

MANSFIELD TOWNSHIP LAND USE BOARD
SEPTEMBER 16, 2024
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 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: Farino, Reagle, Wielgus, Petteruti, Creedon, Jewell

Alternates present: Feller, Connelly

Absent: Hayes, Waegener, Cruts

Also present: Attorney Bryce, Engineer Quamme, Paul Fox of Apgar Assoc – Conflict Engineer

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **CREEDON** to approve the **minutes** of the **August 19, 2024** meeting.

SECONDED: REAGLE.

Those in favor: Farino, Reagle, Wielgus, Petteruti, Creedon, Feller, Connelly, Jewell

Opposed: None

Abstain: Hayes, Waegener, Cruts

RESOLUTIONS:

24-03 Weathertite Solutions, 1509 L 7.02, 502 Route 57 – Site Plan

[Attorney Bryce arrived at 7:35p]

Mr. Bryce stated that there were two changes, one was the date of the Engineer's report should have been August 19 instead of July 29 and in Condition C, NJ DOT should be listed as well. He also noted that the applicant's attorney had no objections.

MOTION was made by **JEWELL** to approve **24-03 Weathertite Solutions**, 1509 L 7.02, 502 Route 57 – Site Plan with the discussed changes.

SECONDED: CREEDON

Those in favor: Reagle, Wielgus, Petteruti, Creedon, Feller, Connelly, Jewell

Opposed: None

Abstain: Farino

APPLICATIONS:

24-04 Thomas Hall, B 802 L 14, 33 Cherry Tree Bend Rd – Pole Barn

[Engineer Quamme stepped down due to a conflict with this application. Engineer Paul Fox of Apgar Associates took his place]

Attorney Bryce swore in Thomas and Margaret Hall, owner

Mr. Hall described the project stating that their 35' Class A RV had had the catalytic converter stolen and so they would like to put it somewhere secure. He stated that he also likes to rebuild old cars as a hobby and this 60' long barn will accommodate both. He stated that it will be a single story and have the same siding as the existing garage and be placed on the most remote and flattest area of the property.

Mr. Hall also stated that they are planning in the future for a ½ bath which they applied to the Warren County Health Department for and they received a letter of approval in the submission. He explained that the driveway extension to the barn will be compact stone since it won't be used on a frequent basis.

Attorney Bryce verified the height of the garage and explained that there is a height variance required which the notice satisfactorily addresses with the catch all phrase.

Mr. Hall also confirmed that there would be no occupancy of the barn.

Chair Jewell **OPENED TO PUBLIC**

Chair Jewell **CLOSED TO PUBLIC**

Engineer Fox stated that is there sufficient screening and with the trees under power lines should the applicant plant some additional trees for when the day comes those trees under the power lines have to be cut down. An additional concern is how will the additional stormwater be managed.

Mr. Hall stated that the professionals who did the design work stated there would not be a sufficient disturbance for NJ Highlands but there is also currently a natural runoff towards the tree line based on the topography.

Engineer Fox also asked if the applicant felt the proposed driveway configuration is sufficient for the size of the vehicle.

MOTION was made by **CONNELLY** to deem the application **COMPLETE** and frant **24-04 Thomas Hall, B 802 L 14, 33 Cherry Tree Bend Rd – Pole Barn** variances for excess coverage where 3% is allowed and 6.2% is proposed and a height variance where 18' is allowed and 23.8' is proposed.

SECONDED: FELLER

Those in favor: Farino, Reagle, Wielgus, Petteruti, Creedon, Feller, Connelly, Jewell

Opposed: None

Abstain: None

Engineer Fox stated that the attorney should make sure the resolution includes conditions for obtaining NJ Highlands Exemption, WC Soil Conservation District approval and submit a signed, sealed plan.

24-05 Meadows at Mansfield, B 1501 L 9.48 – Final Subdivision Approval – Phase III

[Engineer Quamme took his place at the dais]

Attorney Richard Schneider of Vogel, Chait, Collins and Schneider stated that this application is for the final phase of this project and they wish to seek approval tonight. This approval would be with the understanding that a resolution would be prepared for the next meeting conditioned on the payment of taxes, copies of the application to Warren County and submission of a cost estimate for posting of any bonds, guarantees or other fees. They also agreed to comply with any of Engineer Quamme recommendations or requirements.

Engineer Quamme stated that he did not do a technical review but under the completeness he requested a cost estimate to be established from tonight being that Phase III work has already been underway. He stated that he is comfortable with the Board giving them a conditional approval based on their compliance commitment.

Attorney Bryce swore in Bill Hotz.

Mr. Hotz provided an updated on the sewer plant stating that there is no more pumping and hauling other than for the period sludge pumping. He stated all of Phase I is built out and 65 lots in Phase II which has 91 lots. This last phase of 45 lots will continue to help the volume and somewhat increase the sludge.

Some reflecting on the history of the project occurred.

MOTION was made by **PETTERUTI** to approve **24-05 Meadows at Mansfield, B 1501 L 9.48 – Final Subdivision Approval – Phase III**

SECONDED: CREEDON

Those in favor: Farino, Reagle, Wielgus, Petteruti, Creedon, Feller, Connelly, Jewell

Opposed: None

Abstain: None

DISCUSSION/CORRESPONDENCE:

It was noted that there is Stormwater training that has to be completed by the end of the year.

INVOICES:

Boswell Engineering				
Inv #192461	WalMart			\$ 174.75
Inv #192462	Bank of America			\$ 95.00
Inv #192463	Connelly			\$ 116.50
Inv #192464	Weathertite Solutions			\$ 3,553.25
	TOTAL			\$ 3,669.75
	GRAND TOTAL			\$ 3,669.75

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

SECONDED: JEWELL

Those in favor: Farino, Reagle, Wielgus, Petteruti, Creedon, Feller, Connelly, Jewell

Opposed: None

Abstain: None

OLD BUSINESS: None

NEW BUSINESS:

Chair Jewell mentioned there is a note from Engineer Quamme regarding stormwater training that has to be completed by all Board members by the end of 2024.

MOTION was made by **CREEDON** to adjourn the meeting at 8:33 PM.

SECONDED: REAGLE

Respectfully submitted,

JoAnn Griffith, Clerk