MANSFIELD TOWNSHIP LAND USE BOARD
MAY 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: Connelly, Watters, Wielgus, Feller, Waegener, Jewell
Alternates present: Harrington, Woodhour [arrived 7:37pm]
Absent: Cruts, Creedon, Hayes, Papas

Also present: Attorney Bryce, Engineer Quamme, Planner Fernandez

Pledge of Allegiance was recited by all.

MINUTES:
MOTION was made by **CONNELLY** to approve the **minutes** of the **April 20, 2026** meeting.
SECONDED: WAEGENER
Those in favor: Connelly, Watters, Wielgus, Feller, Waegener
Opposed: None
Abstain: Jewell

RESOLUTIONS: None

Master Plan Re-Examination Hearing

Attorney Bryce swore in Ms. Jessica Fernandez of Collier's Engineering filling in for Dan Bloch

Ms. Fernandez stated that this hearing is for an amendment to the Master Plan Examination Report previously adopted in February. She stated that the only change is to the Recommendations section now prohibiting Data Centers so that any ordinances the Township Committee wishes to pass will make any related ordinances consistent with the Master Plan.

Chair Jewell **OPENED to the PUBLIC**

Chair Jewell **CLOSED to the PUBLIC**

Attorney Byrce stated that the Resolution in front of everyone references the second amendment to the Master Plan Re-Examination Report.

A question was raised that if things change with the Data Centers, like the water usage issue, would the Master Plan need to change again.

Attorney Bryce stated that even though this is specifically prohibiting Data Centers anyone can still come to the Board with a "D" variance application and provide the burden of proof.

MOTION was made by **CONNELLY** to approve **Master Plan Re-Examination**
SECONDED: WIELGUS
Those in favor: Connelly, Watters, Wielgus, Feller, Waegener, Jewell
Opposed: None
Abstain: None

[7:37pm - Ms. Harrington and Mr. Woodhour arrived and took the seats of Mr. Creedon and Mr. Hayes]

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

Attorney Jason Rittie of Einhorn Barbarito on behalf of the applicant Melissa Carey stated that they are here for minor subdivision with bulk variances and associated waivers, deviations and exceptions.

Attorney Rittie stated that the applicant is requesting variance relief approval to divide this property into two lots, with the existing home on one lot and to build a single family home on the proposed lot. This requires variance relief from 363-30 for the front yard setback of 16.5 ft for the existing home as a pre-existing non-confirming condition. He stated that this has received a Highlands Applicability Determination for Exemption #4 on February 17, 2026, and a Warren County Planning Board application is currently under review.

Engineer Quamme stated that the applicant has satisfied the completeness items in their April 6 review letter and recommended the Board deem the application complete.

MOTION was made by **FELLER** to deem **26-02 Melissa Carey**, B 501 L 3.01 – 675 Jackson Valley Rd – Minor Subdivision and Variance(s) - COMPLETE
SECONDED: CONNELLY
Those in favor: Connelly, Watters, Wielgus, Feller, Waegener, Woodhour, Harrington, Jewell
Opposed: None
Abstain: None

Attorney Bryce swore in Melissa Carey, property owner's daughter

Ms. Carey stated that she intends to build a single family home to live near her Dad. She stated the existing home was built around 1860.

Chair Jewell **OPENED to the PUBLIC**
Chair Jewell **CLOSED to the PUBLIC**

Attorney Bryce swore in Michael Fisher of Dykstra Walker Design Group, P.E.

The Board accepted Mr. Fisher's as a Professional Engineer based on his stated credentials.

Engineer Fisher provided existing conditions stating that the property is located in the Agricultural Zone just over 12 acres in size with 652 ft of lot frontage and 804 ft in depth meeting the minimum requirements. He stated that there is a 49 sf shed which meets the maximize size and setback requirements but there is an existing non-conforming condition of 3.9% with a maximum of 3% allowed. He stated there are wetlands present along the northern corner of the property however 150 st or greater away from the proposed development.

Proposed lots will meeting size requirements with 3.01 (existing) having a lot area of 7.17 acres and the proposed new lot 3.02 having 5 acres. The County is working on a letter for a Right of Way dedication and the Tax Assessor will be providing new lot numbers.

