINO** to close nominations for **Secretary**.
SECONDED: HAYES

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, 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 2019.
SECONDED: HAYES.

MOTION was made by **FARINO** to close nominations for **Board Attorney**.
SECONDED: KEGGAN

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

MOTION was made by **HAYES** to appoint **KASTRUD ENGINEERING, LLC** as **BOARD ENGINEER** for the year 2019.
SECONDED: VAEZI.

MOTION was made by **FARINO** to close nominations for **Board Engineer**.
SECONDED: KEGGAN

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

MOTION was made by **HAYES** to appoint **DANIEL BLOCH, P.P. of Maser Consulting** as **PLANNER** for the year 2019.

SECONDED: FARINO.

MOTION was made by **VAEZI** to close nominations for **Board Planner.**

SECONDED: FARINO

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

MOTION was made by **FARINO** to approve the **MEETING DATES** for the Mansfield Township Land Use Board for the year 2019.

SECONDED: HAYES.

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

MOTION was made by **HAYES** to approve **STAR GAZETTE or EXPRESS TIMES** as the **OFFICIAL NEWSPAPERS** for the year 2019.

SECONDED: VAEZI.

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

CHAIRMAN VAEZI appointed **FARINO** and **SPENDER** as the **Financial Oversight Committee** for 2019.

MOTION was made by **HAYES** to authorize **CHAIRMAN VAEZI or VICE CHAIRMAN FARINO** to execute **2019 Professional Contracts.**

SECONDED: PETTERUTI.

Those in favor: Hayes, Petteruti, Spender, Keggan, Cruts, Wielgus, Reagle, Farino, Vaezi
Opposed: None.
Abstain: None.

The Re-organization meeting was closed at 8:05pm

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **December 17, 2018** meeting.

SECONDED: FARINO.

Those in favor: Hayes, Petteruti, Keggan, Farino, Vaezi

Opposed: None.

Abstain: Wielgus, Cruts, Reagle, Spender

MOTION was made by **HAYES** to approve the **Executive Session minutes** of the **December 17, 2018** meeting.

SECONDED: VAEZI.

Those in favor: Hayes, Petteruti, Keggan, Farino, Vaezi

Opposed: None.

Abstain: Wielgus, Cruts, Reagle, Spender

RESOLUTIONS:

Master Plan ReExam

MOTION was made by **HAYES** to approve the Resolution adopting the 2018 Master Plan ReExamination Report prepared by Maser Consulting.

SECONDED: VAEZI.

Those in favor: Hayes, Petteruti, Keggan, Farino, Vaezi

Opposed: None.

Abstain: Wielgus, Cruts, Reagle, Spender

CHAIRMAIN VAEZI opened the meeting to the public

Some discussion occurred regarding next steps since Master Plan ReExamination has been adopted.

Mr. Bryce, Esq. explained that the Planning Board's possible zoning change recommendations included in the ReExamination report is left up to the Township Committee to act on and potentially submit back to the Planning Board for a zoning ordinance change.

Fair Share housing declaratory action status was discussed.

Mr. Bryce, Esq. stated that whatever action was taken may potentially come back to this Board to amend what was just adopted to include this Fair Share Housing element.

Meadows at Mansfield tax payment resolution is being handled by the Township Committee, nothing further can be discussed at this time.

Mr. Hayes asked about the sewer tank at the Meadows.

Engineer Kastrud stated there is a sewer leak in equalization tank so sewer is not currently connected. Status of the fix is not known at this time.

Chairman Vaezi asked about the potential buyer for Columbia Too that appeared last month.

Engineer Kastrud had been asked by them to meet regarding the driveway but nothing has been

set yet.

Engineer Kastrud stated that Route 57 Auto is going to trial in February.

Mr. Cruts asked what was happening with the property across from Anderson Hotel.

Engineer Kastrud has been contacted by the owner with potential ideas for that property but nothing official has been submitted.

New members introduced themselves, Dolores Reagle and Matt Wielgus.
Chairman Vaezi welcomed them to the Board.

OLD BUSINESS - None

CORRESPONDENCE:

November/December 2018 NJ Planner

INVOICES:

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

SECONDED: KEGGAN.

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

Opposed: None.

Abstained: None.

MOTION was made by **HAYES** to adjourn the meeting at 8:37 PM.

Respectfully submitted,

JoAnn Griffith, Clerk