

Township of Mansfield
Joint Land Use Board Meeting
July 24, 2023

The regular meeting of the Joint Land Use Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Jeff Grouser, Colleen Herbert, Deputy Mayor Brian Sisz, Carl Schwartz, Joseph Broski, Rudy Ocello, and Maureen Villegas. Douglas Borgstrom, Frank Pinto and Ralph Wainwright were not in attendance. Professionals in attendance were Attorney Patrick Varga and Planner, Ed Fox, Planner. Also in attendance were Secretary Linda Semus and Deputy Clerk Barbara Crammer. The following Opening Statement read by Secretary Semus.

“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: June 26, 2023

A motion was offered by Deputy Mayor Sisz and second by Chairman Preidel to approve the minutes of the June 26, 2023 meeting. Motion carried on a Roll Call Vote, recorded as follows:

AYE: Sisz, Preidel, Schwartz, Broski
NAY: None ABSTAIN: None
NOT VOTING: Grouser, Herbert, Ocello, Villegas
ABSENT: Borgstrom, Pinto, Wainwright

MEMORIALIZATION OF RESOLUTIONS

RESOLUTION 2023-6-13: Atlantic Homes, Block 26, Lots 201 and 2.03, 364 & 372 New York Avenue. Approving Extending Approvals Granted Pursuant to Resolution 2022-02-02 to July 27, 2023.

(A copy of this resolution is spread on the following pages.)

A motion was offered by Joseph Broski and second by Chairman Preidel to memorialize the foregoing resolution. Motion carried on a Roll Call Vote, recorded as follows:

AYE: Broski, Preidel, Sisz, Schwartz
ABSTAIN: Grouser, Herbert, Ocello, Villegas
ABSENT: Borgstrom, Pinto, Wainwright
NAY: None

RESOLUTION 2023-6-14: Brad Steever, Bock 16, Lot 10.01, 854 Bordentown Road, Granting Variances to Allow Construction of a Residential Accessory Garage

(A copy of this resolution is spread on the following pages.)

A motion was offered by Deputy Mayor Sisz and second by Chairman Preidel to memorialize the foregoing resolution. Motion carried on a Roll Call Vote, recorded as follows:

AYE: Sisz, Preidel, Schwartz, Broski **NAY:** None
ABSTAIN: Grouser, Herbert, Ocello, Villegas
ABSENT: Borgstrom, Pinto, Wainwright

Resolution 2023-6-14: Mansfield Real Estate Associates, Block 65, Lots 2.01, 2.01, 3, &4 Route 130. Granting Preliminary & Final Site Plan and Use Variance for Trailer Sales, Rentals, Service & Repair Facility

A motion was offered by Chairman Preidel and Second by Joseph Broski to memorialize the foregoing resolution. Motion carried on a Roll Call Vote, recorded as follows:

AYE: Preidel, Broski, Schwartz **NAY:** None
ABSTAIN: Grouser, Herbert, Ocello, Villegas
ABSENT: Borgstrom, Pinto, Wainwright

**APPLICATION: Sara Sowards & Matthew Rutch, Block 10.08, Lot 38, 37 Greenbrook
Application for variance to install a 12 x 18 oval above-ground
swimming pool in the rear yard of an existing single-family dwelling**

Sara Sowards and Matthew Rutch were both sworn in, as the applicants. Mr. Rutch explained that they are current owners of 37 Greenbrook Drive and presented their application for a 12 foot by 18-foot oval above-ground pool. He explained they have two young children enjoying their first big family home where they have a fenced in yard with locked gates providing security.

Planner Ed Fox reviewed his report dated June 12, 2023. Although permitted in this zone, a bulk variance is required for the proposed 40.63% impervious cover where a maximum of 25% is permitted. He explained the property has an unusual shape. There is a shed on the township property with access on their property, something that existed prior to their purchase of the property. Mr. Rutch explained that, although the shed is on adjacent property, the access to the shed is on their property. He also noted that he maintains the adjacent property, which is township, owned. It would be possible to put a fence panel up to prevent access. Mr. Fox further explained that the property is in an R-1 Zone wherein 3 acres are the minimum lot size. However, the zoning was not changed when to accommodate this particular area, which has led to the need for this application. In addition, the shape of the property is extraordinary. He recommended a C-1 Bulk Variance,

A motion was offered by Deputy Mayor Sisz and second by Chairman Preidel to approve this application. Before the vote was taken, Colleen Herbert questioned whether the shed was to be removed. Mr. Fox felt individual property differences is not the Board's concern. A Roll Vote was recorded as follows:

AYE: Sisz, Preidel, Grouser, Herbert, Schwartz, Broski, Ocello, Villegas
NAY: None **ABSTAIN:** None
ABSENT: Borgstrom, Pinto, Wainwright

COMMENTS FROM THE BOARD

Chairman Preidel felt that this could be an appropriate time to nominate a Vice-chairman.

A motion was offered by **Deputy Mayor Sisz** and second by **Jeffrey Grouser** to nominate **Colleen Herbert** as Vice-Chair. This motion was carried on a Roll Call Vote, recorded as follows:

AYE: Sisz, Grouser, Preidel, Herbert, Schwartz, Broski, Ocello, Villegas

NAY: None

ABSTAIN: None

ABSENT: Borgstrom Pinto, Wainwright

Planner Ed Fox explained that the Agreement for K. Hovnanian from the 1990's was not adopted by ordinance. Thus, the properties in the Hovnanian Projects are subject to the R-1 regulations. These properties are smaller than the R-1 minimum sizes. He recommended that the K. Hovnanian project has a zone of its own. It was suggested that this be referred to the Steering Committee of the Master Plan. It was also noted that the same condition exists in Country Walk. This too should be reviewed by the Steering Committee.

With no further business, the meeting was adjourned.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Barbara A. Crammer, Deputy Clerk

Linda Semus, Secretary