

APRIL 18, 2005

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, Marchioni, Myers, Vaezi.

Absent: None.

Also present: Douglas Mace, P.E.; William Edleston, Esquire (would arrive late).

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to approve the minutes of the March 21, 2005 meeting, as written.

SECONDED: LUNGHI.

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

Opposed: None.

Abstained: Baldwin, Myers.

Baldwin announced that he had listened to the tapes of the last meeting.

Mace stated that the resolution was published as of March 21, 2005, and that date should be so reflected on page three of the resolution.

MOTION was made by **BARTON** to approve the resolution adopting the Stormwater Management Amendment to the Master Plan, as amended.

SECONDED: VAEZI.

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

Opposed: Hazen, Mannon.

Abstained: None.

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Case #04-12, Eduardo & Edith Chua

Present for the applicant: Christopher Quinn, Esquire

Quinn requested that the matter be carried to the May 2005 hearing, and that they would re-notice for that hearing.

MOTION was made by **MANNON** to carry Case #04-12, Eduardo & Edith Chua to the May 16, 2005 meeting, and that the applicant will re-notice for the hearing.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: Baldwin.

Case #04-17, J. Renee Richmond

MOTION was made by **BALDWIN** that since there has been no action on the matter for several months, to remove the matter from the agenda, and to so inform the applicant in writing.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

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

MOTION was made by **BALDWIN** that since there has been no action on the matter for several months, to remove the matter from the agenda, and to so inform the applicant in writing.

SECONDED: MARCHIONI.

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

Opposed: None.

Abstained: None.

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Case #05-02, AZR1, LLC

Present for the applicant: Christopher Quinn, Esquire; Art Robinson

Quinn explained that they were seeking approval for a plan that had previous approvals, but the approvals had expired. Quinn stated that the applicant remained in full compliance with the LDO, and that no variances were being requested.

Robinson explained the history behind the application. Vaezi questioned when the Stream Encroachment Permit would expire. Robinson explained that the earliest expiration of the Stream Encroachment Permit would be April of 2006, at which time he could either construct or extend the permit. Robinson stated that if the approvals were granted by the board, he would probably seek an extension of the permit.

Margaret Klein from the audience asked if two driveways onto Route 57 were necessary. Klein stated that there is a lot of traffic currently, and there is an elderly housing building in the area. Mace stated that the applicant has complied with the NJDOT, and there would be acceleration and deceleration lanes. Klein stated that it would also be good to reduce the speed limits in that area.

There were no more comments or questions from the audience, and the public portion of the meeting was closed.

Quinn stated that the applicant would abide by all of the conditions imposed on the former approval.

MOTION was made by **BALDWIN** to approve the application for Case #05-02, AZR1, LLC as submitted.

SECONDED: HAZEN.

Mace indicated that that the plans were the same as had been submitted in 1999, and that the municipal Ordinances hadn't changed.

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

Opposed: None.

Abstained: None.

Under new business, Mannon mentioned the meetings being held with reference to the Route 57 corridor study, with the next meeting being scheduled for May 19, 2005 at 7:30 PM.

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Mannon further explained that the proposal for Route 57 was to change a few intersections. The problem being, even if development along Route 57 is curtailed, the number of cars traveling the road will increase because of use by Pennsylvania motorists.

Further discussion took place regarding the potential work to be done on Route 57, and the request for crosswalks in Beattystown.

Baldwin mentioned that both the Strategic and Cross-Acceptance Plans were completed, and are available for public viewing.

Mace mentioned a letter in the package indicated that a matter should be a minor subdivision, and not a boundary line adjustment. Mace stated that at times there are survey error adjustments to be made, but most are subdivisions.

MOTION was made by **BALDWIN** to adjourn the meeting at 8:15 PM.
SECONDED: LUNGHI.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patricia D. Zotti, Secretary". The signature is written in black ink and is positioned above the printed name.

Patricia D. Zotti, Secretary