

MANSFIELD TOWNSHIP LAND USE BOARD
JULY 16, 2018
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 Vice Chairman Farino 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: Hayes, Hight, Spender, Jewell, Keggan, Farino

Alternates present: Creedon, Cruts, Petteruti

Absent: Vaezi, Barton, Minter

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

Pledge of Allegiance was recited by all.

MOTION was made by **HAYES** to approve the minutes of the June 18, 2018 meeting minutes.

SECONDED: KEGGAN

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

Opposed: None.

Abstained: Hight

APPLICATIONS: None

RESOLUTIONS:

Case 18-01, Meadows at Mansfield - Amended Preliminary Major Site Plan – Block 1501 Lots 9.01-07, 9.111 & 9.112

Mr. Schnieder, Esq. stated there are only a couple of minor issues with the Resolution:

1) Page 11 Condition #5, the discussion was not to provide additional landscaping plans but rather confer with Board Engineer if additional landscaping would be needed for the wastewater treatment facility.

2) Page 11 Condition #8, there was no conclusion with regards to submitting plans to the Fire Official, as it was undetermined who that was, and requested that condition be deleted.

3) Page 12 Conditions 13, 15 & 16 there is no issue being responsible for the construction and inspection fees but wish to have it clarified that it is with respect to the 8 additional lots only.

4) Page 5 - #8 instead of the 'two recharge areas' it should say the EQ tanks 'will eliminate the need for one pump station.'

Also, the last sentence of that same paragraph regarding HOA responsible for maintaining right of way light poles with respect to Redwood Run, the Developer's agreement Article 2.7 obligates the Township to be responsible at dedication.

Mr. Hotz stated he would go look at the plans in his car to see whether the light poles are in the ROW.

[Tabled until Mr. Hotz return]

Case 18-03, Joseph Callari – Use Variance - Block 301 Lot 28.02

MOTION was made by **KEGGAN** to memorialize Case 18-03, Joseph Callari – Use Variance - Block 301 Lot 28.02

SECONDED: PETTERUTI

Those in favor: Spender, Jewell, Keggan, Cruets, Petteruti

Opposed: None

Abstained: Hayes, Hight, Creedon, Farino

DISCUSSION/CORRESPONDENCE:

Accessory Structure Ordinance revisions

Mr. Keggan suggested bringing back the 3% calculation from back with Drew around 2015, the setbacks are still good.

The Clerk will look for the old version.

OLD/NEW BUSINESS:

Mr. Cruets asked about the letter of outstanding items for the Rhodes-Sheninger subdivision.

Mr. Kastrud stated there were a couple of items if they did not get changed it's not an issue but a number of items that were not submitted to be in compliance. The County Planning Department also submitted a similar letter indicating the same.

[Return to Meadows Resolution]

Mr. Hotz checked the plans and confirmed the street light poles are in the ROW but there is a minimal amount of them which Meadows will be paying for for a very long time. Mr. Hotz proposed approving the resolution with a clarification that he will review the HOA in detail not being sure of his authority to

make the HOA responsible for the street lighting. If there is a problem he will come back to the Board to resolve.

Mr. Schnieder, Esq. suggested at the conclusion of Page 5 paragraph #8 says with respect to Redwood Run, add the applicant will review the terms and conditions of the HOA and will confer with the Board to assess its electric responsibility and the Board retains jurisdiction.

Mr. Creedon does not believe this Board has an agreement on payment of the electricity that they must go back to the Township.

Mr. Edleston, Esq. suggested additionally changing the Board to the Township since they own the Developer's Agreement if the HOA T&Cs provide no obligation.

Mr. Schnieder, Esq. suggested the revised verbiage for the conclusion of Page 5 paragraph #8 to say with respect to Redwood Run and add another sentence the Township of Mansfield retains jurisdiction over the applicant's responsibility for the electric in the ROW.

Mr. Edleston, Esq. mentioned needing and answer for condition #22 regarding the clubhouse tower height.

Much discussion ensued regarding allowable and acceptable height of the lighted tower element. The Township code book was reviewed and Mr. Kastrud stated that our ordinance does not make exception to not including cupolas or anything of that sort and describes the height as the average grade to the highest point of the roof.

Mr. Creedon asked that the NJAW fire flow requirement be added to the Resolution since the removal of the fire official approval of the distance between units requirement was requested by the applicant.

The Board did not have an opinion as to what height to put in the Resolution so Mr. Edleston, Esq. suggested 35 ft from the front elevation.

Mr. Hayes mentioned that August 8 is the Route 57 paving date.

Mr. Hotz explained that all of their improvements are outside the paved area as all of the crossings were put in previously.

Mr. Schnieder, Esq. recapped the discussed changes, the minor change to the Q tank reference, adding the reference to the Right of Way lighting on Redwood Run, under conditions using proposed language about the landscaping, modifying the reference regarding the Fire Official and adding references on construction permits, inspection and COAH development fees with respect to the additional lots, adding the 35 ft height for the clubhouse and including the NJAW fire flow calculations.

MOTION was made by **CREEDON** to memorialize Case 18-01, Meadows at Mansfield - Amended Preliminary Major Site Plan – Block 1501 Lots 9.01-07, 9.111 & 9.112
SECONDED: SPENDER

Those in favor: Jewell, Keggan, Creedon, Cruets, Petteruti, Spender
Opposed: None

Abstained: Farino, Hayes, Hight

Mr. Hotz provided updates on the water storage tanks which are in and the EQ tank has been started. Also, 5 units are actively under construction with a total of 17 sold.

OLD BUSINESS:

Mr. Cruts asked when the subcommittee for the Master Plan Re-exam will be meeting.

Clerk Griffith will check with Mr. Layton.

NEW BUSINESS:

INVOICES:

William Edleston, Esq.

Invoice 777	7/16 Meeting attendance	\$250.00
Invoice 778	Meadows at Mansfield Resolution	\$1,480.00
Invoice 779	Joe Callari Resolution	\$280.00
Invoice 780	Professional Services	\$40.00

GRAND TOTAL \$1,730.00

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

SECONDED: CREEDON

Those in favor: Farino, Hayes, Hight, Jewell, Keggan, Creedon, Cruts, Petteruti, Spender

Opposed: None

Abstained: None

The Vice Chairman adjourned the meeting at 8:45 pm

Respectfully submitted

JoAnn Griffith
Land Use Board Secretary