

MANSFIELD TOWNSHIP LAND USE BOARD
JUNE 17, 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, Reagle, Petteruti, Waegener, Creedon, Jewell

Alternates present: Feller, Watters, Connelly

Absent: Hayes, Wielgus, Cruts

Also present: Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **JEWELL** to approve the **minutes** of the **May 20, 2024** meeting.

SECONDED: WATTERS.

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

Opposed: None

Abstain: Farino, Reagle

RESOLUTIONS:

23-06 Giant Gymnastics, B 1301 L 3.04 QFarm, Blau Rd. – Preliminary and Final Major Site Plan

Some corrections were noted.

Attorney Bryce stated that the applicant’s attorney approved the resolution.

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 corrections discussed.

SECONDED: PETTERUTI

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

Opposed: None

Abstain: Farino, Reagle

APPLICATIONS:

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

Attorney Bryce stated that this application will not be heard tonight and the applicant will need to re-notice.

[Mr. Connelly stepped down to represent himself at 7:42p]

24-02 Brent Connelly, B 1105.05 L 9, 19 Canterbury Ln – Garage

Attorney Bryce swore in Brent Connelly, owner

Mr. Connelly stated he is seeking an approval to build a 28' x 28' x 22' high garage with the only variance being the second floor to be used for office space and storage with a sink and toilet.

MOTION was made by **FELLER** to deem **24-02 Brent Connelly**, B 1105.05 L 9, 19 Canterbury Ln – Garage - **COMPLETE**

SECONDED: CREEDON

Those in favor: Petteruti, Farino, Reagle, Waegener, Creedon, Feller, Watters, Jewell

Opposed: None

Abstain: None

It was mentioned that the zoning requirements had been changed so the Attorney and Engineer began looking up the actual zoning code.

Chair Jewell **OPENED TO PUBLIC**

Attorney Bryce swore in George Dakak, 12 Windsor Place directly behind Mr. Connelly.

Mr. Dakak stated that they moved here because of the view of Schooley's Mountain and believed that this garage will be placed right in the open area obscuring his view. He asked that the Board consider not approving breaking code to preserve his and other neighbor's views.

It was noted by a Board member that the size and placement is not going against code, it just the second floor that's against our zoning ordinance. If we denied his second floor he could still build his garage with the same height and placement.

Attorney Bryce explained that the issue is the limitation of one story while the height is compliant with an accessory structure so a one story accessory building can be 24' tall.

Mr. Connelly stated that this isn't that large as every tree is much taller than that and the homes on Windsor are all very elevated.

It was suggested that maybe this could be in a different location and would also then be closer to neighboring homes.

Some discussion also occurred regarding an ordinance a while back that limited the square footage of accessory structures.

Engineer Quamme stated that changing the location will increase the coverage being that it would require a driveway extension. It was pointed out that before this accessory structure there is an existing 6.27% coverage and the proposed moves 9.23% and accessory structures include decks, patios, etc but this ordinance was not in place at the time of development.

Attorney Bryce stated that the ordinance amendment on the Township website, specifically the height being the issue,

was not signed. He recommended that before the Board votes, the application be carried to next month so that this can be researched to make sure it was approved and codified and the appropriate variances are being sought.

Chair Jewell **CLOSED TO PUBLIC**

MOTION was made by **FARINO** to approve **24-02 Brent Connelly**, B 1105.05 L 9, 19 Canterbury Ln – Garage – Use, Variance Preliminary and Final Major Site Plan be carried to July 15, 2024 at 7pm.

SECONDED: WATTERS

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

Opposed: None

Abstain: None

[Mr. Connelly rejoined the meeting at 8:26p]

Chair Jewell **OPENED TO PUBLIC**

Chair Jewell **CLOSED TO PUBLIC**

DISCUSSION/CORRESPONDENCE: None

It was mentioned that Borealis was going to be submitting a solar application and requested to implementing the tree re-planting plan.

The Zoning Office requested they make application to the Board and also rectify the lighting concerns as well.

OLD BUSINESS: None

NEW BUSINESS: None

INVOICES: None

Chair Jewell requested that Attorney Bryce provide a refresher more for the Alternates the difference between a bulk and “D” variance.

Attorney Bryce stated that as a combined board there are 9 members and alternates but for a “d” use variance the Class I and III members must step down leaving 7 members with a 5 positive vote requirement. For a bulk “c” or dimensional variance, the full 9 member board can vote with a majority being 5 members and considered a quorum.

MOTION was made by **CREEDON** to adjourn the meeting at 8:41 PM.

SECONDED: WAEGENER

Respectfully submitted,

JoAnn Griffith, Clerk