

NOVEMBER 5, 2007

The regularly scheduled meeting of the Mansfield Township Zoning Board of Adjustment was called to order by Vice Chairman Robert 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 regular meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Star Gazette;
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: Jewell, Creedon, Rosenblum, Smith, McGuinness, Spender.

Absent: Hight, Harris, Mills.

Also present: Lyn Paul Aroe, Esquire; Douglas Mace, P.E.

The Pledge of Allegiance was recited.

Aroe honored former member, and past Chairman, Martin McMekin, and presented him a clock plaque.

Jewell announced that Case #Z07-01, Natural Stone Traditions, Inc. was be carried to the December 3, 2007 meeting without further notice. Also, Case #Z07-01, Dick Appleby would be carried to the December 3, 2007 meeting without further notice.

MOTION was made by **CREEDON** to approve the minutes of the October 1, 2007 meeting, as written.

SECONDED: SMITH.

Those in favor: Creedon, Rosenblum, Smith, Spender, Jewell.

Opposed: None.

Abstained: McGuinness.

Case #Z02-08, Hal Simoff

Present for the applicant: Douglas Steinhart, Esquire; Hal Simoff

Aroe explained the applicant is present in response to the letter written as instructed by the board at the last meeting. The applicant was instructed to with withdraw the application, or appear with the proper notice having been given.

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Steinhart explained they have been attempting to resolve several issues, the most important being the HMUA allocation. Steinhart stated they are progressing, and are scheduled to appear at the next HMUA meeting. Steinhart requested one additional month in order to resolve their issues. Steinhart stated the applicant has met with Mace on several occasions. Steinhart stated the property will now be included in the Township's Wastewater Management Plan area.

Aaroe indicated that he had spoken with Chairwoman Hight, and reiterated her position on the matter.

McGuinness asked what the applicant hoped to attain at the next meeting. Steinhart stated the applicant hoped to complete the case at the next meeting. Simoff explained the plans had been revised according to the comments made at the June meeting.

Mace stated without water/sewer the property doesn't meet the threshold requirements. Mace further explained that the parcel is a part of Wastewater Management area, but other properties are as well.

Aaroe stated the application was halted because of the HMUA issue, but all other issues appeared to have been resolved.

MOTION was made by **CREEDON** to carry the application for Case #Z02-08, Abram Simoff/Hal Simoff until the December 3, 2007 meeting, and for the applicant to provide notice.

SECONDED: MC GUINNESS.

Those in favor: Rosenblum, Smith, McGuinness, Spender, Creedon.

Opposed: None.

Abstained: Jewell.

McGuinness mentioned that a Township resident called her to complain about the Grandview development retention pond flooding their property.

MOTION was made by **SMITH** to adjourn the meeting at 7:55 PM.

SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
As Written