

Township of Mansfield
Joint Land Use Board Meeting
February 27, 2023

The regular meeting of the Joint Land Use Board was held on the above shown date with the following in attendance: Vice-Chairman William Tahirak, Douglas Borgstrom, Colleen Herbert, Jeffrey Grouser, Frank Pinto, Carl Schwartz, Joseph Broski, Deputy Mayor Sisz and Maureen Villegas. Chairman Scott Preidel, Ralph Wainwright and Rudy Ocello were not in attendance. Attending by way of Zoom was Attorney Kelsey McGuckin-Anthony. Also in attendance was Land Use Coordinator Ashley Jolly. Secretary Linda Semus was not in attendance. The following Opening Statement read by Land Use Coordinator Jolly.

“The notice requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was published on January 12, 2023. Said Notice was published in the Burlington County Times and Trenton Times, filed with the Clerk of the Township of Mansfield and posted on the official website of the Township of Mansfield. Notice of which contained the date, time, and purpose of this meeting stating that formal action will be taken.

Everyone in attendance took part in the salute to the flag.

MINUTES: January 23, 2023

A motion was offered by Colleen Herbert and second by Frank Pinto to approve the minutes of January 23, 2023. Motion was carried on a Roll Call Vote, recorded as follows:

AYE: Herbert, Pinto, Tahirak, Borgstrom, Schwartz, Broski, Villegas
NAY: NONE **NOT VOTING:** Grouser, Sisz
ABSENT: Preidel, Wainwright, Ocello

RESOLUTIONS

Resolution 2023-1-4: Resolution of the Township of Mansfield joint Land Use Board denying use variance relief and site plan waiver for the purpose of adding a leased parking area for dump trucks to an existing gasoline station at the property known and designated as Block 24, Lot 42.04, 3146 Route 206.

A motion was offered by Douglas Borgstrom and second by Frank Pinto to accept the above resolution. Motion carried on a Roll Call Vote, recorded as follows:

AYE: Borgstrom, Pinto, Herbert, Schwartz, Broski, Villegas, Tahirak
NAY: NONE **NOT VOTING:** Grouser, Sisz
ABSENT: Preidel, Wainwright, Ocello

Resolution 2023-1-5: Resolution of the Township of Mansfield Joint land Use Board deny Use variance relief to develop a 9-acre tract for a truck business at the property known and designated as Block 6.01, Lots 1.15, 1.16, 1.17, 220-240 White Pine Road

A motion was offered by Frank Pinto and second by Colleen Herbert to accept the above resolution. Motion carried on a Roll Call Vote, recorded as follows:

AYE: Pinto, Herbert, Borgstrom, Schwartz, Broski, Villegas, Tahirak
NAY: NONE **NOT VOTING:** Grouser, Sisz
ABSENT: Preidel, Wainwright, Ocello

APPLICATION:

APPLICANT IS ASKING FOR A CONTINUANCE ON THIS APPLICATION:

Applicant: Nicolas & Lisa Vrettos

Location: Block 24, Lots 37 & 38.03 - 131 Public Road

Application for Minor Subdivision with Bulk and Use Variances

Attorney McGuckin-Anthony, appearing on Zoom, explained the request for an adjournment to amend the application based on the most review letter submitted by the Board's Engineer, Mr. Fox. They are requesting a continuance to the March 27th meeting.

A motion was offered by Frank Pinto to approve the request for a continuance.

Chairman Tahirak questioned whether this would be their last request as other extensions had been granted.

Attorney McGuckin-Anthony felt it would be up to the board as there is nothing preempting them from not asking although the board has the power to deny such an adjournment request. This request is being asked as result of the review letter issued on February 23rd wherein the issue was raised on deed restriction as per a prior resolution by the former Planning Board of Mansfield Township. No further adjournment requests are anticipated at this time.

The motion by Frank Pinto was second by Mr. Broski to grant an adjournment to this application until the next JLUB meeting in March. The motion was carried on a Roll Call Vote, recorded as follows:

AYE: Pinto, Sisz, Borgstrom, Grouser, Herbert, Schwartz, Broski, Villegas, Tahirak
NAY: NONE **NOT VOTING:** NONE
ABSENT: Preidel, Wainwright, Ocello

Attorney McGuckin-Anthony noted that, since this application is adjourned, there will be no new notice required by the applicant and the Land Use Board will hear this matter on March 27, 2023 at their next scheduled meeting to be held at 7PM.

COMMENTS FROM THE BOARD

Frank Pinto questioned the status of the Master Plan Re-Examination. Although Planner Ed Fox is not in attendance at this meeting, last month he said he was waiting for instruction from the Township Steering Committee. **Mr. Pinto** asked if the Steering Committee had been appointed and if there has been any movement on it at all.

Deputy Mayor Sisz said a Steering Committee has been appointed and a meeting will be held on April 4th. **Mr. Pinto** was concerned as he felt it was taking a while to get this moving. He felt that, since a Committee was appointed and a meeting is scheduled, this is good news.

Doug Borgstrom said he had a meeting with **Administrator Fitzpatrick** and **Doug Johnson from RVE** regarding the Celestial Church of Christ on the Hedding Road. The approval was granted in 2009. **Mr. Borgstrom** felt there should be some type of mechanism to establish periods a developer has to meet. Although they have met some of their requirements with bond reductions, there is still no roadway or fire hydrants as per their plan. They did some storm water work but the site is so overgrown, it is hard to tell what was done. Since we have had a couple of projects in town which have been incomplete on for quite a long time, we need to see if there is a way we can come up with enforcement procedures to make sure things happen in a timely manner. Public safety should be a priority, especially to make sure there is an access to the property, specifically for the Fire Department, Police and the EMS.

Mr. Borgstrom referred to the ADWAH project on Route 206 brought before this board for a Zoning violation because of neighbor's complaints of parking on the lawn. The applicant had appeared before the board for site plan approval for parking, storm water management, etc. They haven't completed this approval although they have obtained construction permits for the building alterations. He was concerned that they will get a CO for the building although they have not fixed the parking problem, which brought them to the board. He felt there should be something the Board can do to usher people toward compliance in a timely manner.

Mr. Borgstrom indicated that these are two issues of many that exist through the township. He felt they should be fixed when we have the option.

Mr. Borgstrom referred to a complaint from a resident about Manheim cutting down trees or altered the buffering. Although applicants go through the procedure of completing site work and having inspections, there is no follow through once this happens and they receive a CO unless we get complaints. Mr. Borgstrom felt there should be annual inspections to follow through with the approvals granted. In addition, he would recommend annual fees to cover such inspections.

Colleen Herbert felt there are no checks and balances and she had brought this before the committee at their last meeting. She hoped the Committee would act on this sooner rather than later. Mr. Borgstrom stressed on the need for the developers to keep the properties the way they promised to do it.

Frank Pinto questioned the status of the day care on Route 206, which is just sitting vacant. Deputy Mayor Sisz said that he rumor is that the property has been sold. It appears they have done nothing since our meeting. Mr. Pinto was concerned that it is an open structure, which may be a safety issue. Doug Borgstrom informed the Board that the Construction Official had visited the site and it is secure. These concerns are to be forwarded to the Committee for consideration.

With no more comments from the Board, this part of the meeting concluded.

COMMENTS FROM THE PUBLIC

Bob Tallon, 2454 Axe Factory Road, appeared, not as a Committeeman, but as a citizen. He was present because of his interest in the Master Plan. He has no role in the Master Plan and wants to speak as a citizen to bring forth some concerns. He said he is a member of the Grange, a local organization that has the right to send a concern to the Head Grange. He has presented a document for the local Grange to send to the Head Grange of the State concerning water allocation and what it has to do with farmland. His concern is that we have many farms in our town and, if all of our water allocation is used up and our farmers are planning to irrigate, this would be a big concern. Mr. Tallon felt we should have something in our Master Plan to insure farmers there will be enough water left in our allocation to allow them to irrigate. Mr. Tallon also felt there is something in our Master Plan to prevent another landfill in our town. He presented his document to the township for consideration in the Master Plan Re-evaluation.

The attorney felt this portion of the meeting is for comments, not presentation of documentation and advised him to send this document to members of the board as well as the Steering Committee and the Township Committee.

With no more comments from the public, this portion of the meeting was closed.

MOTION TO ADJOURN

A motion was offered by Frank Pinto and second by Colleen Herbert to adjourn. Motion carried.

Prepared by:

Respectfully submitted by:

Barbara A. Crammer
Deputy Clerk

Linda Semus
Secretary