

**MARCH 20, 2006**

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

Absent: Marchioni.

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

**MOTION** was made by **HAZEN** to approve the minutes of the January 16, 2006 meeting.

**SECONDED: BALDWIN.**

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

Opposed: None.

Abstained: None.

**MOTION** was made by **BALDWIN** to approve the minutes of the February 20, 2006 meeting.

**SECONDED: HAZEN.**

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

Opposed: None.

Abstained: Myers, Mannon.

Mannon announced that he listened to the tapes of the March 20, 2006 meeting.

**MOTION** was made by **BALDWIN** to table the resolution for Case #06-02, Alan & Barbara Typinski until the information required for condition number six is satisfied.

**SECONDED: BARTON.**

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

Opposed: None.

Abstained: None.

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**MOTION** was made by **BALDWIN** to approve the resolution for Case #04-17, S. Renee Richmond.

**SECONDED: BARTON.**

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

Opposed: None.

Abstained: None.

**MOTION** was made by **VAEZI** to approve the resolution for Case #02-04, Sharma, LLC Extension Request.

**SECONDED: LUNGHI.**

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

Opposed: None.

Abstained: ~~None~~ **BALDWIN**

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

A letter was received requesting that the matter be carried to the next regular meeting.

**MOTION** was made by **MANNON** to carry Case #04-16, Abram Simoff/MBAK Assoc. LP to the next regular meeting as per their request.

**SECONDED: LUNGHI.**

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

Opposed: None.

Abstained: None.

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

**MOTION** was made by **BARTON** to carry Case #04-12, Eduardo & Edith Chua to the next regular meeting as per their request.

**SECONDED: WATTERS.**

Those in favor: Vaezi, Barton, Watters, Mannon.

Opposed: None.

Abstained: None.

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**NYK Logistics**

Mace indicated that they would be making application soon for expansion, but would be making an appearance next month for outside storage. Mace explained that the applicant wanted to cover the railroad loading area with a "lean-to", which he would normally consider a field change. Mace stated that he made the decision to ask the opinion of the Planning Board instead, especially since the applicant would be coming before the board soon. Mace further explained that the applicant would be applying for storage height, outdoor storage, and expansion of the loading area.

**MOTION** was made by **MANNON** to approve the installation of a "lean-to" over the railroad track as a field change, but to include it on the upcoming application.

**SECONDED: BALDWIN.**

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

Opposed: None.

Abstained: None.

**Case #06-01, YH Fujiyama, Inc.**

Present for the applicant: Joel Kobert, Esquire; Kevin Smith, P.E.; Greg VandeRydt, P.E.; Y. H. Kim.

Baldwin and Lunghi recused themselves from the application.

Kobert explained that Mr. Kim relocated in this area because of the events he witnessed on 9/11/01. He no longer wanted to be located in New York City. Kim opened a restaurant in Mansfield Township that has brought good business to the Township. Presently, the restaurant seats 54, and based on that seating has 18 parking spaces. Kobert explained the applicant wants to expand to 118 seats, and add an additional 13 parking spaces. Kobert stated the expansion of the parking area would require substantial variance relief.

Mace indicated the variances are critical to the application, and suggested the bifurcating the application. Mace also stated that waivers were being requested, but some of the information should be submitted.

Kobert further explained the proposed restaurant expansion, and indicated that the applicant's intent was to add a hibachi room. Kobert explained the importance of the hibachi room to the viability of the restaurant. Kobert further explained that Mr. Kim transports his employees, and some patrons of the restaurant park in the Shop Rite parking lot.

Further discussion took place regarding the proposed restaurant expansion.

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VandeRydt explained that the building could be shifted to create a greater setback, but the required setback could never be met.

Smith explained there is a steep incline to the river at the back of the building, and they are attempting to remain environmentally friendly in the expansion. Smith explained there are exceptional topographic difficulties that contribute to the variance request situation.

Mannon stated that he would rather have the additional one parking space than shift the building.

Mace indicated the missing items for completeness.

Vaezi mentioned that the same ratio of patron to parking would exist even after the expansion. Vaezi asked if the same problem wouldn't exist after the expansion. Kobert indicated there would be additional parking spaces, but there wouldn't be 111 patrons every night.

A consensus of the board indicated a willingness to cooperate with the applicant regarding the expansion, and an inclination to agree to the parking variances.

**MOTION** was made by **MANNON** to carry Case #06-01, YH Fujiyama, Inc. to the next regular meeting without further notice.

**SECONDED: MYERS.**

Those in favor: Watters, Hazen, Myers, Vaezi, Barton, Mannon.

Opposed: None.

Abstained: None.

Baldwin and Lunghi returned to the board.

**Case #06-03, Scott G. Lynn**

Present for the applicant: Scott G. Lynn

Lynn explained, since he filed his application he was contacted by an adjoining property owner who was willing to sell him additional property. Lynn explained that if he acquires the additional property the need for a variance would be eliminated. Lynn stated that he would file revised plans, and be back next month.

**MOTION** was made by **BALDWIN** to carry Case #06-03, Scott G. Lynn to the next regular meeting.

**SECONDED: WATTERS.**

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

The Chairman called for a brief recess at 9:00 PM.

The meeting reconvened at 9:10 PM.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Myers, Vaezi.  
Absent: Marchioni.  
Also present: Douglas Mace, P.E.; William Edleston, Esquire.

**Case #06-04, Nick Kantanas Concept Plan**

Present for the applicant: Bill Chaffin, P.E.; Nick Kantanas

Vaezi recused himself from the application.

Chaffin explained that the applicant proposed an industrial park subdivision.

Baldwin indicated that the property was the subject of a Warren County Agricultural Preservation application for the McGary's. Baldwin also indicated that water supply, or lack thereof, is an important issue in that area of the Township

Mace stated there is a well Ordinance in place, the topography is sensitive in that area, and the stormwater management regulations would have to be met.

Board members related the difficulties of the road system that would service the property.

Myers stressed the difficulties with water supply in that area.

Vaezi returned to the board.

Lunghi distributed a letter suggesting the Township Planner be authorized to attend the Highlands meetings, and to keep the Township informed as to the effect.

Barton indicated that it would be worth expending funds since the matter has a great impact on the residents of the Township.

**MOTION** was made by **BARTON** to have the attorney write a letter to the Township Committee recommending funding the Township Planner to attend the Highlands meetings, and to inform the Committee and Planning Board as to the impact to the Township.

**SECONDED: HAZEN.**

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

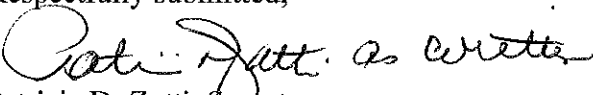
Lunghi stated that he attended the NJPO seminar and found it to be very informative.

A discussion took place regarding NJPO seminars, and the educational requirements for board members.

**MOTION** was made by **BALDWIN** to adjourn the meeting at 9:50 PM.  
**SECONDED: LUNGI.**

Voice vote: ALL IN FAVOR.

Respectfully submitted,

  
Patricia D. Zotti, Secretary