

JUNE 20, 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.

MOTION was made by **HAZEN** to approve the minutes of the May 16, 2005 meeting.
SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Case #05-08, Township of Mansfield

Present for the applicant: Douglas Mace, P.E.

Mannon recused himself from the application.

Mace explained that he was before the board at the request of the Township Committee. Mace explained to the board that a lot line adjustment was necessary to transfer property offered by Mr. & Mrs. Mayberry to be used to access the recreation area behind the Port Murray Dairy. Mace indicated that the Mayberry's would be returning to the board to relocate their proposed building, and amend the access.

MOTION was made by **VAEZI** to approve the lot line adjustment proposed for Case #05-08, Township of Mansfield and Mayberry property, and concur with the Capital Improvement Statute expenditure.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

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Mannon returned to the board.

Case #04-12, Eduardo & Edith Chua

MOTION was made by **MANNON** to reschedule the application for Case #04-12, Eduardo & Edith Chua for the July meeting, and to re-notice for the public hearing.
SECONDED: MYERS.

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

MOTION was made by **MANNON** to reschedule the application for Case #04-12, Eduardo & Edith Chua for the July meeting, and to re-notice for the public hearing.
SECONDED: BARTON.

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

Case #05-06, Pasta Grill

Mace distributed a review report, and explained the background behind the application.

MOTION was made by **BALDWIN** to deem the application for Case #05-06, Pasta Grill administratively complete, and to authorize the applicant to submit additional information and/or waiver requests prior to the next meeting.
SECONDED: HAZEN.

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

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

Present for the applicant: Hal Simoff

Simoff stated that all of the information requested by the board had been submitted.

MOTION was made by **BALDWIN** to deem the application for Case #04-16, Abram Simoff/MBAK Assoc. LP administratively complete, and to schedule the public hearing for July 18, 2005.
SECONDED: BARTON.

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Simoff mentioned that he had never received notice of insufficient funds in the escrow accounts. Mace and Simoff discussed the escrow process.

Vaezi stated that a possible extension of Brantwood Terrace was mentioned last month. Vaezi asked if now was the appropriate time to talk about it, and Mace replied that was for the public hearing.

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

Opposed: None.

Abstained: None.

Case #05-04, The Shoppes at Mansfield, LLC

Present for the applicant: Joel Kobert, Esquire; William Gleba, P.E.; Steve DeMattheis; Patrick Marchetta, AIA.

Baldwin recused himself from the application.

Kobert explained that the application was really an amendment to a previously approved site. Kobert also stated that he could swear in witnesses in the absence of the board attorney.

Marchetta was sworn in by Kobert, and was accepted as an expert witness.

Entered as Exhibit A-1 – color rendering of the proposed shopping center

Marchetta explained the appearance of the proposed shopping center, and the materials to be used in construction. Marchetta stated that the applicant was striving for an upscale, but festive appearance. Marchetta explained further the proposed landscape buffer, the proposed signage, the decorative lighting, etc.

DeMattheis was sworn in by Kobert, and explained their approach to site management. DeMattheis stated that an Italian restaurant has committed to 6,000 square feet. Outside dining for the Italian restaurant was discussed, given the proximity of a view of the river.

Entered as Exhibit A-2 – Sheet 3 of 13 amended site plan dated 4/25/05, revised 5/27/05

Gleba was sworn in by Kobert, and was accepted as an expert witness. Gleba indicated that he was present as an engineer, and not in the capacity of a planner. Gleba explained that the site fully conformed to the bulk standards, and was substantially reduced in size from the previous plan. Gleba explained further the details of the application.

Entered as Exhibit A-3 – letter from the Fire Marshall dated 6/15/05

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Gleba explained the details of the parking spaces, the loading areas, and the traffic circulation plan. Fire apparatus access was discussed, and adjustments to the widths of the building and sidewalks discussed. DeMattheis stated that they would reduce the width of the building by 2'.

Entered as Exhibit A-4 – photograph of dumpster without enclosure

DeMattheis stated that one dumpster was proposed for each tenant, and that enforcement would be regulated by a penalty clause in the lease.

Entered as Exhibit A-5 – photograph of Mansfield Commons signs

Kobert stated that the applicant would comply with the free-standing sign, but requested that the individual identification signs be configured on two square feet per linear feet of building frontage, to be divided between the tenants.

Mace suggested that the signage be dealt with at the next meeting. Mace stated that he could check other sites in the municipality, and suggest a comparable sign plan.

Kobert stated that it was the hope of the applicant to approve and memorialize a resolution at the next meeting. Kobert stated that he could work with Edleston on a draft of a resolution for consideration by the board. Kobert granted an extension of time for action to the board to the next regular meeting.

Entered as Exhibit A-6 – aerial map of the site

Vaezi asked questions regarding the appearance of the rear of the building and the retaining walls.

MOTION was made by **MANNON** to continue the public hearing for Case #05-04, The Shoppes at Mansfield, LLC at the next regular meeting of July 18, 2005, and the applicant would submit an extension in writing.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

Kobert stated that he would collaborate with Edleston on a resolution to be introduced at the next meeting. Mannon stated that it would be at the risk of the applicant.

The Chairman called for a brief recess at 9:30 PM.

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Upon reconvening at 9:40 PM, roll call was taken.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.
Absent: None.

Case #03-01, The Meadows at Mansfield, LLC

Present for the applicant: Joel Kobert, Esquire; David Plante, P.E.

Kobert stated that the applicant has complied with all of the conditions of preliminary approval, and will submit the final revisions.

MOTION was made by **MANNON** to deem the application for Case #03-01, The Meadows at Mansfield, LLC administratively complete, and to schedule the application for public hearing at the next regular meeting of July 18, 2005, and for the attorney to forward an extension in writing.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

Case #05-07, Borealis

Present for the applicant: Kate Yannitte, Esquire; David Fantina, P.E.; Ken Wieceoreck.

Mace indicated that the application was for an amended site plan.

Fantina was sworn in by Yannitte, and explained that the application was for a minor matter.

Yannitte stated that Edleston had indicated that no notice was required. Mannon stated that any action would be subject to the notice requirements being waived by the board attorney.

Fantina explained that the application was for the construction of a roof structure to cover a portion of railroad track, and would be placed over an already paved surface.

Wieceoreck explained that it would allow coverage to load and unload railroad cars.

Mace stated that the site is located in the Highlands area, and the applicant would have to either comply, or request an exemption.

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MOTION was made by **BALDWIN** to approve the amended site plan application for Case #05-07, Borealis, subject to confirmation by Edleston that no notice was required, and obtaining the necessary exemption from the Highlands Council.
SECONDED: MYERS.

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

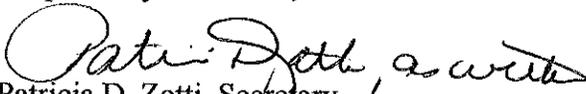
Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to adjourn the meeting at 10:00 PM.
SECONDED: MYERS.

Voice vote: ALL IN FAVOR.

Respectfully submitted,


Patricia D. Zotti, Secretary