

**MANSFIELD TOWNSHIP LAND USE BOARD
AUGUST 18, 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 the Daily Record;
3. Publishing on the Township web site
4. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
5. filing said notice with the Township Clerk.

Pledge of Allegiance was recited by all.

Roll Call

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

Alternates present: Watters, Connelly, Hanisak

Absent: Wielgus, Cruts

Also present: Engineer Quamme, Attorney Bryce

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **June 16, 2025** meeting.

SECONDED: REAGLE

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

Opposed: None

Abstain: None

RESOLUTIONS: None

APPLICATIONS:

[Mr. Farino and Mr. Hayes stepped down]

Michael Bollard, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/Use Variance

Engineer Quamme reviewed his completeness review dated August 1 and suggested that if the outstanding items are submitted at least 10 days in advance of the next meetings the Board can potentially deem the application complete and a hearing can be conducted.

MOTION was made by **FELLER** to deem **Michael Bollard**, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/Use Variance **INCOMPLETE** with granted submission completeness only waivers.

SECONDED: CONNELLY

Those in favor: Reagle, Feller, Waegener, Creedon, Watters, Connelly, Jewell

Opposed: None

Abstain: None

[Farino/Hayes returned to the meeting]

Chair JEWELL **OPENED** TO THE PUBLIC

Bill Cantenara, one of the owners of B 1508 L 1, handed out a few maps and explained that he is requested some guidance on what development the Township would be willing to accept being put there before spending the money on a full Site Plan application.

Mr. Cantenara stated that this R-2 property does not seem well suited for a home but suggested a small amount of housing or strip center or first class storage center, which would be the easiest lift in the absence of utilities. He knows he needs to apply to the State for a driveway opening since the existing cut is illegal.

Some discussion occurred regarding gas, which they stated the gas company said they would run it to that property for them, traffic, etc. It appeared the Board was more in favor of a storage facility.

Chair JEWELL **CLOSED** TO THE PUBLIC

OLD BUSINESS: None

NEW BUSINESS:

A Board member asked about the plan for the Mt Bethel Church.

There was no clear response but any ideas were welcomed.

Another Board member asked about the priest retreat on Mount Bethel Rd. which has not been listed on any of the Zoning Officer's report. It was noted that a neighbor was here inquiring about it a while back.

DISCUSSION/CORRESPONDENCE: None

INVOICES:

Boswell Engineering

Inv 204144

General

\$58.25

Murphy McKeon

GRAND TOTAL	\$9,100.25
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Abstain: None

JoAnn Griffith, Clerk