

**MANSFIELD TOWNSHIP LAND USE BOARD  
ZOOM MEETING MINUTES  
DECEMBER 21, 2020 at 7:30pm**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by VAEZI at 7:31 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 Star Gazette/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.

**ROLL CALL:**

Present: Farino, Spender, Jewell, Keggan, Vaezi  
Alternates present: Creedon, Cruts, Wielgus, Reagle  
Absent: Hayes, Hight, Petteruti  
Also present: Attorney Bryce, Engineer Kastrud

Pledge of Allegiance was recited by all

**PRESENTATION:** John Barton Proclamation of Service

**MINUTES:**

**MOTION** was made by **CREEDON** to approve the minutes of the November 16, 2020 Regular meeting.

**SECONDED: CRUTS**

Those in favor: Farino, Spender, Jewell, Keggan, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None

Absent: Hayes, Hight, Petteruti

Abstain: None

**MOTION** was made by **VAEZI** to approve the minutes of the November 24, 2020 Regular meeting.

**SECONDED: JEWELL**

Those in favor: Farino, Spender, Jewell, Keggan, Creedon, Cruts, Wielgus, Vaezi

Opposed: None

Absent: Hayes, Hight, Petteruti

Abstain: Reagle

**RESOLUTIONS:**

19-01 Meadows at Mansfield LLC, B 1501 L 9.01 – Developer’s Agreement Amendment

**MOTION** was made by **CREEDON** to approve 19-01 Meadows at Mansfield LLC B 1501 L 9.01 – Developer’s Agreement Amendment.

**SECONDED: KEGGAN**

Those in favor: Farino, Spender, Jewell, Keggan, Creedon, Wielgus, Vaezi

Opposed: None

Absent: Hayes, Hight, Petteruti

Abstain: Reagle

**APPLICATIONS:**

Michael Huffert, B 1307 L 10.01 QFARM, 15 Thomas Rd – Agricultural Subdivision “Exchange of Land” with Arthur Heiser, B 1307 L 10 QFARM, 1 Thomas Rd – Subdivision Exemption

Attorney Bryce explained that agricultural subdivisions are exempt from subdivision approval as long as the Board is satisfied that the proposed subdivision results in properties in excess of 5 acres and used for agricultural purposes.

After some technical difficulties Mr. Huffert stated that he would like to raise bees and harvest honey,

Attorney Bryce confirmed that Mr. Heiser plans to give Mr. Huffert 3.05 acres to make his total 6.053 acres leaving Mr. Heiser with more than 20 acres, and that no streets will be created.

Engineer Kastrud requested that the filed deeds to provided to the office along with a full-size subdivision map.

**MOTION** was made by **SPENDER** determining this is an Agricultural Subdivision lacking Board jurisdiction.  
**SECONDED: JEWELL**

Those in favor: Farino, Spender, Jewell, Keggan, Creedon, Cruets, Wielgus, Reagle, Vaezi

Opposed: None

Absent: Hayes, Hight, Petteruti

Abstain: None

**OLD BUSINESS:**

16-02 - Brinkerhoff Enterprises dba Airport Rd Estates, Block 1201 Lot 22 –Resolution Compliance and Developer’s Agreement Draft

Attorney Lowcher stated Brinkerhoff Enterprises has been working with Engineer Kastrud and Attorney Bryce and Township Attorney Lavery and ask that the Board confirm everything has been provided so that the plat can be filed.

Engineer Kastrud stated that everything has been provided from an Engineering perspective.

Attorney Lowcher stated that the Attorney Lavery has approved the Developer’s Agreement which will be presented to the Township Committee at their meeting tomorrow evening.

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:**

2021 Meeting Calendar Review

Clerk Griffith asked that everyone review it and provide any conflicts or errors.

**INVOICES:**

James Bryce

Inv #4218

Hayes

\$225.00

Inv #4219	Meadows at Mansfield	\$240.00
Inv #4292	Meadows at Mansfield	<u>\$1,305.00</u>
	GRAND TOTAL	<b>\$1,770.00</b>

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

Those in favor: Farino, Spender, Jewell, Keggan, Creedon, Cruts, Wielgus, Reagle, Vaezi

Opposed: None

Absent: Hayes, Hight, Petteruti

Abstain: None

Chairman Vaezi wished everyone Happy Holidays!

**Chairman VAEZI** adjourned the meeting at 8:18 PM.

Respectfully submitted,

JoAnn Griffith, Clerk