

MANSFIELD TOWNSHIP LAND USE BOARD
JUNE 15, 2026
MINUTES

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **Secretary Griffith** 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: Connelly, Hayes, Watters, Feller, Waegener, Cruts, Creedon, Jewell

Alternates present: Harrington, Woodhour, Papas

Absent: Wielgus

Also present: Attorney Bryce, Engineer Quamme, Planner Fernandez

Pledge of Allegiance was recited by all.

MINUTES:

MOTION was made by **FELLER** to approve the **minutes** of the **May 18, 2026** meeting.

SECONDED: CONNELLY

Those in favor: Connelly, Watters, Feller, Waegener, Harrington, Jewell

Opposed: None

Abstain: Hayes, Cruts, Creedon

RESOLUTIONS:

26-02 Melissa Carey, B 501 L 3.01 – 675 Jackson Valley Rd – Minor Subdivision and Variance(s)

Attorney Bryce stated that the version on the dias include conditions L – Soil Importation Application and M – Grading plan which the applicant has agreed.

A question arose regarding the Highlands Act Exemption #4 that was granted by Highlands/NJ DEP.

Engineer Quamme explained that this exemption is for a site plan that has proposed improvements that meets the 125% impervious coverage.

MOTION was made by **JEWELL** to approve **26-02 Melissa Carey**, B 501 L 3.01 – 675 Jackson Valley Rd – Minor Subdivision and Variance(s)

SECONDED: WATTERS

Those in favor: Connelly, Watters, Feller, Waegener, Harrington, Jewell

Opposed: None

Abstain: Hayes, Cruts, Creedon

APPLICATIONS:

26-03 Luna Farms/Tranquil Horizons, B 1204 L 11, 269 Hazen Rd – Site Plan/Use Variance

Engineer Quamme briefly reviewed his May 29, 2026 completeness review and stated that some items still need to be provided and noted some items could be considered a waiver if applicant requested them.

A question was raised regarding the existing zoning violations and lawsuit.

Attorney Bryce stated that that is an enforcement issue and the applicant is entitled to application to apply for this use that is within the Board's jurisdiction.

MOTION was made by **CREEDON** to deem **26-03 Luna Farms/Tranquil Horizons**, B 1204 L 11, 269 Hazen Rd – Site Plan/Use Variance - **INCOMPLETE**

SECONDED: WATTERS

Those in favor: Watters, Cruts, Creedon Feller, Waegener, Harrington, Jewell

Opposed: None

Abstain: Hayes, Connelly

26-04 Joseph Bonnano & Michael Nigro, B 1508 L 1, 680 Rt. 57 – Site Plan/Use Variance

Engineer Quamme briefly renewed his completeness review and stated that some items still need to be provided and noted some items could be considered a waiver if applicant requested them.

MOTION was made by **FELLER** to deem **26-04 Joseph Bonnano & Michael Nigro**, B 1508 L 1, 680 Rt. 57 – Site Plan/Use Variance - **INCOMPLETE**

SECONDED: WATTERS

Those in favor: Watters, Cruts, Creedon Feller, Waegener, Harrington, Jewell

Opposed: None

Abstain: Hayes, Connelly

26-05 Charles Matarazzo, B 2711 L 1, Adams St. & Harrison Ave. – Variance – New Single Family Dwelling

Engineer Quamme briefly reviewed his completeness review dated June 11, 2026 stating that there are some outstanding items and will need to request any waivers in writing. He noted

that it is difficult to tell from the application if the well is already installed so they need to provide either the certification of installation or WC Health Department approval.

MOTION was made by **HAYES** to deem **26-05 Charles Matarazzo**, B 2711 L 1, Adams St. & Harrison Ave. – Variance – New Single Family Dwelling – **INCOMPLETE**

SECONDED: WAEGENER

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

Opposed: None

Abstain: None

26-06 Charles Matarazzo, B 2710 L 1, Adams & Jackson St – Variance – New Single Family Dwelling

Engineer Quamme stated that the same applies to this application. He also noted this application will also have to provide a WC Planning Board application since it fronts on a County road.

MOTION was made by **WATTERS** to deem **26-06 Charles Matarazzo**, B 2710 L 1, Adams & Jackson St – Variance – New Single Family Dwelling – **INCOMPLETE**

SECONDED: CREEDON

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

Opposed: None

Abstain: None

OLD BUSINESS:

Clerk Griffith stated that an ordinance has been adopted increase Land Use Board escrow fees.

NEW BUSINESS:

Ordinance 019-2026 Master Plan Consistency Review

Attorney Bryce stated that this consistency review is for the ban of Data Centers. At the last meeting the Board approved the amendment to the Master Plan to prohibit Data Centers and now the request is to determine if this ordinance is consistent with the Master Plan.

MOTION was made by **WATTERS** that the Board found Ordinance 019-2026 Data Center Prohibition to be consistent with the Master Plan

SECONDED: HAYES

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

Opposed: None

Abstain: None

DISCUSSION/CORRESPONDENCE:

Chair Jewell **OPENED TO THE PUBLIC**

Engineer Quamme met with their Engineer and while it meets the minimum NJ DOT requirements it does not meet the desired site distance. They are working on re-scheduling a meeting with JCP&L which he will keep following up on so this doesn't drag on.

INVOICES:

Inv #215216	General (April)	\$146.25
Inv #215217	Carey	\$1,803.75
Inv #215223	Meadows Inspections	\$750.00
Inv #215224	Popeyes	\$48.75
Inv #215225	Ariya/Dunkin Inspections	<u>\$48.75</u>
	TOTAL	\$2,797.50

Inv #17321	Carey	\$297.50
Inv #17322	General Meetings & Admin (May)	\$120.00
Inv #17323	Tranquil Horizons	<u>\$87.50</u>
	TOTAL	\$505.00

Inv #1125524	WP USA	\$525.00
Inv #1185105	Affordable Housing/Master Plan	<u>\$2,044.73</u>
TOTAL		\$2,569.73

GRAND TOTAL	\$5,872.23
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SECONDED: CREEDON

A Board member questioned what recourse there is for unpaid escrow.

Attorney Bryce stated from the Board's perspective there is none.

It was asked if the Zoning Officer could show up at our meeting at least once a month.

Attorney Bryce stated that he is not employed by the Board and we have nothing to do with complaints. It was suggested that anyone can call or email him at anytime.

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

Respectfully submitted,

JoAnn Griffith, Clerk