

**MANSFIELD TOWNSHIP LAND USE BOARD  
APRIL 18, 2022  
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:* Hayes, Creedon, Petteruti, Hayes, Farino, Cruets, Keggan, Wielgus, Jewell

*Alternates present:* Reagle, Waegener, Feller

*Absent:* Hight

*Also present:* Attorney Parisi, Engineer Quamme

**MINUTES:**

**MOTION** was made by **CREEDON** to approve the **minutes** of the **March 21, 2022** meeting.

**SECONDED: KEGGAN**

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

Opposed: None.

Abstain: Farino, Cruets, Hayes

**RESOLUTIONS:** None

**APPLICATIONS:**

**22-02 – David King** – B 804.01 L 8 - 1A Mt Bethel Rd – Setback/No Street Frontage Variance

Chair Jewell announced that this application has been withdrawn.

**21-04 Luna Farms, LLC** – B 1204 L 11 – Use Variance

Chair Jewell announced that this applicant has requested an adjournment to the May 16 meeting without further notice.

**22-01 - Mansfield Dev, LLC (Popeyes) – B 105 L 9 & 10 - Preliminary/Final Site Plan**

Chair Jewell announced that this applicant has requested an adjournment to the May 16 meeting without further notice.

**22-03 – Laurie & David Bravo – B 1204.01 L 6 - 12 Country Meadow – Lot Coverage Variance**

Mr. Bravo stated that he was just approved for a pool and since the “rule” is 3% then there is just enough area allowed for the patio around the pool but nothing else. He requested a waiver from the current 3% rule since the requirement to provide additional documentation will cost around \$3,000 for something that will only increase the lot coverage to between 6-7%.

**MOTION** was made by **FARINO** to grant **22-03 – Laurie & David Bravo – B 1204.01 L 6 - 12 Country Meadow – Lot Coverage Variance** a waiver from the grading plan and zoning table.

**SECONDED: HAYES**

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

Opposed: None

Abstain: None

**MOTION** was made by **HAYES** to deem **22-03 – Laurie & David Bravo – B 1204.01 L 6 - 12 Country Meadow – Lot Coverage Variance COMPLETE**

**SECONDED: CREEDON**

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

Opposed: None

Abstain: None

The applicant will notice the 200 ft list addresses and place a notice in the newspaper no less than 10 days prior to the May 16 meeting.

**INVOICES:**

Murphy McKeon

Inv #7192	Ariya Realty	\$450.00
Inv #7193	Luna Farms	<u>\$525.00</u>
		<b>\$450.00</b>

Ferriero Engineering

Inv #95210	Ariya Realty	\$1,046.25
Inv #95211	Miscellaneous Planning	\$101.25
Inv #95212	Mansfield Dev - Popeyes	<u>\$783.75</u>
	<b>TOTAL</b>	<b>\$1,931.25</b>

GRAND TOTAL

**\$2,381.25**

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

**SECONDED: HAYES**

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

Opposed: None.

Abstain: None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:**

Some discussion occurred among Board members regarding the 3% total lot coverage as it appears it was supposed to have been only applicable to new accessory structures.

Engineer Quamme suggested that the definition of accessory structure includes more than just buildings.

The Board directed the Attorney and Engineer to look into revising this ordinance section

**HAYES** stated that there has been no application by the Blau Road Food Recycling Center made to the County SWAC.

**MOTION** was made by **HAYES** and seconded by **KEGGAN** to adjourn the meeting at 8:02 PM.

Respectfully submitted,

JoAnn Griffith, Clerk