

**MANSFIELD TOWNSHIP LAND USE BOARD
AUGUST 17, 2026
MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **Chair Jewell** at 7:38 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, Cruts, Jewell

Alternates present: none

Absent: Creedon, Waegener, Harrington, Woodhour, Papas

Also present: Attorney Bryce, Engineer Quamme, Planner Fernandez

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **June 15, 2026** meeting, as corrected.

SECONDED: FELLER

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

Opposed: None

Abstain: Wielgus

RESOLUTIONS: None

APPLICATIONS:

26-06 Charles Matarazzo, B 2710 L 1, Adams & Jackson St – Variance – New Single Family Dwelling

Chair Jewell announced that this application is being carried to September 21 with no further notice.

26-08 - V20 Energy, B 1105.10 L 5 QFarm – Allen and Rockport Rd – Site Plan

Engineer Quamme referenced his July 22 completeness letter, but the applicant has recently submitted additional documents which have not been review yet.

MOTION was made by **HAYES** to deem **26-08 - V20 Energy**, B 1105.10 L 5 QFarm – Allen and Rockport Rd – Site Plan - **INCOMPLETE**

SECONDED: WATTERS

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

Opposed: None

Abstain: None

24-01 Giant Gymnastics, B 1301 L 3.04 QFarm, Blau Rd. – Preliminary and Final Major Site Plan – Resolution Approval Extension

Attorney Hefele stated that this applicant obtained approval for a gymnastics training facility on June 17, 2024 and would like to request a one year extension to June 17, 2027.

MOTION was made by **HAYES** to approve **24-01 Giant Gymnastics**, B 1301 L 3.04 QFarm, Blau Rd. – Preliminary and Final Major Site Plan – Resolution Approval Extension

SECONDED: CONNELLY

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

Opposed: None

Abstain: None

26-04 Joseph Bonnano & Michael Nigro, B 1508 L 1, 680 Rt. 57 – Site Plan/Use Variance

Attorney Bryce explained that the applicant is entitled to a full seven member Board for this use variance and after speaking with their legal counsel they wish to move forward with testimony given there are only five members available.

Attorney Pontier of Day Pitney on behalf of the applicant review the property at 680 Rt. 57.

Engineer Quamme stated that the applicant provided most of the completeness items from his July 21 report and recommended the requested waivers be granted.

Attorney Pontier cited the requested waivers:

- Temporary waiver for providing Health Department application requiring soil logs until approval is granted and can be a condition of approval

- Community Service and Environment Impact Statements to be provided by testimony

- Key Location Map on 8 ½ x 11 paper, Key Map was submitted on Sheet 1 of the Site Plan

- Site lighting and sign details have been provided on the plans but upon approval would be willing to provide any additional details requested.

- Temporary waiver for will serve approvals stating that utility requests have been sent out but are awaiting responses.

- Temporary waiver for Utility approvals, same as previous

- Offsite improvements would be addressed as a condition of approval
- Temporary waiver on Fire Prevention measures awaiting feedback from Fire Official on submission of plans.

MOTION was made by **WATTERS** to deem **26-04 Joseph Bonnano & Michael Nigro**, B 1508 L 1, 680 Rt. 57 – Site Plan/Use Variance and associated waivers - **COMPLETE**

SECONDED: WIELGUS

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

Opposed: None

Abstain: None

Attorney Pontier acknowledged that only five Board members were present and agreed to move forward with the hearing. He stated that they are seeking approval to demolish the existing structures on the property and construct three industrial buildings to be used for self-storage buildings with 25 parking spaces and the required number of handicap and EV charging stations. He further stated that this is not a permitted use in this zone and that a variance is required for having three buildings on one lot, along with other variances to be discussed during testimony.

Attorney Bryce swore in Mark Walker, Civil Engineer of Dykstra Walker

The Board accepted his credentials.

Exhibit A-1 dated August 17 - aerial photo with a rendered site plan superimposed which were passed out to Board members and professionals.

Engineer Walker oriented everyone to the property being 4.85 acres on Route 57 with frontage also on Komar Rd. He explained there is an unknown tributary with a 300 ft riparian buffer which slightly encroaches onto the property, an existing dwelling on the corner of Route 57 and Komar Rd. which would be demolished, and an illegal road opening onto Route 57. He further described the property sloping from the West to the East with no water or gas line along the frontage which would be extended from Harrison St. approximately 1000 ft. He stated that on the corner of Anderson and Komar Rd there is an inlet to which they will tie into. A septic system will be required but minimal in size with a bathroom and utility closet in each building.

