

**MANSFIELD TOWNSHIP LAND USE BOARD  
FEBRUARY 18, 2026  
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.

Roll Call

*Present:* Hayes, Watters, Wielgus, Feller, Waegener, Creedon, Jewell

*Alternates present:* None

*Absent:* Connelly, Cruts

*Also present:* Attorney Parisi, Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

**MINUTES:**

**MOTION** was made by **HAYES** to approve the **minutes** of the **January 21, 2026** meeting with the name correction mentioned by Clerk Griffith.

**SECONDED: WAEGENER**

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

Opposed: None

Abstain: None

**RESOLUTIONS:**

**LUB-26-01 Annuals, Perennials, B 1501 L 3 – 495 Route 57 – Zoning Interpretation – Outdoor Wood Boiler**

**MOTION** was made by **HAYES** to approve **LUB-26-01 Annuals, Perennials, B 1501 L 3 – 495 Route 57 – Zoning Interpretation – Outdoor Wood Boiler**

**SECONDED: FELLER**

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

Opposed: None

Abstain: None

**APPLICATIONS:**

**LUB-26-02 Melissa Carey**, B 501 L 3.01 – 675 Jackson Valley Rd – Minor Subdivision and Variance(s)

Engineer Quamme briefly reviewed his completeness report stating that there were a number of items that have not been provided and recommend the application be deemed incomplete. He noted that they need to obtain an Exemption from NJ DEP or Highlands Applicability Determination before they come back to the Board.

**MOTION** was made by **CREEDON** to approve **LUB-26-02 Melissa Carey**, B 501 L 3.01 – 675 Jackson Valley Rd – Minor Subdivision and Variance(s)

**SECONDED: FELLER**

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

Opposed: None

Abstain: None

Chair Jewell **OPENED to the PUBLIC**

Mr. Francisco asked about building on Roosevelt off Elizabeth Avenue stating that there was a Zoning Board approval which required \$10,000 in road improvements. He requested assurance that when permits are applied for this requirement will be upheld.

Chair Jewell stated that they would have to come to the Board since this property is not on an improved street.

Jeremy McDonald, head of Real Estate for Yusen Logistics

Mr. McDonald stated that the business has changed so the building is up for sale and they are analyzing multiple offers. Mr. McDonald stated that they have consulted Zoning Officer Silvia but there are questions regarding the definition of light industrial.

Chair Jewell **CLOSED to the PUBLIC**

**NEW BUSINESS:**

[Attorney Bryce arrived at 7:57pm]

Master Plan Re-Exam Report Hearing

Attorney Bryce stated that this is being driven by the municipality's agreement with Fair Share Housing Fourth Round. The reason the Master Plan amendment is being reviewed and adopted tonight is to comply the March 15 deadline for determining consistently with the amended Housing Element and Fair Share Plan. Doing this in this manner allows for re-zoning without requiring enhanced noticing.

Chair Jewell **OPENED to the PUBLIC**

Chair Jewell **CLOSED to the PUBLIC**

**MOTION** was made by **HAYES** to approve the Master Plan Re-Exam and the adoption of the accompanying Resolution.

**SECONDED: CREEDON**

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

Opposed: None

Abstain: None

Ordinance Reviews:

002-2026 Chapter 363 Amendment Titled Zoning: Affordable Housing Districts

Attorney Bryce stated that the periodic re-exam report recommended these ordinances to be adopted, so the Board's obligation is to determine that these ordinances are consistent with the Master Plan, Re-Exam Report and the Housing Element Fair Share Plan.

There was some discussion regarding the third site, Minac, is not in this ordinance.

The explanation provided was that Minac may have been included in a prior Round plan while this is the result of the Round 4 negotiation.

**MOTION** was made by **HAYES** to recommend that Ordinance 002-2026 consistent with the Master Plan and adopt the accompanying Resolution.

**SECONDED: WATTERS**

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

Opposed: Feller

Abstain: None

003-2026 Chapter 365 Amendment Titled: Affordable Housing

Attorney Bryce explained that this is the administrative aspects of the Affordable Housing ordinance just reviewed.

**MOTION** was made by **WAEGENER** to recommend that Ordinance 003-2026 is consistent with the Master Plan and adopt the accompanying Resolution.

**SECONDED: HAYES**

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

Opposed: Feller

Abstain: None

**OLD BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:**

Clerk Griffith stated that there is mandatory training for the new Board members and the annual Stormwater Training required by everyone.

**INVOICES:**

Boswell Engineering

Inv #16386	APM	\$175.00
Inv #16387	Bollard	\$350.00
Inv #16388	Meetings & Administration	\$150.00
Inv #211768	Bollard	\$2,778.75
Inv #211699	Meadows Inspections	\$633.75
	General Planning	
Inv # 211690	Board	\$292.50
Inv #211689	APM	<u>\$341.25</u>
	TOTAL	<b>\$4,721.25</b>

Collier's Engineering

Inv #1137523	Bollard	\$680.00
Inv #1140812	Short Term Rental Ordinance Revision	\$525.00
Inv #1137522	Short Term Rental Ordinance Revision	\$43.75
Inv #1140814	Bollard	<u>\$46.25</u>
	TOTAL	<b>\$1,295.00</b>

GRAND TOTAL **\$6,016.25**

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

**SECONDED: HAYES**

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

Opposed: None

Abstain: None

Clerk Griffith stated there her new Mansfield hours will be 4:15-8:15pm on Mondays instead of Monday mornings.

A list of those who have not taken the Stormwater Training was reviewed.

There was also mention of alternates not showing up.

**MOTION** was made by **HAYES** to adjourn the meeting at 8:30 PM.

Respectfully submitted,

JoAnn Griffith, Clerk