

## **MARCH 20, 2017**

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, Farino (arrived at 7:37 PM), Hayes, Hight, Spender, Barton, Minter, Jewell, Keggan, Creedon, Petteruti.

Absent: Mayor Watters, Cruts.

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

The Pledge of Allegiance was recited.

**MOTION** was made by **HIGHT** to approve the **minutes** of the **February 15, 2017** meeting, as submitted.

**SECONDED: HAYES.**

Those in favor: Hayes, Hight, Spender, Minter, Jewell, Keggan, Petteruti.

Opposed: None.

Abstained: Barton, Vaezi.

### **Case #17-01, Christina Seeger T/A Country Corner Store & Café Appeal**

Present for the applicant: Christina Seeger; Michael Seeger; Frank Mileto, AIA, P.P.

Jewell recused himself from the hearing on this matter.

Mileto was sworn in by Edleston, and was accepted as a qualified witness in the areas of architecture and professional planning. Mileto described the subject site as a previously used old hotel and bar. Mileto explained there were no additions or extensions planned for the structure. Mileto explained the proposed use is a sandwich shop/deli. Mileto stated the site is an existing site with an existing parking lot with existing curb cuts. Mileto stated the parking lot would be striped with a handicap parking space delineated. The rear entryway to the structure would be used as the entrance to the sandwich shop, and there are exterior stairs to the second floor. Mileto stated the applicant would install shelving, a coffee area, restrooms, and a few tables.

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Mileto stated the proposed use is a much more mundane use than the previous tavern use. Edleston stated the Zoning Official determined that the use is a permitted use. Edleston explained the Board would have to make the determination if the limited site plan submitted was sufficient.

Mileto described the hours of operation, and stated there would be no further lighting. Mileto stated the proposed signage would comply with the Ordinance requirements, and stated the Anderson Hotel sign would remain in place.

Barton stated he thought the proposed use was a good one, and it would be a positive to have the building once again occupied.

Spender asked for clarification of the square footage, and asked if the site access is acceptable. DiSessa replied the building exists, and the prior use was a more intense use. DiSessa stated the more intense use would generate more difficult traffic movements.

Creedon asked if this board had any responsibility regarding fire protection, etc. DiSessa replied they would have to comply with the construction code.

The Chairman opened the hearing to the general public for comments and questions.

**Carol Thompson**, Route 57, asked for information regarding deliveries. Farino stated he didn't know if there would be large tractor trailer deliveries being made at this location. Vaezi stated they would have to comply with NJDOT regulations.

Entered as Exhibit A-1 – Site Plan as submitted by Mileto

There were no further public comments.

**MOTION** was made by **BARTON** to approve the appeal application for **Case #17-01, Christina Seeger T/A Country Corner Store & Café Appeal**, and to direct the Zoning Official to rescind his decision, further, to grant minor site plan approval subject to signage compliance and the striping of the parking lot and addition of a handicap parking space.

**SECONDED: HAYES.**

Those in favor: Hight, Barton, Minter, Keggan, Creedon, Farino, Hayes, Vaezi.

Opposed: Spender.

Abstained: None.

Jewell returned to the board.

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**Carol Thompson**, Route 57, spoke about the NJ Cars site across the highway from her home, and asked for clarification regarding parking of cars outside the fenced area. Thompson briefly related the history behind her involvement with the site, and asked for clarification of the resolution for 2015. Thompson indicated it was her understanding that only employee and customer vehicles were to be parked outside the fence. Thompson stated that NJ Cars have included roll backs and trucks with parts outside the fence. Thompson stated they should be made to return to the board in a formal way to finalize their use restrictions. Thompson stated that she has followed all the rules, and they should be made to do the same.

Edleston stated the Board cannot make the property owner file an application, and it is really an enforcement matter. Edleston asked when the court hearing was to take place. Thompson replied the court hearing was to be the next day. Barton agreed the matter wasn't a Board matter, but an enforcement matter.

Minter mentioned that Thompson should see what transpires at the court hearing.

Regarding the **Bear Creek** property at 445 Watters Road, DiSessa stated they had professionals working on an application submission, and he would be allowing them an additional thirty days to submit their application.

Regarding **The Meadows** property, Edleston reported they are getting their financing in order, and working on their outside agency approvals.

Regarding the **Yusen Logistics** property, DiSessa stated he inspected the property and the driveway is paved. DiSessa stated the swale is cleaned up, but there is still stacking of the A/C units.

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

**SECONDED: VAEZI.**

Those in favor: Spender, Barton, Minter, Jewell, Keggan, Farino, Hayes, Hight, Vaezi.

Opposed: None.

Abstained: None.

The Chairman adjourned the meeting at 8:13 PM.

Respectfully submitted,

Patricia D. Zotti, Clerk

As Written