Attorney Pontier clarified that directly across the street from this property is an Industrial Zone.

Engineer Walker continued to explain that there will be three buildings, Building C the largest to the East then up the hill to Building B then A, totaling 48,513 sf or 24% of the lot area. The gentle slope will allow for a single story on the high side of the buildings and two stories in height and the low side with access to each building from each side. Similar buildings were constructed on Route 10 in Randolph. The total impervious coverage including the access roads and parking spots is 106,476 sf or 53% of the lot. The total floor area of the building with the two stories is 97,026 sf.

Engineer Walker stated they received NJ DOT access permit comments having one entrance off Route 57 with four parking spaces in front of the office, if they have access to a storage unit they can go right or straight where gates will open if the person's account is in good standing. He referenced a comment in the Board Engineer's report regarding milling and paving Komar Rd. which the applicant has agreed to given it's 12 ft width and their required disturbance. He described the stormwater management ground infiltration basins and drainage out to Komar and Anderson Rd. He cited Site Plan sheet 8 for lighting and landscaping plans. He also noted that based on some feedback from the Board Engineer and the amount of cut/fill required they decided to raise the entire site 2 ft and build a 4-5 ft berm between the properties then plant white pine trees on top.

Engineer Walker spoke to the variances, having an industrial use in a residential zone, three buildings which utilizes the topography to minimize building heights, and enables phasing construction by building the biggest building first. He briefly discussed the free standing and building mounted signs which are not allowed in the residential zone but compliant in an industrial zone. A design waiver is required for the parking spaces of which only 4 are marked with the remaining 21 being unmarked making it more flexible so that people can just pull in next to their unit to load and unload.

Attorney Pontier referenced Planner Boch's review memo in terms of a Board interpretation since self-storage is not a specifically listed use with Warehouse and Other categories which assume employees of which only one will be on site.

Engineer Walker reviewed Boswell Engineer's report dated July 21, B3 soil movement of ~4,000 cy requiring an application to the Township Committee, Page 5 - #2 no outdoor storage of RVs, boats, etc. will be allowed only indoor storage. Building heights are highest at Route 57 sloping to the rear of the buildings, with building C being 27.1 ft, building B being 23.4 ft, and building A 21.9 ft well under the 35 ft. allowed in a commercial zone. A topographic survey is required to verify slope. He explained the freestanding sign due to its location with respect to the retaining wall will be 15 ft high then go back to not interfere with the wall.

Chair Jewell **OPENED TO THE PUBLIC**

Chair Jewell **CLOSED TO THE PUBLIC**

OLD BUSINESS:

NEW BUSINESS:

DISCUSSION/CORRESPONDENCE:

INVOICES:

Boswell Engineering

Inv #215873	Meadows Inspections	\$975.00
Inv #215866	Carey	\$341.25
Inv #215867	Tranquil Horizons/Luna Farms	\$1,267.50
Inv #215868	Joseph Bonanno & Michael Nigro	\$1,560.00
Inv #215851	VanLuvender	\$438.75
Inv #216961	Matarazzo B 2710	\$585.00
Inv #216962	Matarazzo B 2711	\$585.00
Inv #216963	Tranquil Horizons/Luna Farms	\$146.25
Inv #216964	Bonanno/Nigro - Self Storage	\$1,072.50
Inv #216970	Meadows Inspections	<u>\$4,107.50</u>
TOTAL		\$11,078.75

Murphy McKeon

Inv #10673	IAA	\$285.00
Inv #17483	Bonnano	\$35.00
Inv #17484	Carey Subdivision	\$350.00
Inv #17485	Matazzaro	\$210.00
Inv #17486	Meadows at Mansfield	\$52.50
Inv #17487	Meetings & Administration	\$50.00
	Rockland	
Inv #17488	APV	\$87.50
Inv #17489	Tranquil Horizons/Luna Farms	\$35.00
Inv #17712	Bonnano	\$122.50
Inv #17713	Carey Subdivision	\$122.50
Inv #17714	Guaman	\$227.50
Inv #17715	Matazzaro	\$332.50
Inv #17716	Meetings & Administration (July)	\$20.00
	Rockland	
Inv #17717	APV	\$175.00
Inv #17718	V20 Energy	<u>\$210.00</u>
TOTAL		\$2,315.00

GRAND TOTAL **\$13,393.75**

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

SECONDED: CREEDON

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

Opposed: None

Abstain: None

MOTION was made by **WATTERS** to adjourn the meeting at 10:11 PM.

Respectfully submitted,

JoAnn Griffith, Clerk