

APRIL 18, 2016

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, Hight, Mayor Kocher, Spender, Farino, Drazek, Cruts, Hayes.

Absent: Korczukowski, Barton, Minter, Creedon, Keggan.

Also present: William Edleston, Esquire; Drew DiSessa, P.E.; Dena Hrebenak, Township Clerk (present for Zotti).

The Pledge of Allegiance was recited.

MOTION was made by **HIGHT** to approve the **minutes** of the **March 21, 2016** meeting, as written.

SECONDED: SPENDER.

Those in favor: Hight, Mayor Kocher, Spender, Farino, Cruts, Hayes, Vaezi.

Opposed: None.

Abstained: Drazek.

MOTION was made by **VAEZI** to approve the **Executive Session minutes** from the **March 21, 2016** meeting, as written.

SECONDED: HIGHT.

Those in favor: Mayor Kocher, Spender, Farino, Cruts, Hayes, Hight, Vaezi.

Opposed: None.

Abstained: Drazek.

MOTION was made by **HIGHT** to approve the resolution for **Case #11-07, Constellation Solar New Jersey, LLC**, as corrected.

SECONDED: SPENDER.

Those in favor: Spender, Farino, Cruts, Hayes, Hight, Mayor Kocher, Vaezi.

Opposed: None.

Abstained: Drazek.

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Case #16-01, Spender Family Trust Minor Subdivision

Present for the applicant: Dominick Santini, Esquire; John Bleeker, P.E.; Doug Spender

Spender recused from the hearing.

Bleeker was sworn in by Edleston, and was accepted as an expert witness in the area of civil engineering. Bleeker explained the proposed lot line adjustment would create two lots consisting of 70,612 acres and 4.611 acres. Bleeker explained each lot has existing structures. Bleeker explained there is no real disturbance planned for the property, and there the existing curb cut would be used for the driveway. Bleeker explained the waivers being requested from the checklist items, and indicated there were no variances being requested.

DiSessa indicated that topographic feature information can be waived, but there actually is some shown on the plan. DiSessa indicated the structures and driveway is shown on the plan, and the remainder can be waived for purposes of completeness. DiSessa indicated a note should be put on the plan that there are no wetlands present. DiSessa explained the storm drain inlet proposed in the driveway and property line will be in the right-of-way. DiSessa stated the driveway would be subject to county approval.

Bleeker indicated the driveway curb cut was put in many years ago. DiSessa stated the applicant should still check with the county.

Regarding the large barn building, DiSessa indicated it was his opinion that a variance would be required. DiSessa stated the barn appeared to be 16.46' and 20' from the property lines, where 25' setbacks are required. Santini indicated the lot line would be shifted in order to comply.

Regarding the Riparian Buffer Conservation Zone, Bleeker indicated that the zone and both sides of the Morris Canal would be shown. Bleeker explained there would be no cross-access easement would be necessary since the driveway would be provided.

Edleston indicated that Warren County Planning Board approval would be listed as a condition of any approvals.

Vaezi suggested the driveway should be offset somewhat. DiSessa agreed with that assessment, and suggested it be shifted 8'.

DiSessa also indicated it was his opinion the municipal boundary line was not shown correctly. Further discussion took place regarding the location of the municipal boundary line.

The hearing was opened to the general public for comments and questions. There were no comments or questions posed by anyone from the general public.

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Drazek asked for clarification of the existing driveway. Doug Spender indicated there has always been a dirt track there, and it will now be treated with stone and a parking area created. Spender explained there is someone who wants to restore the farmhouse, and someone else who wants the barn.