

**MANSFIELD TOWNSHIP LAND USE BOARD**  
**MARCH 20, 2023**  
**MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order 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, Wielgus, Petteruti, Keggan, Cruts, Creedon, Reagle, Jewell

*Alternates present:* Waegener, Feller, Watters

*Absent:* Hight

*Also present:* Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

**MINUTES:**

**MOTION** was made by **HAYES** to approve the **minutes** of the **February 15, 2023** meeting.

**SECONDED: KEGGAN.**

Those in favor: Hayes, Petteruti, Keggan, Creedon, Reagle, Jewell

Opposed: None

Abstain: Farino, Wielgus, Cruts

**RESOLUTIONS:**

**22-09** Meadows at Mansfield – B 1501 L 9.84, Route 57 - 2B Final Plat

**MOTION** was made by **CREEDON** to approve **22-09** Meadows at Mansfield – B 1501 L 9.84, Route 57 - 2B Final Plat

**SECONDED: HAYES**

Those in favor: Hayes, Petteruti, Keggan, Creedon, Reagle, Jewell

Opposed: None

Abstain: Farino, Wielgus, Cruts

**APPLICATIONS:** None

Chair Jewell OPENED TO THE PUBLIC

**OLD BUSINESS:**

Mrs. Carol Thompson read a summary of what has been happening between Route 57 junkyard and the zoning officer, stating that the court case was assigned to the Bethlehem Court which is where it’s been since May 2022. She asked how the Zoning Office can make a “deal” with the junkyard not having anything in front of the fence only on weekends continuing to not enforce the Resolution previously memorialized by the Land Use Board.

Mrs. Thompson asked if Board Attorney Bryce could reach out to Township Attorney Lavery to discuss.

Attorney Bryce stated he would but also stated that this is still in court and is outside our jurisdiction.

Chair Jewell CLOSED TO THE PUBLIC

**NEW BUSINESS:**

A Board member stated that Airport Rd Estates asked the Township if they could tie into the public water but the Township denied it because of the paving moratorium. A question was raised whether wells were installed prior to building permits.

It was mentioned that the old Mannon farm was recently sold to a developer just so the Board is aware.

**DISCUSSION/CORRESPONDENCE:**

Chair Jewell noted that there is a Zoning Officer report and a note that the Financial Disclosures can not be completed until the Municipal Clerk does something.

HAYES stated that he and Rich Quamme met with Bill Hotz to review the outstanding items that must be completed before the Phase 2B plat will be signed.

**INVOICES:**

Murphy McKeon

Inv #9590	Aspen Dental	\$45.00
Inv #9591	Meadows	\$855.00
Inv #9592	Meetings and Administration	\$80.00
Inv #9593	Popeyes	<u>\$60.00</u>
	TOTAL	<b>\$1,040.00</b>

Ferriero Engineering

Inv #99370	Popeyes	\$412.50
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Inv #99371

Meadows

\$481.25

TOTAL

**\$893.75**

GRAND TOTAL

**\$1,933.75**

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

**SECONDED: KEGGAN**

Those in favor: Farino, Hayes, Wielgus, Petteruti, Keggan, Cruets, Creedon, Reagle, Jewell

Opposed: None

Abstain: None

A member noted that there is no mention of the "deal" that Mrs. Thompson was referring to on the Zoning Officer's report.

A brief discussion occurred regarding a member that has no transportation to make the meetings but wishes to continue as a Board member. A few members volunteered to give her a ride, she would just have to call them.

**MOTION** was made by **HAYES** to adjourn the meeting at 7:57 PM.

Respectfully submitted,

JoAnn Griffith, Clerk