

MANSFIELD TOWNSHIP LAND USE BOARD
MAY 20, 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: Hayes, Wielgus, Petteruti, Waegener, Creedon, Jewell

Alternates present: Feller, Watters, Connelly

Absent: Farino, Reagle, Cruts

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 **April 15, 2024** meeting.

SECONDED: CREEDON.

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

Opposed: None

Abstain: None

RESOLUTIONS: None

APPLICATIONS:

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

Attorney Bryce stated that they have changed attorneys and will have to re-notice.

Chair Jewell announced that the Gold Star Application is being adjourned to June 17.

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

[Mr. Hayes stepped down]

Attorney Bernd Hefele briefly described the project seeking a use variance and site plan approval to build two buildings on vacant, current farmed property. The first building will be specifically for gymnastics instruction and training

Engineer Quamme stated that the incomplete items from his letter dated April 5 could be granted partial waivers or were

addressed sufficiently for completeness.

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

SECONDED: FELLER

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

Opposed: None

Abstain: None

Attorney Bryce swore in Mrs. Jennifer Skorski, owner of Giant Gymnastics and contract purchaser if plan is approved

Ms. Skorski stated that they've been in business for 19 years with facilities in Hackettstown at 10,000 sf and Sparta is at 16,000 sf conducting recreational and competitive gymnastics instruction from ages 6 months to adults. She explained that with the large equipment and recommendations for space it takes a lot of room for the various activities and high ceilings.

Ms. Skorski confirmed there will be no noise generated and the operation is a drop off and pickup as they do not want parents there but since COVID have been using a viewing system so parents can watch remotely. She stated there are 15-20 employees and anticipate 50 students per day using the 7 to 1 student/teacher ratio.

Ms. Skorski answered Board member questions stating the current Hackettstown location will be moving into this new building and the current operation is typically Monday through Saturday from no earlier than 9am and no later than 9pm, but an occasional birthday party might be required on a Sunday. She also stated that the second building, when an appropriate like-minded recreational use, will be built or not at all.

Some question arose regarding the second building with this approval.

Attorney Bryce stated that the approval runs with the land which will be for recreational facilities and this type of development usually requires a Developer's Agreement. If the applicant requires a different use they would have to come back to the Board.

Thomas Graham, Engineer, Dykstra Walker Design Group provided his professional credentials.

The Board accepted his credentials.

Mr. Graham described the actively farmed property in the Industrial zone with a stormwater basin existing at the rear of the property. He showed the topography with a wetland delineation but the buffer barely clips the rear corner of the property.

Exhibit A1 – Site Plan aerial dated 5/20/24 was displayed

Mr. Graham explained the Phase I and Phase II 18,000 sf buildings, parking, stormwater drainage, lighting and signage. He stated that all bulk requirements are being met and went through Engineer Quamme's report comments.

Attorney Hefele stated that they would comply with all comments on Page 4.

Mr. Graham asked about Page 5 buffering stating that he did not think it applied in this situation. He stated they will comply with street trees and LED lighting compliance. The stormwater compliance will require some additional soil testing and will work with Engineer Quamme to make this work.

Mr. Graham then displayed the architectural drawings stating that they will comply with whatever fire prevention system

is required and the lack of windows is by design due to the nature of the use. He also stated that heating and cooling details once determined will be added to the plan.

Chair Jewell **OPENED TO PUBLIC**

Chair Jewell **CLOSED TO PUBLIC**

Attorney Bryce recapped the conditions for this recreational use which are as follows: the roadway expansion will be addressed appropriately, septic for both buildings will remain below 2000 gallons per day, installation of street trees, stormwater revisions, recorded O&M manual fire safety as per code and as built.

MOTION was made by **CREEDON** to approve **24-01 Giant Gymnastics**, B 1301 L 3.04 QFarm, Blau Rd. – Use, Variance Preliminary and Final Major Site Plan with the conditions discussed.

SECONDED: CONNELLY

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

Opposed: None

Abstain: None

DISCUSSION/CORRESPONDENCE: None

OLD BUSINESS:

A brief discussion ensued regarding the NJ DEP Vivarian Ecologics denial.

Attorney Bryce stated that he is unable to answer the question if this application will ever come back to this Board and advised caution when discussing this.

NEW BUSINESS: None

INVOICES:

<u>Murphy McKeon</u>			
Inv #12565	Borealis		\$ 105.00
Inv #12566	Giant Gymnastics		\$ 225.00
Inv #12567	Meetings & Admin (April)		\$ 250.00
Inv #12568	WalMart		\$ 60.00
	TOTAL		\$ 640.00
<u>Boswell Engineering</u>			
Inv #187451	Bankof America		\$ 58.25
Inv #187444	Gold Star		\$ 58.25
Inv #188418	Meadows		\$ 932.00
Inv #188420	Giant Gymnastics		\$ 3,553.25
Inv #188425	Ariya (Dunkin)		\$ 707.75
	TOTAL		\$ 5,309.50
	GRAND TOTAL		\$ 5,949.50

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

SECONDED: CREEDON

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

Opposed: None

Abstain: None

MOTION was made by **HAYES** to adjourn the meeting at 8:32 PM.

SECONDED: CREEDON

Respectfully submitted,

JoAnn Griffith, Clerk