A conceptual development plan was submitted to Highlands with a proposed 4,500 ft new dwelling with a 4 bedroom sized septic. The applicant had also expressed the desire for an inground pool with patio surround. This is under the 3% accessory structure coverage allowance at 2.8%.

The Highlands Exemption #4 was granted on February 17, 2026 proposing 24,652 sq of impervious coverage and 1 acre of disturbance with the thresholds being 125% of net increase of impervious coverage and 1 acre of disturbance. They are proposing 3 drywells to handle the additional runoff.

Addressing Engineer Quamme's comment in his report, soil movement calculations were done estimating approximately 1,350 cy of cut and 500 cy of fill which is less than the 2000 cy threshold which qualifies under the Board's jurisdiction.

Wetlands are based on site inspection and review of NJ DEPs Geoweb but are not proposing development anywhere near the wetlands but they would be willing to obtain something official from NJ DEP if the Board desires.

Engineer Quamme stated that in his May 4 letter there were a number of technical comments and asked if Engineer Fisher had reviewed them.

Engineer Fisher agreed they would comply with all of them.

It was pointed out that the Highlands map shows both structures but does not show a subdivision lot line with Exemption #4 being development on existing lots which this is not.

Mr. Fisher stated that this was discussed with the NJ DEP and they stated they are not reviewing a subdivision and asked that the subdivision lot line be removed from the plan.

Attorney Bryce stated that he can not comment on anomalies in the NJ DEP and how they look at the Highlands. He stated the Board has an obligation to look at a subdivision from its own ordinances and all approvals are subject to any and all other agency approvals.

Chair Jewell **OPENED to the PUBLIC** for questions of the witness
Chair Jewell **CLOSED to the PUBLIC**

Chair Jewell **OPENED to the PUBLIC** for comments

Attorney Bryce swore in Marilyn Stevenson

Ms. Stevenson stated that she just got a letter which she said is very open ended.

Attorney Bryce explained that the notice is required to indicate the project and relief being sought but during the course of a hearing there may be additional variance(s) not detected in the initial application.

Ms. Stevenson stated that she does not have the information to know whether there will be any impact to my property, like water runoff and animals running free.

Attorney Bryce stated that you have heard the testimony and seen the plan.

Chair Jewell **CLOSED to the PUBLIC**

MOTION was made by **JEWELL** to approve **26-02 Melissa Carey**, B 501 L 3.01 – 675 Jackson Valley Rd – Minor Subdivision and pre-existing, non-confirming front yard setback with compliance with Engineer's report and all outside agencies.
SECONDED: WATTERS
Those in favor: Connelly, Watters, Wielgus, Feller, Waegener, Woodhour, Harrington, Jewell
Opposed: None
Abstain: None

Chair Jewell **OPENED to the PUBLIC** for items not on the agenda
Chair Jewell **CLOSED to the PUBLIC**

OLD BUSINESS:

Clerk Griffith stated that the two new alternate Board members present took their mandatory

class but have not completed the Stormwater training.

NEW BUSINESS: None

DISCUSSION/CORRESPONDENCE:

INVOICES:

Boswell Engineering

Inv 214098	Carey Subdivision	$48.75
Inv 214099	Aspen Dental	$195.00
Inv 214100	Meadows Inspections	$1,961.25
Inv 214101	Ariya Realty (Dunkin Donuts) Inspections	$843.75
Inv 214102	IAA	$975.00
	TOTAL	**$3,780.00**

Murphy McKeon

10673	IAA	$285.00
17051	APM	$35.00
17052	Carey	$70.00
17053	Meetings & Administration (April)	$100.00
	TOTAL	**$285.00**

GRAND TOTAL **$3,780.00**

MOTION was made by **CONNELLY** to authorize payment by the Township Committee for the invoices submitted by the professionals.
SECONDED: WIELGUS
Those in favor: Connelly, Watters, Wielgus, Feller, Waegener, Woodhour, Harrington, Jewell
Opposed: None
Abstain: None

MOTION was made by **WATTERS** to adjourn the meeting at 8:16 PM.

Respectfully submitted,

JoAnn Griffith, Clerk