

**MANSFIELD TOWNSHIP LAND USE BOARD**  
**JANUARY 15, 2025**  
**MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **Secretary Griffith** 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.

Pledge of Allegiance was recited by all.

Appointments for 2025:

Joe Farino – Class I - term expires **12/31/25**  
Robert Jewell – Class II – term expires **12/31/25**  
Ron Hayes – Class III - term expires **12/31/25**  
Matt Wielgus – Class IV – term expires **12/31/28**  
Pat Creedon – Class IV – term expires **12/31/28**  
Ralf Waegener – Class IV – term expires **12/31/28**  
John Feller – Class IV – term expires **12/31/26**  
William Watters - Alternate #1 – term expires **12/31/26**  
Brent Connelly – Alternate #2 – term expires **12/31/25**  
John Dorsch – Alternate #3 – term expires **12/31/25**  
Brian Hanisak – Alternate #4 – term expires **12/31/26**

The new and re-appointed members of the Mansfield Township Land Use Board were issued their Oaths of Office for 2025 by Clerk Griffith.

Roll Call

*Present:* Farino, Hayes, Reagle, Wielgus, Feller, Waegener, Cruts, Creedon, Jewell

*Alternates present:* Watters, Connelly, Dorsch, Hanisak

*Absent:* Engineer Quamme

*Also present:* Attorney Bryce

Secretary Griffith opened the floor for nominations for Chairperson for 2025.

**MOTION** was made by **HAYES** to nominate **BOB JEWELL** as **CHAIRPERSON** of the 2025 Mansfield

Township Land Use Board.

**SECONDED: CRUTS**

Secretary Griffith called for any other nominations for **CHAIRPERSON** for 2025.

**MOTION** to close nominations for 2025 **CHAIRPERSON** was made by **FARINO**

**SECONDED: FELLER**

Voice Vote: All voted in favor

Secretary Griffith turned the meeting over to **CHAIRPERSON JEWELL**

**CHAIRPERSON JEWELL** opened the floor for nominations for **VICE CHAIRPERSON** for 2025.

**MOTION** was made by **FARINO** to nominate **PAT CREEDON** as **VICE CHAIRPERSON** of the 2025 Mansfield Township Land Use Board.

**SECONDED: CRUTS**

Chairperson Jewell called for any other nominations for **VICE CHAIRPERSON** for 2025

**MOTION** to close nominations for 2025 **VICE CHAIRPERSON** was made by **REAGLE**

**SECONDED: WAEGENER**

Voice Vote: All voted in favor

**MOTION** was made by **FARINO** to appoint **JoAnn Griffith** as **Secretary/Clerk** of the 2025 Mansfield Township Land Use Board.

**SECONDED: HAYES**

**CHAIR JEWELL** closed nominations

Voice Vote: All voted in favor

**MOTION** was made by **HAYES** to appoint **JAMES BRYCE, ESQ. of MURPHY McKEON** as **Board Attorney** for the year 2025.

**SECONDED: CRUTS**

Voice Vote: All voted in favor

**MOTION** was made by **HAYES** to appoint **Rich Quamme of BOSWELL ENGINEERING** as **Board Engineer** for the year 2025.

**SECONDED: WAEGENER**

Voice Vote: All voted in favor

**MOTION** was made by **JEWELL** to appoint **DANIEL BLOCH, P.P. of Colliers Engineering & Design** as **Board Planner** for the year 2025.

**SECONDED: HAYES**

Voice Vote: All voted in favor

**MOTION** was made by **HAYES** to approve the **MEETING DATES & TIME** for the Mansfield Township Land Use Board for the year 2025.

**SECONDED: WAEGENER**

Voice Vote: All voted in favor

**MOTION** was made by **HAYES** to approve **Express Times/NJ Zone and Daily Record** as the **official newspapers** for the year 2025.

**SECONDED: REAGLE**

Voice Vote: All voted in favor

**CHAIRPERSON JEWELL** appointed **FARINO** and **CREEDON** as the **Financial Oversight Committee** for 2025.

**SECONDED: HAYES**

Voice Vote: All voted in favor

**MOTION** was made by **HAYES** to authorize **CHAIRPERSON JEWELL** or **VICE CHAIRPERSON CREEDON** and **SECRETARY** to execute **2025 Professional Contracts**.

**SECONDED: WAEGENER**

Voice Vote: All voted in favor

## **REGULAR MEETING:**

### Roll Call

*Present:* Farino, Hayes, Reagle, Wielgus, Feller, Waegener, Cruts, Creedon, Jewell

*Alternates present:* Watters, Connelly, Dorsch, Hanisak

*Absent:* Engineer Quamme

*Also present:* Attorney Bryce

## **MINUTES:**

**MOTION** was made by **CRUTS** to approve the **minutes** of the **December 16, 2024** meeting.

**SECONDED: HAYES**

Those in favor: Farino, Hayes, Reagle, Waegener, Cruts, Creedon, Jewell

Opposed: None

Abstain: Wielgus

**RESOLUTIONS:** None

**APPLICATIONS:** None

**OLD BUSINESS:** None

## **NEW BUSINESS:**

A Board member stated that the Blau Rd Food Recycling proposal has changed to a solar field.

## **DISCUSSION/CORRESPONDENCE:**

A brief discussion occurred regarding Mansfield's Round 4 Affordable Housing obligation and Attorney Bryce summarized the process.

Chair Jewell Opened for Public Comment

## **INVOICES:**

<b><u>Boswell Engineering</u></b>				
Inv #198394	Popeyes			\$ 2,163.25
Inv #198395	Meadows Ph 3			\$ 757.25
Inv #198398	Dunkin/Ariya Realty			\$ 1,048.50
Inv #198399	Weathertite Solutions			\$ 466.00
	TOTAL			<b>\$ 4,435.00</b>
<b><u>Murphy McKeon</u></b>				
Inv #14127	Meadows at Mansfield			\$ 165.00
Inv #14128	Meetings & Administration			\$ 180.00
Inv #14129	Weatherspoon - Lot Consolidation			\$ 60.00
	TOTAL			<b>\$ 405.00</b>
<b><u>Collier's Engineering</u></b>				
Inv #941913	Gold Star			\$ 41.25
	TOTAL			<b>\$ 41.25</b>
	GRAND TOTAL			<b>\$ 4,881.25</b>

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

**SECONDED: FELLER**

Voice Vote: All voted in favor

**MOTION** was made by **HAYES** to adjourn the meeting at 7:51 PM

**SECONDED: FELLER**

Respectfully submitted,

JoAnn Griffith, Clerk