

MAY 16, 2005

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Chairman Bill Mannon at 7:35 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 (arrived at 7:35 PM).

Absent: None.

Also present: James Dodge, P.E.; William Edleston, Esquire.

MOTION was made by **BALDWIN** to approve the minutes of the April 18, 2005 meeting, as written.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

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

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Case #04-12, Eduardo & Edith Chua

Zotti indicated that the applicant asked that the matter be carried to the June meeting, and they would re-notice. Myers stated that he owns property within 200', and he has never received notice.

MOTION was made by **MANNON** to carry Case #04-12, Eduardo & Edith Chua to the June 20, 2005 meeting, and the applicant would re-notice.

SECONDED: BARTON.

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

Opposed: None.

Abstained: Lunghi, Hazen, Myers, Baldwin.

MOTION was made by **MANNON** to authorize the secretary to contact the applicant that Myers resides within 200' of the subject property.

SECONDED: BARTON.

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

Opposed: None.

Abstained: Lunghi, Hazen, Myers, Baldwin.

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

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

Edleston and Zotti indicated that there was no escrow money remaining in the account. Simoff stated that he would contact the Treasurer and bring the account current. Dodge stated that he hadn't had a statement from the Treasurer in months. Dodge stated that no more review would be done until he was notified of additional escrow being posted.

Simoff outlined the waivers being requested beginning with the centerline elevations, and the matter was discussed by the board.

MOTION was made by **VAEZI** to comply with the Ordinance requirements and deny the waiver request for the centerline elevations.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

The second waiver being requested by the applicant was for additional soil logs. Dodge recommended that the waiver request not be granted, because it would be helpful to have the soil logs in the area of the proposed roads. The property is also underlined by limestone, and recently a sink hole opened across the street from the subject property. Simoff withdrew the waiver request for the additional soil logs.

It was determined that the unnamed street should be named.

MOTION was made by **WATTERS** to grant the requested waiver of the water testing certifications for completeness only.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to deem the application for Case #04-16, Abram Simoff/MBAK Assoc. LP incomplete for the missing information.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

Simoff asked how far in advance the information had to be in for the next meeting. Dodge replied that it would have to be in the office at least 10-14 days in advance. The application would be on the next agenda for completeness, and public hearing scheduled for July.

Case #05-04, Shoppes at Mansfield, LLC

Present for the applicant: Kevin Hahn, Esquire; William Gleba, P.E.; Steve DeMattheis.

Baldwin stepped down from the case.

Hahn explained that the subject site had two prior approvals, and this application was for amendments to the previous approvals. Hahn stated that the signage would be reduced, and the underground parking eliminated, as well as the elimination of one detention basin.

The details of the application were discussed, and the first waiver being discussed was for plotting trees over four inches in diameter. Gleba stated that a landscape plan would be submitted.

MOTION was made by **MANNON**, that since this was a commercial site, and the loss of trees was to be expected, to grant the waiver for completeness the requirement that trees over four inches in diameter be plotted.

SECONDED: LUNGHI.

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

Opposed: None.

Abstained: None.

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MOTION was made by **MANNON** to waiver for purposes of completeness the requirement for an analysis of all existing and proposed utilities.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

Dodge indicated that no land disturbance permit would be issued without the HMUA approval.

MOTION was made by **MANNON** to waiver for purposes of completeness the traffic information, but to submit the information that was supplied to the NJDOT in the permit application.

SECONDED: LUNGHI.

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

Opposed: None.

Abstained: None.

MOTION was made by **MANNON** to waive the community services and EIS information for the purposes of completeness, but to submit updated information for the hearing.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

The waiver request for the number of units and tenants, etc. was withdrawn. Dodge stated that no outside storage or display was allowed.

MOTION was made by **MANNON** to waive for completeness the request that the number of tenants, employees, customers, etc. be given, and the information would be supplied for the hearing.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

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MOTION was made by **MANNON** to waive for purpose of completeness the copies of outside agency permits.
SECONDED: MYERS.

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

MOTION was made by **MANNON** to deem the amended preliminary site plan application for Case #05-04, The Shoppes at Mansfield, LLC complete, and to schedule the public hearing for June 20, 2005, and to properly notice for the hearing and variance.
SECONDED: MYERS.

Baldwin returned to the board.

Dodge announced that Kohl's would like to take over the vacant A & P store, and would probably be before the board for a 20,000 square foot addition.

Dodge also announced that the Highlands Commission has published 241 pages of interim rules.

Myers would attend a meeting for the Highlands at Warren County Community College on May 23, 2005.

Dodge stated that the weigh station on Route 78 was a good example of Karst limestone.

A discussion took place regarding the possible extension of Brantwood Terrace and Walter Terrace.

MOTION was made by **BALDWIN** to adjourn the meeting at 9:10 PM.
SECONDED: LUNGHI.

Voice vote: ALL IN FAVOR.

Respectfully submitted,


Patricia D. Zotti, Secretary