

**MANSFIELD TOWNSHIP LAND USE BOARD
OCTOBER 20, 2025
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 Daily Record;
3. Publishing on the Township web site
4. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
5. filing said notice with the Township Clerk.

Pledge of Allegiance was recited by all.

Roll Call

Present: Farino, Hayes, Reagle, Wielgus, Feller, Cruts, Creedon, Jewell

Alternates present: Watters, Connelly

Absent: Waegener

Also present: Engineer Quamme, Attorney Bryce

MINUTES:

MOTION was made by **HAYES** to approve the **minutes** of the **August 18, 2025** meeting.

SECONDED: FELLER

Those in favor: Farino, Hayes, Reagle, Feller, Creedon, Watters, Jewell

Opposed: None

Abstain: Wielgus, Cruts

RESOLUTIONS: None

APPLICATIONS:

Chair Jewell stated that the applicant has requested this hearing be carried to November 17.

LUB-25-02 Michael Bollard, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/Use Variance

Engineer Quamme stated that this application is now complete with the latest submission. The only item that still needs a waiver is the Wetlands delineation and based on the NJ DEP map

they provided showed the Wetlands are significantly far away and suggest the Board could grant that waiver.

Attorney Bryce stated that there will be no further notice and this will be heard on November 17

MOTION was made by **CREEDON** to deem **LUB-25-02 Michael Bollard**, B 1510 L 4 – 781 Route 57 – Preliminary & Final Site Plan/Use Variance **COMPLETE** granting the waiver for the Wetlands Delineation.

SECONDED: WATTERS

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

Opposed: None

Abstain: Farino, Hayes

LUB-25-03 Annual, Perennials & More LLC, B 1501 L 3 – 495 Route 47 - Preliminary & Final Site Plan

Chair Jewell stated that the applicant has requested this hearing be carried to November 17.

MOTION was made by **JEWELL** to deem **LUB-25-03 Annual, Perennials & More LLC**, B 1501 L 3 – 495 Route 47 - Preliminary & Final Site Plan **INCOMPLETE**.

SECONDED: CRUTS

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

Opposed: None

Abstain: Farino, Hayes

LUB-25-04 Daniel Van Luvender, B 1805 L 7 – 125 Allen Rd – Pool/Poolhouse Setback Variance

[Chair Jewell stepped down due to a conflict and Vice Chair Creedon took over the meeting]
[Alternate Connelly stepped in for Mr. Creedon]

Engineer Quamme stated that if the Board is inclined to grant the waiver for providing architectural drawings then the application can be deemed completed with the granted waiver.

MOTION was made by **HAYES** to deem **LUB-25-04 Daniel Van Luvender**, B 1805 L 7 – 125 Allen Rd – Pool/Poolhouse Setback Variance **COMPLETE**.

SECONDED: FELLER

Those in favor: Farino, Hayes, Reagle, Wielgus, Feller, Cruts, Creedon, Connelly, Watters

Opposed: None

Abstain: None

Attorney Bryce swore in Daniel and Susan Van Luvender, owners

Ms. Van Luvender stated that they submitted permits for a poolhouse with a 5' rear property

line instead of the 18' because they are limited on space because of the septic turkey mound required last year. She stated that they did not want to pay for architectural drawings unless they knew they would be granted variance approval.

It was noted that the size of the accessory structure is larger than allowed to which they could either reduce the size slightly or add that to the variances requested.

Mr. Van Luvender confirmed that the septic was recently done without the poolhouse included.

Engineer Quamme stated that an existing and proposed coverage calculation was not provided so there may be an additional variance required. There is also the impervious coverage and whether that will require a variance. At this time the Board is unable to vote unless they know all of what is being voted for.

Mr. Van Luvender stated that they are having drains put it since there has been drainage issues with the neighbor.

Engineer Quamme stated that drainage and hardscaping details need to be included on the plans along with the accessory structure coverage, not including principal structure or driveway, and impervious coverage calculations of everything needs to be included.

The Van Luvender's requested an adjournment to the November 17 meeting.

MOTION was made by **HAYES** to grant adjournment of the **LUB-25-04 Daniel Van Luvender, B 1805 L 7 – 125 Allen Rd – Pool/Poolhouse Setback Variance** to the November 17 meeting at 7:30pm.
All Eligible members voted in favor

Attorney Bryce stated that this application is being carried by the Board at the request of the applicant to the November 17 meeting at 7:30pm without further notice.

[8:09pm All members resumed their original positions]

Chair Jewell **OPENED THE MEETING TO THE PUBLIC**

Mr. Matt Psorecki began talking about issues with APM.

Attorney Bryce stated that the Board can not entertain this as we have an active application in front of us.

Chair Jewell **CLOSED THE MEETING TO THE PUBLIC**

OLD BUSINESS:

Mr. Cruts asked about the Mt. Bethel Church since the minutes did not have an answer as to what's being done with it.

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

SECONDED: WATTERS

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

Opposed: None

Abstain: None

A Board member asked what the proper response to the social media posting regarding the 2000 homes on the Donaldson property is.

It was confirmed that the Township was required to provide a plan to the State as part of the Fair Share Housing Act. There are 3 sites that are in the MUA service area and Planning zone which is the criteria the Act requires. The Township is not taking over anything nor are these property owners selling these properties for development.

Ms. Thompson asked why after looking at the Zoning Reports but neither the Land Use Board or Township Committee do anything.

Chair Jewell stated that this Board does not have enforcement responsibility.

MOTION was made by **HAYES** to adjourn the meeting at 8:20 PM

SECONDED: FELLER

Respectfully submitted,

JoAnn Griffith, Clerk