

MANSFIELD TOWNSHIP LAND USE BOARD
DECEMBER 15, 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.

Roll Call

Present: Hayes, Connelly, Reagle, Feller, Cruts, Creedon, Jewell

Alternates present: Watters

Absent: Wielgus

Also present: Engineer Quamme, Attorney Bryce, Planner Bloch

Pledge of Allegiance was recited by all

Attorney Bryce swore in Brent Connelly who is filling the role of Class I member taking the place of Joe Farino who resigned.

MINUTES:

Clerk Griffith noted one voting error on the Bollard application.

MOTION was made by **HAYES** to approve the **minutes** of the **November 17, 2025** meeting, as amended.

SECONDED: CREEDON

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

Opposed: None

Abstain: None

RESOLUTIONS:

LUB-25-04 Daniel Van Luvender, B 1805 L 7 – 125 Allen Rd – Pool/Poolhouse Setback Variance

MOTION was made by **CREEDON** to approve **LUB-25-04 Daniel Van Luvender, B 1805 L 7 – 125**

Allen Rd – Pool/Poolhouse Setback Variance

SECONDED: CRUTS

Those in favor: Hayes, Reagle, Feller, Cruts, Watter, Connelly, Creedon

Opposed: None

Abstain: Jewell

APPLICATIONS:

LUB-25-03 Annual, Perennials & More LLC, B 1501 L 3 – 495 Route 47 - Preliminary & Final Site Plan – Request to separate outdoor boiler from Site Plan application

Attorney Bryce stated that this is just on for discussion based on a request for process. After speaking with the applicant's council and suggested the applicant submit a zoning interpretation application regarding the external boiler is regulated for heating of the dwelling which is also part of the overall site plan.

Attorney Blount stated that some DEP and stormwater issues will likely takes months so he requested the boiler be treated separately since it is the homes' primary source of heat. The applicant received a Cease and Desist order and have not been using the outside wood burning boiler but rather just existing fireplaces to heat the home.

The Board all agreed that this is the process and proper noticing will be done for the January 21, 2026 meeting.

LUB-25-02 Michael Bolland, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/Use Variance

[Mr. Hayes and Mr. Connelly stepped down for the "D" variance]

Attorney Ball re-iterated the proposed application details. He stated that the conditions and restrictions discussed at the hearing last month were updated and plans were resubmitted. The updates include the accessory garage will only be used for up to six personal vehicles with one lift and tools associated with his business stored in that garage. There is a parking area adjacent to the garage for three work vehicles associated with Mr. Bolland's mobile repair business. The driveway area has been reduced and the rear setback has increased to 50 ft to ensure it is still considered an accessory structure. This updated proposal eliminates the original D1 and D3 variances and only requires a D2 variance for the expansion of a pre-existing non-conforming residential use.

Attorney Bryce stated that Engineer Roth is still under oath from last month's hearing.

Engineer Roth reviewed the updated site plan showing the requested changes. He stated that there will be an above ground swimming pool and overhand added to the existing garage which requires a 'C' variance. The plans have been amended to take the power from the house instead of the pole in front of the house which would have required a DOT permit.

Engineer Roth reviewed the Boswell dated December 12 stating that everything was addressed during

testimony and anything else will be complied with.

Some questions arose regarding the cleanup of the property and based on Engineer Quamme's report it suggested 6 months to remove the millings and put back to grass in order to comply with the Stormwater ordinance requirements no matter what decision the Board made.

MOTION was made by **CRUTS** to continue **LUB-25-02 Michael Bolland**, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/expansion of the pre-existing non-conforming residential use and variance for the garage overhang.

SECONDED: FELLER

Those in favor: Reagle, Feller, Cruts, Creedon, Jewell

Opposed: Watters

Abstain: None

[Mr. Hayes and Mr. Connelly rejoined the meeting]

DISCUSSION/CORRESPONDENCE:

Clerk Griffith mentioned changing the November 2026 meeting date to the following Monday, November 23 to not conflict with the League of Municipalities conference.

The Board agreed.

Mr. Bill Asdal shared a concept plan for 212 & 218 Port Murray Rd. and shared some history on the property that also includes the existing Post Office trailer. His proposal includes a small 6 townhome style age restricted housing project for which a use variance will be required.

Chair Jewell OPENED TO THE PUBLIC

Chair Jewell CLOSED TO THE PUBLIC

OLD BUSINESS: None

NEW BUSINESS:

It was not believed that the 2026 Budget worksheet needed any changes.

INVOICES:

Murphy McKeon

Inv 16167	Annuals, Perrenials & More	\$210.00
Inv 16168	Meetings & Administration	\$270.00
Inv 16169	VanLuvender	\$350.00
Inv 16171	Bolland	<u>\$402.50</u>
	TOTAL	\$1,232.50

Colliers Engineering

Inv 1117194	Bolland	\$1,190.00
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Inv 1117193	IAAA	\$212.50
Inv 1117192	Affordable Housing	<u>\$991.25</u>
	TOTAL	\$2,393.75

GRAND TOTAL **\$2,393.75**

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

SECONDED: HAYES

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

Opposed: None

Abstain: None

Chair Jewell asked for a replacement on the Financial Oversight Committee since Joe Farino left.

Mr. Hayes volunteered.

MOTION was made by **HAYES** to adjourn the meeting at 8:27 PM

SECONDED: FELLER

Respectfully submitted,

JoAnn Griffith, Clerk