

**MANSFIELD TOWNSHIP LAND USE BOARD
OCTOBER 21, 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: Hayes, Reagle, Wielgus, Petteruti, Waegener, Creedon, Jewell

Alternates present: Watters, Connelly

Absent: Farino, Cruts, Feller

Also present: Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **CREEDON** to approve the **minutes** of the **September 15, 2024** meeting.

SECONDED: CONNELLY.

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

Opposed: None

Abstain: Hayes, Waegener, Watters

RESOLUTIONS:

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

MOTION was made by **JEWELL** to approve **24-04 Thomas Hall**, B 802 L 14, 33 Cherry Tree Bend Rd – Pole Barn

SECONDED: REAGLE

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

Opposed: None

Abstain: Hayes, Waegener, Watters

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

Attorney Bryce explained that there were some typographical errors and at bottom of Page 2 paragraph 2 Ph 2 should be changed to 3.

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

SECONDED: CONNELLY

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

Opposed: None

Abstain: Hayes, Waegener, Watters

APPLICATIONS: None

DISCUSSION/CORRESPONDENCE:

- September Zoning Report

- 2025 Budget Worksheet

Clerk Griffith was going to reach out regarding any potential master plan update requirements but did not foresee anything additional be needed for next year.

Mr. Creedon brought up something is going to be developed on Kings Highway.

- 2025 RFP for Board Professionals

MOTION was made by **HAYES** to authorize publishing of 2025 RFPs for Land Use Board professionals.

SECONDED: WIELGUS

Those in favor: Hayes, Reagle, Wielgus, Petteruti, Waegener, Creedon, Connelly, Watters, Jewell

Opposed: None

Abstain: None

It was mentioned that Borealis is going to be moving forward with a solar field making an application to us.

Attorney Bryce shared that the DCA released the list of affordable housing obligations by municipality with Mansfield over 400 units.

INVOICES:

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

SECONDED: JEWELL

Those in favor: Hayes, Reagle, Wielgus, Petteruti, Waegener, Creedon, Connelly, Watters, Jewell

Opposed: None

Abstain: None

Boswell Engineering			
Inv #194041	General Land Use	\$	58.25
Inv #194042	Popeyes Inspections	\$	576.25
Inv #194045	Meadows Ph 3	\$	249.75
Inv #194048	Weathertite Solutions	\$	1,805.75
Inv #194049	Meadows Retaining Wall Design	\$	349.50
	TOTAL	\$	3,039.50
Murphy McKeon			
Inv #13224	Ariya Realty	\$	120.00
Inv #13225	Connelly	\$	345.00
Inv #13226	Meadows at Mansfield	\$	465.00
Inv #13227	Meetings & Administration	\$	180.00
Inv #13228	Weathertite	\$	465.00
Inv #13333	Hall	\$	270.00
Inv #13334	IAA	\$	180.00
Inv #13335	Meadows at Mansfield	\$	450.00
Inv #13336	Weathertite	\$	600.00
	TOTAL	\$	2,610.00
	GRAND TOTAL	\$	5,649.50

OLD BUSINESS: None

NEW BUSINESS:

MOTION was made by **CREEDON** to adjourn the meeting at 7:49 PM.

SECONDED: REAGLE

Respectfully submitted,

JoAnn Griffith, Clerk

