

MANSFIELD TOWNSHIP LAND USE BOARD
APRIL 15, 2024
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 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: Farino, Hayes, Reagle, Wielgus, Petteruti, Waegener, Cruts, Creedon, Jewell

Alternates present: Feller, Watters, Connelly

Absent: None

Also present: Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **February 21, 2024** meeting.

SECONDED: WAEGENER.

Those in favor: Farino, Hayes, Reagle, Wielgus, Petteruti, Waegener, Cruts, Creedon, Jewell

Opposed: None

Abstain: None

RESOLUTIONS: None

APPLICATIONS:

23-05 Gold Star, B 702 L 4, 100 Brickyard Rd – Minor Site Plan/Use Variance

Chair Jewell announced that the Gold Star Application is being carried to May 20, 2023 at 7:30pm at the request of the applicant.

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

Chair Jewell announced that the Giant Gymnastics Application is being carried to May 20, 2023 at 7:30pm at the request of the applicant.

MOTION was made by **CRUTS** to deem **24-01 Giant Gymnastics**, B 1301 L 3.04 QFarm, Blau Rd. – Preliminary and Final Major Site Plan - **INCOMPLETE**

SECONDED: JEWELL

Those in favor: Farino, Hayes, Reagle, Wielgus, Petteruti, Waegener, Cruts, Creedon, Jewell

Opposed: None

Abstain: None

DISCUSSION/CORRESPONDENCE:

- Borealis Tree Planting Plan

Some comments were made but no action was taken.

- Stormwater Control Ordinance Review

Engineer Quamme explained some of the changes stating that the Township will have to adopt this ordinance by mid July.

It was pointed out that stormwater maintenance is an unfunded State mandate requiring the municipality to inspect all properties with any type of stormwater controls annually, although HOAs and commercial properties normally have a company take care of this for them.

Chair Jewell **OPENED TO PUBLIC**

Chair Jewell **CLOSED TO PUBLIC**

John and Carol Thompson spoke regarding Route 57 Auto Salvage's recent court appearance offering them an unauthorized action contrary to statute to negate their zoning violations. They state they will move their operations behind the fence if they can load/unload/fork lift/drag or drive vehicles through the parking lot.

Ms. Thompson stated that the resolution does not specify loading and unloading they are looking for approval to do that. She asked if Route 57 Auto Salvage would have to come back to the Board to get approval to do this.

Attorney Bryce stated that the Board is not part of that but his opinion is they should come back before the board for any settlement.

Chair Jewell stated that this junkyard pre-dated zoning laws no Site Plan approval was required.

Mr. Thompson explained that there are still cars being sold in front of the fence which is against the resolution along with the junkyard operations needing to be conducted behind the fence.

- NJ Planning Commission – Highlands Master Plan Conformance

The two Township Committee representatives acknowledged that they have not seen this yet.

OLD BUSINESS:

A question was asked regarding the number of closings for Meadows at Mansfield.

Engineer Quamme stated that Mr. Hotz appeared and provided that number which he believes was 125 but by now it's around 135. He also stated that they have requested a TCO for the stormwater treatment plant but the developer has a number of outstanding items from the completed phases.

A request was made to provide any documentation of who owns/maintains the detention basins/fire tanks in

the Airport Road Estates development.

NEW BUSINESS: None

INVOICES:

<u>Murphy McKeon</u>			
Inv #12071	IAA		\$ 75.00
Inv #12072	Meetings & Admin (February)		\$ 100.00
Inv #12073	WalMart		\$ <u>645.00</u>
	TOTAL		\$ 820.00
<u>Boswell Engineering</u>			
Inv #185723	Meadows - Detention Basin Change		\$ <u>233.00</u>
	TOTAL		\$ 233.00
	GRAND TOTAL		\$ 1,053.00

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

SECONDED: HAYES

Those in favor: Farino, Hayes, Reagle, Wielgus, Petteruti, Waegener, Cruts, Creedon, Jewell

Opposed: None

Abstain: None

Clerk Griffith reminded everyone to file their Financial Disclosure Statement by April 30, 2024.

MOTION was made by **HAYES** to adjourn the meeting at 8:18 PM.

SECONDED: JEWELL

Respectfully submitted,

JoAnn Griffith, Clerk