

**MANSFIELD TOWNSHIP LAND USE BOARD
APRIL 20, 2026
MINUTES**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **Secretary Griffith** at 7:37 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.

Attorney Bryce administered oaths to the two Alternate members that were not previously present.

Roll Call

Present: Connelly, Hayes, Watters, Wielgus, Feller, Waegener, Cruts, Creedon

Alternates present: Harrington, Woodhour, Papas

Absent: Jewell

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 **March 16, 2026** meeting.

SECONDED: CONNELLY

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

Opposed: None

Abstain: Harrington

RESOLUTIONS: None

APPLICATIONS: None

Some discussions occurred regarding Highlands with relation to the pending Carey Subdivision application.

OLD BUSINESS: None

NEW BUSINESS:

Ordinance 010-2026 Indirect Heat Exchangers – Master Plan Consistency Review

Co-Chair Creedon stated that all of the comments from last month’s review after introduction appear to have been incorporated.

Mr. Connelly stated that Attorney Bryce has some suggestions to make the ordinance stronger which were also incorporated.

MOTION was made by **CONNELLY** that the Board found Ordinance 010-2026 Indirect Heat Exchangers to be consistent with the Master Plan

SECONDED: HAYES

Those in favor: Connelly, Hayes, Watters, Wielgus, Feller, Cruts, Waegener, Creedon, Harrington

Opposed: None

Abstain: None

Ordinance 011-2026 Short Term Rental Ordinance – Master Plan Consistency Review

Attorney Bryce stated that there is currently an ordinance on the books regarding short term rentals and suggested this is consistent with the Master Plan.

MOTION was made by **HAYES** that the Board found Ordinance 011-2026 Short Term Rental to be consistent with the Master Plan

SECONDED: WAEGENER

Those in favor: Connelly, Hayes, Watters, Wielgus, Feller, Cruts, Waegener, Creedon, Harrington

Opposed: None

Abstain: None

Mr. Hayes stated that the Township Committee wishes to prohibit Data Centers in Mansfield and wishes for consensus by the Board.

Some discussion occurred regarding the reasons behind why we would prohibit Data Centers. It was explained that they use a lot of water and electricity.

MOTION was made by **CRUTS** to have the Planner review the viability of Data Centers here in Mansfield and recommendation for prohibition desired by the Township Committee with regards to a Master Plan Amendment proposed ordinance language.

SECONDED: CREEDON

Those in favor: Connelly, Hayes, Watters, Wielgus, Feller, Waegener, Cruts, Creedon, Harrington

Opposed: None

Abstain: None

Co-Chair Creedon **OPENED to the PUBLIC**

MOTION was made by **HAYES** to adjourn the meeting at 8:16 PM.

Respectfully submitted,

JoAnn Griffith, Clerk