MANSFIELD TOWNSHIP LAND USE BOARD
NOVEMBER 23, 2026 – 7:30pm
REGULAR MEETING AGENDA

Official notice of the time, date and location of this regular public meeting, where formal action may or may not be taken, was given by publication in The Express Times. In addition, notice of this meeting was posted on the bulletin board in the Municipal Building, publishing on the Municipal web site, and given to the Township Clerk.

AGENDA

1. Call to Order
2. Sunshine Act
3. Roll Call
4. Pledge of Allegiance
5. Approval of Minutes – September 21, 2026
6. **Resolutions**
   LUB-25-03 Annual, Perennials & More LLC – 495 Route 47 - Preliminary & Final Site Plan – Denial without Prejudice
7. **Applications**
   - **26-10 Christoper Slomkowski**, B 1601 L 4.01/4.02, 201 Main St – Lot Line Adjustment – Completeness Only
   https://drive.google.com/drive/folders/1-YUaoBneZVTOlgLZxYqjD3woxi95GID3?usp=sharing

   - **Axis Lighting**, B L, 555 Route 57 – Waiver of Site Plan

   - **26-11 Charles Matarazzo,** B 2711 L 13, Clinton Ave – Variance – New Single Family Dwelling – **Completeness & Possible Hearing**
   https://drive.google.com/drive/folders/1P7z6-xNE2IcVHCyOb3OjuCg_5_QI8ITD?usp=sharing

   - **26-06 Charles Matarazzo**, B 2710 L 1, Adams & Jackson St – Variance – New Single Family Dwelling - **Completeness & Possible Hearing (notice carried from July 20, August 17 and September 21, October 19)**
   https://drive.google.com/drive/folders/1rWTUneF7bT4Y9rFjLWjc9oA39zRfRR2X?usp=sharing

   - **26-03 Tranquil Horizons**, B 1204 L 11, 269 Hazen Rd – Use Variance Only - **Completeness & Possible Hearing**
   https://drive.google.com/drive/folders/10CySw2shii_gU2diJrOF21LM6WH38sq4?usp=sharing

   - **26-09 Rockland APV**, V 1001.01 L 3.01 – 160 O'Brien Rd – Use Variance/Site Plan – **Completeness & Possible Hearing**
   https://drive.google.com/drive/folders/1WG5ZGYFtuHs7wypABqt2ltZwqgLzBpzp?usp=sharing

8. Old Business
9. New Business
10. Open to the Public for Items Not on the Agenda
11. Discussion/Correspondence
    - 2027 Professional RFPs
    - September Zoning Report
    - October Zoning Report
12. Invoices
13. Adjournment – 11:00 PM

THE ORDER OF THE MEETING TO BE SET BY THE BOARD CHAIRMAN