

**MANSFIELD TOWNSHIP LAND USE BOARD  
MAY 19, 2025  
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 Daily Record;
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:* Hayes, Reagle, Wielgus, Waegener, Cruts, Creedon, Jewell

*Alternates present:* Watters

*Absent:* Farino, Feller, Connelly, Hanisak

*Also present:* Engineer Quamme, Attorney Bryce

**MINUTES:**

**MOTION** was made by **HAYES** to approve the **minutes** of the **April 21, 2025** meeting.

**SECONDED: WAEGENER**

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

Opposed: None

Abstain: Cruts

**RESOLUTIONS:** None

**APPLICATIONS:**

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

[Chair Jewell and Mr. Hayes stepped down]

[Co-Chair Creedon took over for Chair Jewell]

Mr. Brian Tipton representing the applicant stated that they are here for a Preliminary and Final Site Plan approval.

Attorney Bryce wore in, John Hansen, Engineer/Planner from AKRF

The Board accepted Mr. Hansen's credentials

Engineer Hansen displayed and reviewed the submitted Existing Conditions Site Plan provided in the application.

Engineer Hansen stated that this property is in the R-1 zone, to the left of the sheet is a single family residence about 320 ft away, to the upper left hand corner is a flag lot with a single family residence about 500 ft away and to the rear or southwest of the site is an open field. To the right or northwest is the railroad and then beyond that is a building with holistic medical services and across Airport Rd is an agricultural field.

Engineer Hansen stated that the previous EMS was housed here which was approved in the 1990s. The structure has good bones with a detention basin for stormwater management and the property is fairly well vegetated.

Attorney Bryce swore in Mr. Thomas Schiano, owner

Mr. Schiano stated that this even center will be treated the same as the Coachroom in Hackettstown having about 50-70 people with events from 3-4 hours long either afternoon or evening party no later than 11pm and all contained inside the building. Everything will be cooked at the restaurant and brought over with only BYOB (beer and wine only).

Engineer Hansen displayed a colorized proposed conditions site plan dates 5/19/25 – Exhibit A-1

Engineer Hansen stated that the tan colored areas a new and the light beige is where the walkway is being replaced. A TWA permit was obtained for the total maximum amount of people allowable of 150 and a new septic system will be installed after the Board approves. The lighting will be upgraded for safety while respecting the neighboring properties. The existing doors will have entrance additions one of 79 sf and the other by boxing in existing covered entrance with a 117 sf of building enclosure. The site will be brought up to ADA compliance with a handicap parking space and signage. They are proposing a 3.5' high and 14' long backlit building mounted sign facing Airport Rd which will be extinguished at midnight at the latest. A 4'x4' (16 sf) sign on the northerly side of the existing driveway illuminated by ground mounted lights. Also, a plaque like sign with information on how to book an event will be mounted near the main entrance lit by a goose neck light.

Mr. Schiano responded to a question regarding parking if more than the amount of people attending any event. He stated that he has a directional valet to make sure no one parks on the road and only use designated space and gave 100% assurance that this will not be an issue.

Engineer Hanson addressed Board Engineer Quamme's technical review comments. He stated

that a very small amount of additional impervious surface is being added. He asked that relief is sought to maintain the 24' drive aisle so as not to increase the impervious coverage. It was agreed to put bumper blocks in front of all 39 parking spaces. They are asking for relief of the loading space since this will have limited deliveries to/from the site. Some inspection of the detention basin and calculations will be provided to ensure increased flow can be handled and does not impact offsite property. All other comments they stated they will comply with and/or have requested a waiver.

Attorney Bryce swore in Judith Donnelly, architect with Donnelly Architecture LLC

Architect Donnelly displayed architectural renderings of the proposed changes in darker coloring. Ms. Donnelly cited a buffet serving area, a food prep area and possible table configuration along with the relocated and handicap accessible bathrooms and staff lounge. Ms. Donnelly displayed Exhibit A-2 existing and proposed architectural renderings.

Engineer Hansen switched hats as Planner stating that this D1 variance with relief for signage and design waivers to not require curbing, loading space, 20 ft front yard buffer strip between parking areas and right of way, parking aisles less than 25' on both side and front of building, 9 x 18 parking stalls which already exist, and distance from building to parking stalls which requires 6 ft.

Planner Hansen stated that the site is well suited for this use and there would be no negative impact to the area being that all activities at the site will be indoors. This site requires very little improvement, has plenty of existing vegetative buffers and is set back from the neighboring lots making it suitable for this purpose.

Co-Chair Creedon **OPENED TO THE PUBLIC**

Co-Chair Creedon **CLOSED TO THE PUBLIC**

A question arose regarding the size of the event and how parking will be handled.

Mr. Schiano says that he monitors this and sends out emails to the event coordinator emphasizing that they must carpool. The parking attendant will be there directing additional cars to their restaurant and request they carpool.

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

**SECONDED: WIELGUS**

Those in favor: Reagle, Wielgus, Waegener, Creedon, Cruts, Watters

Opposed: None

Abstain: None

[Chair Jewell and Mr. Hayes rejoined the meeting]

## NEW BUSINESS

Another question was regarding mailboxes and who regulates placement which he was advised the Post Office would be the best to consult.

Engineer Quamme stated that Mr. Hotz was put on notice and they need to regrade to the original design.

**DISCUSSION/CORRESPONDENCE:** None

**INVOICES:**

Inv 201749	MAMs Enterprises	\$1,223.25
Inv 201751	Popeyes	\$1,894.50
Inv 201753	Weathertite	<u>\$116.50</u>
	TOTAL	<b>\$3,234.25</b>

Inv 14875	Luna Farms	\$140.00
Inv 14876	MAMs Enterprises	\$315.00
Inv 14877	Meetings and Administration	<u>\$120.00</u>
	<b>TOTAL</b>	<b>\$575.00</b>

GRAND TOTAL	\$3,809.25
-------------	------------

**SECONDED: HAYES**

Abstain: None

**MOTION** was made by **HAYES** to adjourn the meeting at 9:04 PM  
**SECONDED: CREEDON**

Respectfully submitted,

JoAnn Griffith, Clerk