

JULY 18, 2005

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: Mannon (arrived at 7:35 PM), Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.

Absent: None.

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

MOTION was made by **HAZEN** to approve the minutes of the June 20, 2005 meeting, as written.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to approve the resolution for Case #05-08, Township of Mansfield.

SECONDED: LUNGHI.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the resolution for Case #05-07, Borealis.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

Case #05-04, The Shoppes at Mansfield

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

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Baldwin recused himself from the application.

Kobert explained the revisions made since the last meeting.

Mace stated that a letter would be needed from HMUA showing that all issues have been approved.

A discussion was held regarding the type and number of dumpsters to be used. The decision was that it would be up to Mace to research the other malls in the Township, and for this mall to be consistent with the others.

A discussion was held regarding the proposed signage for the mall, and the suggestion was made to not exceed 100 square feet per retail unit, not to exceed 2/3 the width of the store front, and to be no more than three feet high.

The hearing was opened to the public. There being no comments or questions from the public, the hearing was closed.

MOTION was made by **LUNGHI** to grant amended preliminary and final major site plan approval for Case #05-04, The Shoppes at Mansfield, LLC, based on the documents submitted and reviewed, and the discussion regarding the signage.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

MOTION was made by **LUGH**I to approve the form of resolution submitted by Edleston to be revised to reflect the changes discussed at tonight's hearing.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Case #04-12, Eduardo & Edith Chua

Edleston reported that the applicant provided notice to the surrounding property owners, but noticed in the wrong newspaper. Edleston suggested that the surrounding property owners notice be carried, and that the applicant notice in the proper newspaper.

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MOTION was made by **MANNON** to carry the notice for the surrounding property owners for Case #04-12, Eduardo & Edith Chua, but for the newspaper notice to be republished in the correct legal newspaper.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: Baldwin.

Case #05-06, Pasta Grill

Mace stated that the case was still incomplete.

MOTION was made by **MANNON** to deem the application for Case #05-06, Pasta Grill incomplete, but to place the case on the August 15, 2005 agenda.

SECONDED: LUNGHI.

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

Opposed: None.

Abstained: None.

MOTION was made by **BARTON** to rescind the motion regarding Case #04-12, Eduardo & Edith Chua, and to further **MOVE** that the application for Case #04-12, Eduardo & Edith Chua should be noticed in the correct legal newspaper, and for the surrounding property owners notice to be carried.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: Lunghi, Hazen, Myers.

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

Present for the applicant: Joel Kobert, Esquire; Hal Simoff.

Simoff stated that he is a partner in the business, but was also qualified as the professional engineer and planner. Simoff explained the plan revisions dated 6/3/05. Simoff described the proposed subdivision site, and explained the details of the proposal. Simoff stated that no variances would be sought, and the plan conforms to the RSIS.

Mace stated that additional information was needed.

Simoff stated that he would like to make his presentation, and then submit revisions.

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Entered as Exhibit A-1 – enlargements of northwestern portion of the site

A discussion was held regarding the conservation easement to the adjoining development. Simoff stated that if the cul-de-sac was joined to an existing road it would no longer fit the classification of rural lane.

Entered as Exhibit A-2 – circulation plan from Mansfield Township Master Plan dated 1/99

Simoff stated that he would lose one lot by connecting roads. Mace indicated that the lots could be slightly reconfigured to accommodate the connecting roads. Simoff stated that he would like the same number of lots in order to make the subdivision work. Simoff stated that he could propose a 20' wide roadway if there is no parking on the streets, and given the size of the lots that would be acceptable.

A poll of the board indicated unanimous approval of connecting the interior road of the proposed subdivision to the existing road system.

Mace stated that he wasn't sure that the detention basin was required to be on its own lot.

MOTION was made by **MANNON** to continue the application to the next regular meeting of August 15, 2005, and to receive a letter granting extension from the application.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

Kobert granted an extension of the above application through August 31, 2005.

The Chairman called for a brief recess at 9:15 PM.

Upon reconvening at 9:25 PM, a roll call was taken.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.

Absent: None.

Case #03-01, The Meadows at Mansfield

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

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Plante was sworn in by Edleston, and stated that he reviewed the letter issued from Mace's office.

Mace explained that most of the application work on these types of applications is done at the time of preliminary. There are very few decisions to be made at this point. Mace stated that the plans submitted are really the engineered plans to build the site.

A discussion was held regarding the DEP requirements for the site.

MOTION was made by **LUNGHI** to approve the final major subdivision and utility improvement plan application for Case #03-01, The Meadows at Mansfield.

SECONDED: BARTON.

Plante stated that they have received DOT approval.

Vaezi expressed concern over the turning movements onto Route 57.

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

Opposed: Watters, Marchioni, Vaezi.

Abstained: None.

Under new business, Mannon stated that he chose to have the meeting even though he had been told the air conditioning was broken. Mannon stated that it would be unfair to the applicants to cancel the meeting on the day of the meeting.

Barton asked what was happening with the HMUA well. Mace indicated that they should make application to the Planning Board.

Mace also indicated that a lot line adjustment would be needed at the Comcast property.

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

SECONDED: LUNGHI.

Voice vote: ALL IN FAVOR.

Respectfully submitted,


Patricia D. Zotti, Secretary