

**MANSFIELD TOWNSHIP LAND USE BOARD
DECEMBER 17, 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 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, Hayes, Barton, Jewell, Keggan, Chairman Vaezi

Alternates present: Creedon, Petteruti

Absent: Hight, Spender, Minter, Cruts

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 November 19, 2018 meeting minutes.

SECONDED: VAEZI

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

Opposed: None

Abstain: Barton, Jewell

Public Comment for items not on the agenda

PUBLIC HEARING – Master Plan Periodic Reexamination Report

The hearing was opened to the public.

Planner Bloch of Maser Consulting reviewed the Master Plan ReExam Report after Sub-Committee meetings and a joint meeting with the Township Committee.

Planner Bloch explained that the Municipal Land Use Law requires a Master Plan Re-Examination every ten years and is made up of 5 required components stating that there has been no significant population

or economic growth since the last Re-exam in 2008.

Planner Bloch stated the 2001 State Plan is still the current plan as there is no State Planning Commission in place at this time.

Planner Bloch stated that COAH is no longer functioning, it has been switched to the Courts to negotiate and settle the municipality's obligation with the private Fair Share Housing Center. They were only looking at land available in the sewer service area in Mansfield Township which includes Allen and Donaldson Farms.

Planner Bloch stated that the current Stormwater Management plan was adopted two years ago so there is no need for an update.

Planner Bloch stated that Highlands was mentioned in the report but the municipality has not filed for Planning or Preservation and are not currently working in that process.

Planner Bloch stated that the Wastewater Management plan was adopted in 2007 and is valid through 2027 so no update is needed at this time.

Planner Bloch mentioned that Warren County adopted a Warren Heritage Scenic ByWay along Route 57 with recommendations for preserving the quality of that corridor.

Planner Bloch reviewed the problems and objectives since the 2008 ReExamination:

- 1 - Agricultural Preservation – an additional 700 acres has been preserved
- 2 - Environmental Protection - no substantial changes have occurred
- 3 - Residential Development - noted Regency at Mansfield and possibly others in the future that will provide affordable housing
- 4 - Encouraging Development of Industrial and Commercial Land Uses - no new development
- 5 - Transportation Routes and Traffic Control – concern for an area of congestion at Airport Rd and Rt. 57 traffic light with potential development in Washington Township on Kings Highway.
- 6 - Adequate Community Recreation and Educational Facilities - plan to build out Hector Cafferta Park which is only partially constructed.
- 7 - Utilities Plan - wastewater management plan is current.
- 8 - Historic Preservation - restoring of Mt. Bethel Church.
- 9 - Recycling - providing multiple options for residents.

Planner Bloch discussed the suggested Improvements:

1. Re-zoning Anderson Church, which is currently in a Residential zone, to Business as the neighboring Anderson Hotel is.
2. Western portion near Washington Twp for possibly re-zoning to Business but being sensitive to the scenic corridor.
3. Potential for future re-zoning for affordable housing.

Planner Bloch stated that the Appendix details the Warren County scenic corridor

recommendations.

Board members expressed concern regarding the State buying up many/large parcels of private land.

Planner Bloch suggested the NJ DEP may have some information on what the State's plan is, although this is not an issue for the Master Plan.

There were no comments or questions from the public.

MOTION was made by **VAEZI** to close the Public Hearing on the Master Plan Re-Examination Report.

SECONDED: HAYES

Those in favor: Farino, Hayes, Keggan, Barton, Jewell, Creedon, Petteruti, Vaezi

Opposed: None

Abstain: None

MOTION was made by **BARTON** to adopt the 2018 Master Plan Reexamination Report and draft a Resolution for the next meeting.

SECONDED: HAYES

Those in favor: Farino, Hayes, Keggan, Barton, Jewell, Creedon, Petteruti, Vaezi

Opposed: None

Abstain: None

APPLICATIONS: None

DISCUSSION/CORRESPONDENCE:

NJ Planner – September/October 2018

OLD BUSINESS: None

NEW BUSINESS:

Proposed 2019 meeting schedule -

Mr. Creedon noted that the January 2019 date should be changed since it is not a Wednesday.

Some discussion was held regarding a Carol Thompson email regarding an interpretation by a former zoning officer.

Mr. Kastrud stated Route 57 is scheduled to appear in court tomorrow.

INVOICES:

William Edleston, Esq.

Inv#790 December meeting attendance
Amended Master Plan review

\$250.00

\$160.00

GRAND TOTAL

\$410.00

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

SECONDED: VAEZI

Those in favor: Farino, Hayes, Keggan, Barton, Jewell, Creedon, Petteruti, Vaezi

Opposed: None

Abstain: None

Chairman Vaezi excused the Professionals at 8:26pm

WHEREAS, N.J.S. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE BE IT RESOLVED by the Land Use Board of the Township of Mansfield, County of Warren, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters:

The general nature of the subject matter to be discussed is as follows:

- Personnel issue

2. It is anticipated at this time that the above matter will be made public upon completion of the session,

3. This Resolution shall take effect immediately.

MOTION was made by **VAEZI** to adopt the above **RESOLUTION**, and to adjourn to Executive Session at 8:27pm.

SECONDED: HAYES

Those in favor: Farino, Hayes, Keggan, Barton, Jewell, Creedon, Petteruti, Vaezi

Opposed: None

Abstain: None

MOTION was made by **VAEZI** to return to Regular Session at 9:16pm.

SECONDED: HAYES

Those in favor: Farino, Hayes, Keggan, Barton, Jewell, Creedon, Petteruti, Vaezi

Opposed: None

Abstain: None

ADJOURNMENT

MOTION was made by **VAEZI** to adjourn at 9:17pm.

SECONDED: HAYES

All members present voted in the affirmative.

Next meeting – January 16, 2019 at 7:30 pm