

APRIL 21, 2014

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman Ali Vaezi 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;
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: Vaezi, Mayor Tomaszewski, Watters, Spender, Hight, Sams, Keggan.

Absent: Barton, Farino, Drazek, Creedon, Hazen.

Also present: Drew DiSessa, P.E.; William Edleston, Esquire.

The Pledge of Allegiance was recited.

Regarding the minutes of the February 17, 2014 meeting, DiSessa deleted the word *indicated* from the first sentence of the fifth paragraph on page four.

MOTION was made by **HIGHT** to approve the minutes of the February 17, 2014 meeting, as amended.

SECONDED: WATTERS.

Those in favor: Watters, Spender, Hight, Sams, Vaezi.

Opposed: None.

Abstained: Mayor Tomaszewski, Keggan.

MOTION was made by **VAEZI** to approve the resolution for Case #14-01, VB Mansfield Realty, LLC (Taco Bell), as amended by DiSessa.

SECONDED: HIGHT.

Those in favor: Watters, Spender, Hight, Sams, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to approve the resolution for Case #14-02, PEG Bandwidth, LLC, as written.

SECONDED: SPENDER.

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Watters mentioned the applicant had not yet appeared before the Township Committee. Edleston mentioned the Township should be able to collect additional revenue from the carrier since the site location is on Township property.

DiSessa reported the applicant provided the structural analysis report.

Those in favor: Spender, Hight, Sams, Watters, Vaezi.

Opposed: None.

Abstained: None.

Case #14-03, Joseph Marchese

Present for the applicant: Joseph Marchese

Marchese indicated he had additional information to submit that answered the concerns listed by DiSessa in his review letter.

Edleston indicated that DiSessa was recommending the application be deemed incomplete. Edleston further stated the additional information should be available to the public at least ten days prior to the hearing. Edleston stated the notice could be carried to the next regular meeting.

Marchese stated he was seeking a simple variance, and obtaining a survey of the property would be costly. Marchese suggested proceeding with the hearing, and whatever is needed be a condition of approval.

DiSessa stated the survey copy submitted was reduced and not to scale. DiSessa stated it is difficult to relate the proposed addition without a scaled survey.

Hight stated she was of the opinion there was sufficient information in order to proceed with the hearing.

Vaezi stated he would prefer to have the additional information prior to the meeting in order to review the information.

Marchese stated he had issues with the rear yard area upon purchasing the lot.

DiSessa indicated there is a discrepancy in the dimension numbers, and they don't add up.

Edleston stated the septic field and well should be shown. Marchese stated the septic covers are shown, and the property is serviced by public water.

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Edleston stated the board could deem the application complete and proceed to the public hearing, or based on DiSessa's report, deem the application incomplete.

DiSessa stated the Warren County Board of Health should have a copy of the septic field plan.

MOTION was made by **VAEZI** to deem the application for Case #14-03, Joseph Marchese incomplete, and to carry the application without further notice to the next regular meeting of May 19, 2014.

SECONDED: MAYOR TOMASZEWSKI.

Those in favor: Hight, Sams, Keggan, Mayor Tomaszewski, Watters, Spender, Vaezi.

Opposed: None.

Abstained: None.

Under new business, Carol Thompson, from the audience, asked for an explanation of the Township's protocol for issuing violations of an Ordinance.

DiSessa explained there is no exact timeframe for compliance, but it is generally sixty days. DiSessa explained the violation process.

MOTION was made by **MAYOR TOMASZEWSKI** to adjourn to executive session in order to discuss ongoing litigation.

SECONDED: WATTERS.

Voice vote: ALL IN FAVOR.

The regular meeting was adjourned to executive session at 8:15 PM.

MOTION was made by **VAEZI** to end the executive session, and to return to the regular session at 8:24 PM.

SECONDED: SPENDER.

Voice vote: ALL IN FAVOR.

Mayor Tomaszewski mentioned the Bensi liquor license would be transferring to a new sports bar proposal. A brief discussion was held regarding outstanding liquor license fees.

Vaezi asked if Pet Smart was coming before the board. DiSessa stated he instructed them to write a letter to the board requesting an interpretation appearance, and to provide an escrow deposit. DiSessa stated the board has not received anything from Pet Smart.

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MOTION was made by **SAMS** to authorize payment by the Township Committee the invoices submitted by the professionals.

SECONDED: VAEZI.

Those in favor: Sams, Keggan, Mayor Tomaszewski, Watters, Spender, Hight, Vaezi.

Opposed: None.

Abstained: None.

Alan Keggan was issued the Oath of Office as a new Land Use Board member.

Watters mentioned the Interstate Property site on Route 57 was given to Centenary College.

The Chairman adjourned the meeting at 8:35 PM.

Respectfully submitted,

Patricia D. Zotti, Clerk
(As Amended)