

**FEBRUARY 20, 2006**

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Vice Chairman John Barton 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: Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Vaezi.

Absent: Mannon, Myers.

Also present: Douglas Mace, P.E.; William Edleston, Esquire.

The Pledge of Allegiance was recited.

The minutes of the January 16, 2006 meeting was tabled to the next regular meeting.

**MOTION** was made by **VAEZI** to approve the resolution for Eden Mansfield LLC (Walgreen's) directional signs.

**SECONDED: LUNGHI.**

Those in favor: Watters, Lunghi, Hazen, Vaezi, Barton.

Opposed: None.

Abstained: Baldwin, Marchioni.

**MOTION** was made by **BALDWIN** to approve the resolution for Case #05-10, Kohl's Dept. Store, LLC.

**SECONDED: HAZEN.**

Those in favor: Watters, Lunghi, Hazen, Marchioni, Vaezi, Baldwin, Barton.

Opposed: None.

Abstained: None.

**Case #04-16, Abram Simoff/MBAK Assoc. LP**

Present for the applicant: Hal Simoff, P.E.

Hazen recused himself from the application.

Simoff indicated that two wells would be drilled, and a hydro geologist would submit a report to Mace's office.

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Mace stated that the stormwater management regulations have not been complied with.

After further discussion, Simoff stated that he would return next month with the recharge methods that would be used for the proposed lots.

Mace informed Simoff that additional Ordinances would be adopted by the end of March.

**MOTION** was made by **BALDWIN** to continue Case #04-16, Abram Simoff/MBAK Assoc. LP to the next regular meeting.

**SECONDED: LUNGI.**

Those in favor: Lunghi, Marchioni, Vaezi, Baldwin, Watters, Barton.

Opposed: None.

Abstained: None.

**Case #04-12, Eduardo & Edith Chua**

Present for the applicant: David Ramsey, Esquire; William Gleba, P.E.; Walter Lublinecki, Traffic Engineer.

Baldwin, Hazen, and Lunghi recused themselves.

Barton explained that the members present didn't represent a qualified quorum. Ramsey stated that they could present testimony and any absent members could listen to the tapes.

Edleston indicated that the escrow account was depleted, and the hearing shouldn't go forth. The applicant stipulated that he would bring the account current, and would submit additional escrow.

Ramsey briefly explained the presentation made previously for the proposed major subdivision. Ramsey indicated the speed limit on Watters Road was an open issue. Vaezi stated that the safety of the entire intersection was at issue.

Gleba explained the stormwater management and recharge requirements that would be met. Mace replied that additional information should be submitted regarding the recharge of the wooded area, and the Homeowner's Association documents would have to be reviewed to see who would be responsible for the stormwater management.

Gleba explained what measures have been taken to maximize the grade at the intersection of Watters, Blau, and the new road to provide the best sight distance. Gleba stated that it would require a de minimus exception from the RSIS.

Vaezi and Gleba further discussed the plateau at the intersection, and what measures could be added to make it safer.

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Ramsey stated that they would return next month, and granted an extension of time for action until the next regular meeting. Mace indicated that additional Ordinances would be adopted at the end of March, and if the applicant didn't get approval in March, they would have to comply with the new Ordinances.

Hazen, Baldwin, and Lunghi returned to the board.

**Case #06-02, Alan & Barbara Typinski**

Present for the applicant: Alan Lowcher, Esquire; Alan Typinski.

Lowcher explained that the applicant wanted to subdivide a portion of land for children to use. Lowcher stated that the old homestead is in the front yard setback, but no further encroachment is being created.

Mace asked questions regarding the test pit data, and stated that the permeability class ratings would be needed.

**MOTION** was made by **LUNGHI** to approve the minor subdivision for Case #06-02, Alan & Barbara Typinski subject to the submission of the permeability class ratings being submitted and approved by the engineer.

**SECONDED: VAEZI.**

Those in favor: Hazen, Marchioni, Vaezi, Baldwin, Watters, Lunghi, Barton.

Opposed: None.

Abstained: None.

**Case #02-04, Sharma, LLC Extension Request**

Baldwin recused himself from the discussion.

**MOTION** was made by **VAEZI** to approve one one-year extension for Case #02-04, Sharma, LLC.

**SECONDED: LUNGHI.**

Those in favor: Marchioni, Vaezi, Watters, Lunghi, Hazen, Barton.

Opposed: None.

Abstained: None.

**Discussion of Proposed Ordinance 2006-06, Riparian Buffer Conservation Zones**

Mace explained the proposed Ordinance, and a discussion took place regarding any impact to the Township.

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**MOTION** was made by **BARTON** to recommend adoption of Proposed Ordinance 2006-06, Riparian Buffer Conservation Zones by the Township Committee.  
**SECONDED: LUNGI.**

Those in favor: Vaezi, Lunghi, Marchioni, Barton.  
Opposed: Baldwin, Watters, Hazen.  
Opposed: None.

**Discussion of Change of Time of Decision Rule**

Edleston explained what was behind the proposed change.

**MOTION** was made by **BALDWIN** to authorize Edleston to write a letter to the League of Municipalities informing them that the rule should remain as is.  
**SECONDED: HAZEN.**

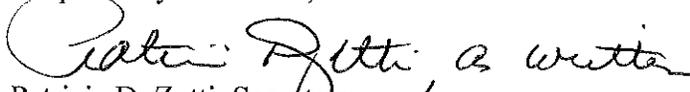
Those in favor: Baldwin, Watters, Lunghi, Hazen, Marchioni, Vaezi, Barton.  
Opposed: None  
Abstained: None.

Edleston stated that the professionals need to be informed on a monthly basis the status of the escrow accounts.

**MOTION** was made by **BALDWIN** to adjourn the meeting at 9:00 PM.  
**SECONDED: LUNGI.**

Voice vote: ALL IN FAVOR.

Respectfully submitted,

  
Patricia D. Zotti, Secretary