

**MANSFIELD TOWNSHIP LAND USE BOARD  
DECEMBER 20, 2021  
MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by CHAIR **JEWELL** 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 front door of the Municipal Building and Municipal web site;
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, Spender, Cruts, Keggan, Creedon, Jewell

Alternates present: Wielgus, Waegener, Reagle

Absent: Hight, Petteruti

Also present: None

The flag salute was recited by all

**MINUTES:**

**MOTION** was made by **HAYES** to approve the **minutes** of the **November 15, 2021** meeting.

**SECONDED: CREEDON**

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

Opposed: None

Abstain: Keggan, Wielgus, Waegener

**RESOLUTIONS:**

19-02 Meadows at Mansfield – Request for Extension of Preliminary Subdivision Ph 2 & 3 Approval

**MOTION** was made by **HAYES** to approve **19-02 Meadows at Mansfield** – Request for Extension of Preliminary Subdivision Ph 2 & 3 Approval

**SECONDED: CRUTS**

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

Opposed: None

Abstain: Keggan, Wielgus, Waegener

**Meadows at Mansfield** – Amendment to Construction Phase Schedule

**MOTION** was made by **CREEDON** to approve **Meadows at Mansfield** – Amendment to Construction

Phase Schedule

**SECONDED: JEWELL**

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

Opposed: None

Abstain: Keggan, Wielgus, Waegener

**APPLICATIONS:**

**21-05** Ariya Realty – B 1102 Lots 4.02 – 2021 Route 57 – Prelim/Final Site Plan

Attorney Lowcher, representing the applicant, stated that the applicant proposes to demolish the existing building replacing it with a commercial building, one of which would be a drive-thru Dunkin Donuts, the second space would be a general retail or office space, both are permitted uses in this zone. Two setback variances are required, one for parking and one for accessory building for the dumpster enclosure.

Engineer Quamme from Ferriero Engineering stated that the application is acceptable to be deemed complete but does not recommend it be approved tonight.

**MOTION** was made by **FARINO** to deem application **21-05** Ariya Realty – B 1102 Lots 4.02 – 2021 Route 57 – Prelim/Final Site Plan **COMPLETE** with granted waivers subject to submission of outstanding documents submitted by the January 19, 2022 meeting.

**SECONDED: WAEGENER**

Those in favor: Farino, Hayes, Spender, Cruts, Creedon, Wielgus, Waegener, Jewell

Opposed: None

Abstain: None

Attorney Bryce swore in Frank Truilo, 8 Martin Pl, Chatham, NJ, Architect  
Wayne Ingram, E&LP, 140 W Main St, High Bridge, Civil Engineer  
Miten Patel

The Board accepted Mr. Truilo's credentials.

Mr. Truilo displayed and reviewed Sheet A1 – Floor Plan dated 10/13/21

Sheet A2A – Front/Side Elevations

Sheet A2B – Rear Elevation

Exhibit A1 – lighting fixture cut sheet

Exhibit A2 – colorized version of Site Plan

Some discussion occurred regarding signs and whether a variance would be required, delivery trucks and possible parking layout revision.

Wayne Ingram described the details of the 3,637 sf building split equally into two tenant spaces, 45 total parking stalls in the front and rear of building, drive thru stacking sufficient for 13 vehicles from the order window, landscaping and perimeter lighting. Mr. Ingram also stated that there should be some balancing between Hackettstown’s drive thru and this site.

A request was made to have the applicant seek a potential secondary access to the Mansfield Village Square mall.

Engineer Quamme confirmed that the total proposed signage square footage was within the ordinance limitation.

**MOTION** was made by **CREEDON** to carry this hearing to January 19, 2022 at 7:30pm at the Mansfield Township municipal building.

**SECONDED: CRUTS**

Those in favor: Farino, Hayes, Spender, Cruts, Creedon, Wielgus, Waegener, Jewell

Opposed: None

Abstain: None

**OLD BUSINESS:**

A board member asked if “the dump” can do what they want with or without the Board’s approval.

Attorney Bryce stated that with any Solid Waste facility, if the County amends their plan to accept it, the County then accepts jurisdiction.

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:**

Clerk Griffith mentioned that there is an Electric Vehicle model ordinance from the State for information only, a Zoning report, the current NJ Planner and a draft 2022 meeting calendar.

**INVOICES:**

Murphy McKeon

Inv #6520	Ariya Realty	\$210.00
Inv #6521	Meadows	<u>\$435.00</u>
	<b>TOTAL</b>	<b>\$645.00</b>

Ferriero Engineering

Inv #93806	Ariya Realty	<u>\$108.75</u>
	<b>TOTAL</b>	<b>\$108.75</b>

GRAND TOTAL

**\$753.75**

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

**SECONDED: SPENDER**

Those in favor: Farino, Hayes, Spender, Cruts, Creedon, Wielgus, Waegener, Jewell

Opposed: None

Abstain: None

**MOTION** was made by **HAYES** to adjourn the meeting at 9:24 PM.

**SECONDED: JEWELL**

Respectfully submitted,

JoAnn Griffith, Clerk