

MANSFIELD TOWNSHIP LAND USE BOARD
AUGUST 19, 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:

Mr. Wielgus noted that he did not make the motion for the Weathertite Solutions application.

Clerk Griffith will review the audio and correct the minutes.

MOTION was made by **HAYES** to approve the **minutes** of the **July 15, 2024** meeting.

SECONDED: WAEGENER.

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

Opposed: None

Abstain: Creedon

APPLICATIONS:

24-03 Weathertite Solutions, 1509 L 7.02, 502 Route 57 – Site Plan

[Farino and Hayes left the room]

Attorney Bryce swore in Jeff Gargiulo, owner and Wayne Ingram, PE

The Board secretary and attorney confirmed noticing was satisfactory.

Attorney Lowcher stated that this is a Preliminary and Final Site Plan, Use and bulk variance application. He stated this was the former Brothers nursery which is approved by a few outbuildings and a residence which has existed for at least 40 years. The proposal is to remove the nursery building and replace it with a one story

building for an office and equipment storage for the applicants roofing business while keeping the existing residence.

Attorney Lowcher stated that the application was deemed complete in July with completeness waivers for a few items which have been provided.

Engineer Ingram stated his qualifications as a professional planner and engineer which the board accepted.

Attorney Lowcher was very appreciative that Board Engineer Quamme and the applicants engineer were able to resolve a number of items very efficiently.

Engineer Ingram displayed Exhibit A1 – colorized rendering of submitted site plan and described the site and surrounding properties.

Engineer Ingram displayed Exhibit A2 – alternate plan

Engineer Ingram stated that this plan has some widened access drives for extra swing room but does not meet the 24 ft township requirement which would cause an additional impervious coverage variance and potentially make it appear as if its two-way traffic flow.

Engineer Ingram went through went through the requested variances and addressed Engineer Quamme’s comments.

Engineer Quamme asked about the layout of the building and if it was one story or two story.

Engineer Ingram stated that this is a one story building with a staircase going up to a storage loft. This building will contain trucks and equipment, a bathroom and an office.

Chair Jewell **OPENED TO PUBLIC**

Attorney Bryce swore in Carole and John Thompson, neighbors

Ms. Thompson posed several questions regarding building signs, noise, number of employees, outside storage and the grade eroding behind the building in the back corner and fencing.

Engineer Ingram stated the building sign is 50” wide x 95” long, they will comply with the Township noise ordinances and confirmed other than employee vehicles there would be nothing stored outside of any buildings.

The Weathertite owner confirmed that they would take a look at it the back corner grading by the existing storage building to see if anything should be done and also agreed to replace all of the existing 8 ft fence for look consistency and instead of the required 25 ft buffer which is not doable.

Chair Jewell **CLOSED TO PUBLIC**

MOTION was made by **CREEDON** to approve **24-03 Weathertite Solutions**, 1509 L 7.02, 502 Route 57 – Site Plan version with the 16ft drive aisle granting the following design waivers, use and other bulk variances as discussed.

SECONDED: REAGLE

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

Opposed: None

Abstain: Farino, Hayes

RESOLUTIONS:

Ariya Realty, B 1102 L 4.02, 201 Route 57 - Approval Extension

MOTION was made by **JEWELL** to approve **Ariya Realty, B 1102 L 4.02, 201 Route 57 - Approval Extension.**

SECONDED: FELLER

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

Opposed: None

Abstain: Creedon

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

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

SECONDED: FELLER

Those in favor: Reagle, Feller, Watters, Jewell

Opposed: None

Abstain: Creedon

Engineer due to upcoming application Conflict of Interest

MOTION was made by **HAYES** to appoint **Paul Fox of Apgar Associates** as **Board Conflict Engineer** for the remaining of 2024.

SECONDED: CREEDON

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

Opposed: None

Abstain: None

DISCUSSION/CORRESPONDENCE: None

OLD BUSINESS: None

INVOICES:

<u>Murphy McKeon</u>			
Inv #188413	General - Stormwater		\$ 407.75
Inv #188416	WalMart		\$ 932.00
Inv #12850	Connelly		\$ 420.00
Inv #12851	Giant Gymnastics		\$ 525.00
Inv #12852	Jackston St - Concept Plan Mtg		\$ 270.00
Inv #12853	Meadows		\$ 60.00
Inv #12854	WalMart		\$ 45.00
Inv #13047	Ariya Realty		\$ 60.00
Inv #13048	Connelly		\$ 150.00
Inv #13049	Meadows		\$ 150.00
Inv #13050	General (July)		\$ 30.00
Inv #13051	Weathertite		\$ 195.00
	TOTAL		\$ 1,320.00
<u>Colliers Engineering</u>			
Inv #0000952387	Stormwater Control Master Plan		\$ 127.50
Inv #0000952396	Giant Gymnastics		\$ 405.00
			\$ 532.50
	GRAND TOTAL		\$ 1,852.50

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, Creedon, Cruets, Feller, Jewell

Opposed: None

Abstain: None

NEW BUSINESS:

Chair Jewell noted a Star Ledger article that towns can not limit home ownership of age restricted communities.

Attorney Bryce explained that it means a municipality can not establish an ordinance limiting ownership in a 55 plus community based on age. The community can restrict occupancy to only those that meet the age threshold.

MOTION was made by **FARINO** to adjourn the meeting at 8:57 PM.

SECONDED: FELLER

Respectfully submitted,

JoAnn Griffith, Clerk