MANSFIELD TOWNSHIP LAND USE BOARD
SEPTEMBER 21, 2026
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: Connelly, Hayes, Watters, Wielgus, Feller, Waegener, Cruts, Creedon, Jewell
Alternates present: Harrington, Woodhour, Papas
Absent: none

Also present: Attorney Bryce, Engineer Quamme

Pledge of Allegiance was recited by all.

An announcement was made that the continued hearing for **26-04 Joseph Bonnano & Michael Nigro**, B 1508 L 1, 680 Rt. 57 – Site Plan/Use Variance will have to be re-scheduled for October 19 with no further notice at a larger location to be determined, possibly Mansfield Elementary School.

MINUTES:
Clerk Griffith noted that the time was corrected to 7:38pm and the first sentence under the LUB-26-04 Self Storage application needs some adjustment.

Mr. Connelly suggested the minutes be available two weeks prior to the meeting to have ample time to review.

MOTION was made by **HAYES** to approve the **minutes** of the **August 17, 2026** meeting, as corrected.
SECONDED: CRUTS
Those in favor: Connelly, Hayes, Watters, Wielgus, Feller, Waegener (tape certification on file), Cruts, Jewell
Opposed: None

Abstain: Creedon

RESOLUTIONS:
24-01 Giant Gymnastics, B 1301 L 3.04 QFarm, Blau Rd. – Preliminary and Final Major Site Plan

MOTION was made by **CRUTS** to approve **24-01 Giant Gymnastics,** B 1301 L 3.04 QFarm, Blau Rd. – Preliminary and Final Major Site Plan
SECONDED: HAYES
Those in favor: Connelly, Hayes, Watters, Wielgus, Feller, Waegener (tape certification on file), Cruts, Creedon, Jewell
Opposed: None
Abstain: None

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

Chair Jewell announced that this application is being carried to October 19 with no further notice.

OLD BUSINESS:
A observation was made that the August zoning report in the first paragraph has APM with a court date of July 28 with no update on this report dated September 4.

Chair Jewell **OPENED TO THE PUBLIC**

Ms. Carol Thompson, 510 Route 57, asked for assistance from the Land Use Board's Attorney since Township Attorney Lavery states he does not agree. She explained that the Resolution the Board developed requires NJ Cars must keep all cars and activities behind the fence.

Attorney Bryce stated that he is not familiar with what has been said or what the Board can do.

Chair Jewell **CLOSED TO THE PUBLIC**

NEW BUSINESS: None

DISCUSSION/CORRESPONDENCE:
- NJ Planner
- August Zoning Report

INVOICES:

Boswell Engineering				
Inv 217722		Rockland APV		$390.00
Inv 217731		Matarazzo #1		$585.00
Inv 217732		Matarazzo #2		$585.00
Inv 217733		Guaman		$585.00
Inv 217734		Bonanno Self Storage		$5,021.25
Inv 217735		V20 Energy		$195.00
Inv 217741		Meadows at Mansfield Inspections		$487.50
Inv 217742		Giant Gymnastics		$48.75
	TOTAL			**$7,897.50**
Murphy McKeon				
Inv 17833		Bonanno Self Storage		$735.00
Inv 17834		Connelly		$17.50
Inv 17835		Giant Gymnastics		$35.00
Inv 17836		Matarazzo #1		$157.50
Inv 17837		Meetings & Administration		$40.00
Inv 17838		Rockland APV		$17.50
Inv 17839		Tranquil lHorizons		$140.00
Inv 17840		V20 Energy		$192.50
	TOTAL			**$1,335.00**
	GRAND TOTAL			**$9,232.50**

MOTION was made by **HAYES** to authorize payment by the Township Committee for the invoices submitted by the professionals.
SECONDED: CREEDON
Those in favor: Connelly, Hayes, Watters, Wielgus, Feller, Waegener, Cruts, Creedon, Jewell
Opposed: None
Abstain: None

Chair Jewell asked how close Matarazzo is to appearing.

Chair Quamme stated that technically that have not provided the required architectural drawings just standard pole barn plans with no division of rooms. He has decided he'll let the Board decide whether they believe whether what's been submitted is sufficient.

MOTION was made by **HAYES** to adjourn the meeting at 7:51 PM.

Respectfully submitted,

JoAnn Griffith, Clerk