

MANSFIELD TOWNSHIP LAND USE BOARD
JUNE 16, 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: Farino, Hayes, Reagle, Wielgus, Feller, Waegener, Cruts, Creedon, Jewell

Alternates present: Watters, Connelly

Absent: Hanisak

Also present: Engineer Quamme, Attorney Bryce

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **May 19, 2025** meeting.

SECONDED: REAGLE

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

Opposed: None

Abstain: Farino, Feller

RESOLUTIONS:

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

There was a neighbor of this property present but the Attorney stated that the hearing is closed and it would be inappropriate to hear further comments.

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

SECONDED: WAEGENER

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

Opposed: None

Abstain: Farino, Hayes, Feller, Jewell

APPLICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

Amendment to the Housing Element and Fair Share Plan of the Mansfield Township Master Plan Hearing

Ms. Kristin Russell of Collier's Engineer was sworn in by Attorney Bryce.

Ms. Russell reviewed her Planner's professional credentials.

The Board accepted her as a Planning professional.

Ms. Russell briefly reviewed the Housing Element and Fair Share Plan created by the Township's Planner, Dan Bloch. The report captures the Affordable Housing rounds and Mansfield's obligations that started around 40 years ago.

Ms. Russell explained that the current Round 4 obligation assigned by NJ DCA was 418 units, which the Township challenged and the number was lowered to 355. This updated obligation is based on lands with water/sewer capacity, jobs and income, and developability. She further explained that affordable housing credits can be obtained through new construction and rehab, rentals and for sale housing.

Ms. Russell summarized the three identified developable sites, Minac which would achieve 70 rental credits (next to existing rentals), Allen Farm (active farm next to Home Depot) rentals would be 25 and sale would be 32 credits, and Donaldson Farms (another active farm on Allen Rd) rentals would achieve 399 and sale would achieve 392 credits.

Ms. Russell further explained that even though these sites were re-zoned with an affordable housing overlay a while ago and nothing has happened, as long as it's shown in a plan as developable land that is all that is required.

Chair JEWELL **OPENED** TO THE PUBLIC

Chair JEWELL **CLOSED** TO THE PUBLIC

MOTION was made by **HAYES** to adopt the **Amendment to the Housing Element and Fair Share Plan** of the Mansfield Township Master Plan.

SECONDED: WAEGENER

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

Opposed: Cruts

Abstain: None

Designation of additional Newspaper for publications

MOTION was made by **FELLER** to adopt the Designation of Daily Record as the official Newspaper for publications.

SECONDED: HAYES

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

Opposed: None

Abstain: None

DISCUSSION/CORRESPONDENCE: None

INVOICES:

Boswell Engineering

Inv 203212	General Engineering	\$174.75
Inv 203213	MAMs Enterprises	\$524.25
Inv 203214	Dunkin (Ariya)	<u>\$498.50</u>
	TOTAL	\$1,197.50

Murphy McKeon

Inv #15052	MAMS Enterprises	<u>\$420.00</u>
		\$420.00

Colliers Engineering & Design

Inv #1058478	Cross Acceptance Plan Response	<u>\$775.00</u>
		\$775.00

	TOTAL	\$2,390.00
--	--------------	-------------------

GRAND TOTAL	\$3,587.50
--------------------	-------------------

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

SECONDED: HAYES

Those in favor: None

Opposed: None

Abstain: None

A Board member stated that there is a large development going in off Kings Highway and asked if the Board could have some impact on their decision since it will affect Route 57.

Attorney Byrce stated that if there is any official action to be taken the Township Committee would have to take that action.

MOTION was made by **HAYES** to adjourn the meeting at 8:03 PM
SECONDED: CRUTS

Respectfully submitted,

JoAnn Griffith, Clerk