

**MANSFIELD TOWNSHIP LAND USE BOARD
MARCH 16, 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: Connelly, Hayes, Watters, Wielgus, Feller, Waegener, Cruts, Creedon, Jewell

Alternates present: None

Absent: None

Also present: Attorney Bryce, Engineer Quamme, Planner Bloch

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **February 18, 2026** meeting.

SECONDED: FELLER

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

Opposed: None

Abstain: Connelly, Cruts

RESOLUTIONS:

LUB-25-02 Michael Bollard, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/Use & Bulk Variances – **Resolution Correction**

Attorney Bryce stated that the applicant’s attorney submitted correspondence dated February 26, 2026 requesting that the Resolution be corrected based on a subsequent plan showing parking spaces for three work vehicles associated with Mr. Bollard’s business and testimony to the same at the December hearing.

MOTION was made by **JEWELL** to approve **LUB-25-02 Michael Bollard**, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/Use & Bulk Variances as corrected.

SECONDED: CREEDON

Those in favor: Wielgus, Feller, Cruts, Waegener, Creedon, Jewell
Opposed: None
Abstain: Connelly, Hayes, Watters

APPLICATIONS: None

NEW BUSINESS:

Master Plan Re-Exam Report Hearing

Attorney Bryce stated the Board adopted the Re-examination report which went back to Township Committee who then made some changes to ordinances related to the short term rental.

Planner Bloch explained that the report was revised to correct some typos and update the short term rental term from 60 days to 30 days.

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: WAEGENER

Those in favor: Connelly, Hayes, Watters, Wielgus, Feller, Waegener, Cruts, Creedon, Jewell
Opposed: None
Abstain: None

Indirect Heat Exchanger/Wood Boiler Proposed Ordinance 008-2026 Consistency Review

Some questions arose with regards to a usage timeframe especially if used for heating domestic hot water or heat their swimming pool. Some back and forth occurred regarding distance from other neighbors, chimney height and some specific things that would be very difficult to enforce.

Mr. Connelly explained that they sourced this proposed ordinance from seven surrounding municipalities.

Chair Jewell **OPENED to the PUBLIC**

John Katstra, 45 Blau Rd stated that as an appraiser most towns have an ordinance with how large the lot size has to be.

Chair Jewell **CLOSED to the PUBLIC**

MOTION was made by **JEWELL** that the Board finds Ordinance 008-2026 consistent with the

Master Plan.

SECONDED: CREEDON

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

Opposed: None

Abstain: None

Chair Jewell **OPENED to the PUBLIC**

Brian McKeivitt, 29 Blau Rd noted a communication from the Warren County Land Preservation referencing issues with 445 Watters Rd and showed that there was a Notice of Violation from Drew Disessa in 2017 along with current photos of the property. He mentioned the approved Zoning permit that said that farm products would be stored in the buildings but there are no farm products there.

Attorney Bryce stated that the Planning Board does not do Zoning Enforcement and this issue would be better raised with the Zoning Officer and Mayor and Township Committee.

John Katstra, 45 Blau Rd stated that he is friends with Jeremy Deluca and continued to say he was going to be farming the property. He built a huge building with a number of dump trucks with salt in a building that's supposed to be used for hay. This commercial use should not be happening in this residential zone.

Shirley Kocher, 5 Clover Ave stated that there is something going on around Fromm Street and the work being done is now encroached on the lots I purchased the liens for.

Attorney Bryce stated that this needs to go to the Zoning Officer to look into. It was suggested she contact Warren County Soil Conservation.

Chair Jewell **CLOSED to the PUBLIC**

DISCUSSION/CORRESPONDENCE:

Zoning Officer's monthly report

INVOICES:

Murphy McKeon

Inv #16652	APM	\$735.00
Inv #16653	Bollard	\$962.50
Inv #16654	Carey Subdivision	\$70.00
Inv #16655	Meetings & Administration	<u>\$100.00</u>

TOTAL **\$1,867.50**

GRAND TOTAL **\$1,867.50**

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

SECONDED: WATTERS

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

Opposed: None

Abstain: None

MOTION was made by **HAYES** to adjourn the meeting at 8:14 PM.

Respectfully submitted,

JoAnn Griffith, Clerk