

MANSFIELD TOWNSHIP LAND USE BOARD
APRIL 21, 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.

Roll Call

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

Alternates present: Watters, Hanisak

Absent: Cruts

Also present: Engineer Quamme, Attorney Bryce

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **January 15, 2025** meeting.

SECONDED: CREEDON

Those in favor: Farino, Hayes, Reagle, Wielgus, Feller, Waegener, Creedon, Watters, Jewell

Opposed: None

Abstain: None

RESOLUTIONS: None

APPLICATIONS:

25-01 MAM Enterprises, LLC B 1201 L 23 – 301 Airport Rd – Site Plan with Variances

Engineer John Hanson, representing the applicant, reviewed the submission and requested waivers against the checklist.

Engineer Quamme recommended the Board could approve the waivers and deem the application complete.

MOTION was made by **HAYES** to deem **25-01 MAM Enterprises, LLC B 1201 L 23 – 301 Airport Rd – Site Plan with Variances - COMPLETE**

SECONDED: WAEGENER

Those in favor: Farino, Hayes, Reagle, Wielgus, Feller, Waegener, Creedon, Watters, Jewell

Opposed: None

Abstain: None

Chair Jewell **OPENED TO THE PUBLIC**

Ms. Ira Walls, 26 Columbus Circle and Ms. Diana Tyson, 45 Jackson St, spoke regarding a Bicentennial Heritage Affairs grant they are applying for to place a placard in the Anderson section of Port Murray. The grant requires a Township sponsorship letter.

Ms. Ira Walls stated that the single sided approximately 24 x 36 placard would say ‘Anderson Established 1926’ with some information about how it got established, and will be placed at the Anderson Rd/Clinton Ave intersection.

It was suggested that they may need to get County approval because it would be in the County Road right of way and may need zoning approval.

Engineer Quamme recommended they put together a basic map citing the required 33 ft’ from the center line of Anderson Rd in the grassy area with the distance off of Clinton Ave roadway so it can be determined whether you need County approval.

It was suggested that they approach the Township Committee at their Wednesday meeting to get a letter to help them get County approval.

Ms. Walls also requested assistance in getting something done about regarding the dying trees on a property at the intersection that is in extreme disrepair. It was recommended they talk to the Tax Assessor to see if any owner can be identified since the trees would be their responsibility.

Attorney Bryce also found an exception for historic markers so they may not need Township Zoning approval.

OLD BUSINESS:

Board member Creedon stated that the 71 Airport Road owner has taken over the detention basin access drive and planted trees but he doesn’t know if that person owns it since the detention basin was supposed to be maintained by the Airport Rd Estates HOA.

Some discussion occurred on how to hold the new owner of Airport Rd Custom Homes to meet all of the required obligations, i.e., HOA, detention basin maintenance and ownership now that 71 Airport Rd was sold off.

Clerk Griffith reminded everyone that they need to complete their annual Financial Disclosure filing by April 30 if they hadn’t done so already.

Clerk Griffith stated that new training opportunities were sent out if anyone is interested.

Clerk Griffith stated that 3rd Alternate John Dorsch has already resigned from the Board.

It was mentioned that George Baldwin, former Mayor and Board Chair, passed away in February.

Clerk Griffith stated that IAA's attorney reached out to say they are under new ownership again and believe they will be submitting a Site Plan application in the near future.

NEW BUSINESS: None

DISCUSSION/CORRESPONDENCE: None

INVOICES:

<u>Boswell Engineering</u>					
Inv 201104	Meadows Phase 3				\$174.75
Inv 201105	Dunkin/Ariya - Inspections				<u>\$2,073.50</u>
	TOTAL				\$2,248.25
<u>Collier's Engineering</u>					
Inv #1038001	General Planning - Cross Acceptance				<u>\$ 223.75</u>
	TOTAL				\$ 223.75
	GRAND TOTAL			\$2,472.00	

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

SECONDED: HAYES

Those in favor: Farino, Hayes, Reagle, Wielgus, Feller, Waegener, Creedon, Watters, Jewell

Opposed: None

Abstain: None

A resident of Meadows was present. Chair Jewell explained that the bank to the left of the main entrance will at some point need to be cut back to meet the site distance. He also stated that the HOA is transitioning to a four homeowner, one Hotz representative membership on May 7.

MOTION was made by **HAYES** to adjourn the meeting at 8:36 PM

SECONDED: FELLER

Respectfully submitted,

JoAnn Griffith, Clerk