

DECEMBER 4, 2006

The regularly scheduled meeting of the Mansfield Township Zoning Board of Adjustment was called to order by Chairwoman Rosemarie Hight at 7:30 PM.

The meeting was opened by stating that adequate notice of this 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 Star Gazette and The Express Times;
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.

Present: Hight, Creedon, Harris, Rosenblum, Jewell, McGuinness, Mills.

Absent: O'Kane, Smith.

Also present: Lyn Paul Aaroe, Esquire.

The Pledge of Allegiance was recited.

MOTION was made by **CREEDON** to approve the minutes of the November 6, 2006 meeting, as written.

SECONDED: HARRIS.

Voice vote: ALL IN FAVOR.

Case #Z02-08, Abram Simoff/Hal Simoff

Aaroe announced that he received a letter stating the applicant wouldn't be attending the meeting. Aaroe suggested that the applicant should be asked their intentions if they don't appear at the next meeting, and possibly withdraw the application until such time as they are ready to resume the case.

MOTION was made by **HIGHT** to grant the one month extension for Case #Z02-08, Abram Simoff/Hal Simoff to the next regular meeting, and should the applicant not appear on that evening dismiss the case without prejudice.

SECONDED: MILLS.

Those in favor: Creedon, Harris, Rosenblum, McGuinness, Mills, Hight.

Opposed: None.

Abstained: Jewell.

Case #Z06-05, Scott & Michelle Cameron

Aaroe indicated it was the same scenario as above.

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MOTION was made by **CREEDON** to grant the one month extension for Case #Z06-05, Scott & Michelle Cameron to the next regular meeting, and should the applicant not appear on that evening dismiss the case without prejudice.

SECONDED: MC GUINNESS.

Those in favor: Harris, Rosenblum, Jewell, McGuinness, Mills, Creedon, Hight.

Opposed: None.

Abstained: None.

Case #Z06-09, Omnipoint Communications (Block 101, Lot 4)

Present for the applicant: Richard Schkolnick, Esquire; Archie Dixon, RFE; Dave Collins, RFE; Anthony Suppa, P.E.; Timothy Kronk, P.P.

Entered as Exhibit A-1 – USGS topographical map showing existing and proposed Omnipoint sites with overlay showing coverage

Dixon explained the present coverage being provided by Omnipoint, and the proposed cellular coverage.

Regarding any testimony by Collins, Aaroe explained the board had heard the testimony before.

Suppa explained the location of the proposed site, and how the antenna would be added to the existing lattice tower.

Entered as Exhibit A-2 – structural report on the tower dated 11/20/06

Entered as Exhibit A-3 – aerial photograph taken 4/2/06

Kronk explained the proposed addition of the equipment, and stated a variance was needed. Kronk supported his position by relating the positive criteria, and stated there was no negative impact.

Entered as Exhibit A-4 – photographic view from driveway between Corrado's farm & 671 Mt. Bethel Road

Entered as Exhibit A-5 – photographic view from Mt. Bethel Road looking north

Entered as Exhibit A-6 – photographic view from Mt. Bethel Road near #710 looking northwest

Kronk stated the visual impact was negligible.

Joseph Wanko of 271 Mt. Bethel Road related some history behind the construction of the power line. Wanko stated he would have a view of the antenna, but agreed that it would be negligible.

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Suppa explained that the comments made in Dodge's report were no problem.

Entered as Exhibit A-7 – tax certificate showing the taxes are current

Entered as Exhibit A-8 – owner's consent dated 12/1/06

MOTION was made by **JEWELL** to grant the requested waivers for Case #Z06-09, Omnipoint Communications (Block 101, Lot 4).

SECONDED: MILLS.

Those in favor: Rosenblum, Jewell, McGuinness, Mills, Creedon, Harris, Hight.

Opposed: None.

Abstained None.

MOTION was made by **HIGHT** to deem the application for Case #Z06-09, Omnipoint Communications (Block 101, Lot 4) complete.

SECONDED: MC GUINNESS.

Those in favor: Jewell, McGuinness, Mills, Creedon, Harris, Rosenblum, Hight.

Opposed: None.

Abstained: None.

There were no questions or comments from the public.

MOTION was made by **CREEDON** to grant the use variance, bulk variance, and preliminary and final site plan approvals for Case #Z06-09, Omnipoint Communications (Block 101, Lot 4), subject to conditions.

SECONDED: HARRIS.

Those in favor: McGuinness, Mills, Creedon, Harris, Rosenblum, Jewell, Hight.

Opposed: None.

Abstained: None.

MOTION was made by **HARRIS** to adjourn the meeting at 8:35 PM.

SECONDED: MILLS.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary