

**MANSFIELD TOWNSHIP LAND USE BOARD  
MARCH 19, 2018  
MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman Vaezi 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;
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.

Present: Farino, Keggan, Hayes, Hight, Spender, Minter, Jewell, Cruts, Vaezi

Alternates present: Cruts, Petteruti, Reagle

Absent: Barton

Also present: William Edleston, Esquire; Chris Kastrud, P.E.

Pledge of Allegiance was recited by all.

**MOTION** was made by **HAYES** to approve the **Special meeting minutes** of the **February 21, 2018** meeting.

**SECONDED: HIGHT.**

Those in favor: Spender, Farino, Keggan, Hayes, Hight, Minter, Jewell, Vaezi

Opposed: None.

Abstained: Cruts.

**MOTION** was made by **HAYES** to approve the **minutes** of the **February 21, 2018** meeting minutes.

**SECONDED: HIGHT.**

Those in favor: Spender, Farino, Keggan, Hayes, Hight, Minter, Jewell, Vaezi

Opposed: None.

Abstained: Cruts.

**APPLICATION - RESOLUTION:**

**MOTION** was made by **HAYES** to approve the Resolution for **Case #17-07, Mark Duke - Block 3202, Lot 4 – Bulk Variance.**

**SECONDED: SPENDER**

Those in favor: Spender, Hayes, Hight

Opposed: None.

Abstained: Farino, Keggan, Minter, Jewell, Cruts, Vaezi

## **APPLICATION – COMPLETENESS**

### **Case #18-01, Meadows at Mansfield – Amended Preliminary and Final Site Plan - Block 1501, Lot 9.01-.07, 9.111 & 9.112**

[Mr. Hayes and Mr. Farino stepped down from the dais.]

Present for the applicant: Richard Schneider, Esq. of Vogel Chait Collins & Schneider, PC, Dennis Keenan, P.E. of French & Parrello Associates, Bill Hotz of Hotz Development Group.

Mr. Schneider explained that this application involves 8 additional lots and mentioned that this is a conditional use because it does not meet all of the condition of the condition use therefore this becomes a use variance requiring any governing body members to excuse themselves from this application.

**VAEZI** asked about the non payment of taxes.

**EDLESTON** explained that the Ordinance wording states that the taxes can be conditioned upon approval but do not have to be paid as a condition of completeness. There is a dispute as to how much taxes are due which requires the Assessor and Collector to meet.

Mr. Schnieder, Esq. noted that this is for Amended Preliminary and Final Site Plan approval and Preliminary Major Subdivision approval.

Mr. Keenan, P.E. gave a brief overview of what is being requested and displayed Exhibit Sheet 1 – Overall Site Plan explaining that the clubhouse portion of the property has been rearranged to include 8 additional lots along Redwood Run. Additional modifications were made to the sewage treatment area to shrink the beds, due to excellent soil infiltration, while maintaining the same sewage plant capacity.

Mr. Hotz spoke regarding the sewer plant and the calculations used to determine its size at 185 gallons a day for each 2 bedroom and 225 gallons a day for each 3 bedroom home. It was confirmed that Phase I includes 91 approved homes which will be 99 if this request is approved.

Mr. Petteruti asked about the Stormwater management change due to this.

Mr. Keenan described the expansion of the detention basin based on the additional impervious coverage.

Mr. Keenan then went through the Kastrud Engineering Completeness Review report dated March 8, 2018 providing acceptable explanations to the items noted.

Mr. Edelston, Esq inquired if the price for these additional homes would be the same as the original ones.

Mr. Hotz explained that they are the same homes just on slightly smaller lots so the price would be the same.

Mr. Edelston, Esq raised the issue of possibly providing some low and moderate income homes in

connection with these additional lots and re-visiting the inspection fee percentage Mansfield Township has to pay based on the settlement agreement, as these lots were not part of that original settlement.

Mr. Hotz indicated he has some ideas but needs to think about it.

Mr. Minter asked about the last time the taxes were paid.

Mr. Schneider, Esq. stated that the Township assessed the individual lots in Phase I for the year prior to the Final map being filed in September 2017. It is also believed that they are being assessed for the Ph II lots.

Mr. Hayes asked about the sewer plant which Mr. Hotz that it won't be turned on until approximately 10,000 gallons is being generated. Up to that point everything will be pumped and hauled.

Mr. Edleston, Esq. asked the status of the public water and gas availability.

Mr. Hotz indicated the gas line is imminent to come along Route 57 but water will be starting in 3 to 4 months. The fire protection holding tanks will still be installed just in case there's a gap in schedule.

Board members asked about septic pumping if economy is not great and plant not at capacity soon enough, driveway plowing responsibilities after Township takes over roads, and what individual homeowners can do to their property.

Mr. Hotz indicated this should be spelled out in the Homeowner's Association Agreement.

Mr. Schneider, Esq. spoke about the Homeowner's Association being managed by the Developer until a certain percentage of Association seats are filled then the HOA will be turned over to the Association.

It was requested of Mr. Hotz to furnish the Board with the HOA agreement.

Mr. Farino asked about the trees being between the sidewalks and the road.

Mr. Keenan showed the trees on the landscape plan which shows them on the homeowner's property.

Mr. Hotz explained Phase II will be creating more open space near the pond and some lots will be resized to get about 20 or more lots.

Chairman Vaezi re-iterated that the sewer treatment plan won't be turned on until 50-75 homes are occupied.

Kastrud indicated that everything is in order for completeness being the waivers are only temporary for the Preliminary approvals that will need to be addressed for Final Site Plan approval.

Mr. Farino asked about mailbox placement and whether there will be clusters or individual street mailboxes.

Mr. Hotz will be taking that back to consider.

**MOTION** was made by **VAEZI** to deem application complete for **Case #18-01, Meadows at Mansfield – Amended Preliminary and Final Site Plan - Block 1501, Lot 9.01-.07, 9.111 & 9.112.**

**SECONDED: KEGGAN**

Those in favor: Spender, Hight, Jewell, Keggan, Minter, Petteruti, Reagle, Cruets, Vaezi

Opposed: None.

Abstained: None.

Mr. Cruets questioned the contract with DiSessa for Meadows inspections.

Mr. Edleston, Esq. believed DiSessa mentioned that it would be transitioned to Kastrud Engineering.

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

**SECONDED: HAYES**

William Edleston, Esq.

Invoice-771	Duke application - Resolution	\$640.00
Invoice-772	Meadows at Mansfield	\$160.00
Invoice-773	3/19/18 Monthly meeting	<u>\$250.00</u>

**GRAND TOTAL** **\$1,050.00**

Those in favor: Spender, Hayes, Hight, Jewell, Keggan, Farino, Minter, Cruets, Vaezi

Opposed: None.

Abstained: None.

Dolores Reagle is scheduled for the mandatory Planning & Zoning training on April 7 at Sussex County.

Mr. Cruets requested getting a list of the bills.

Mr. Minter suggested they be included as part of the minutes.

Mr. Jewell asked if a copy of the previously mentioned Meadows settlement could be shared.

The Chairman adjourned the meeting at 9:04pm

Respectfully submitted,

JoAnn Griffith, Clerk