

AUGUST 15, 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, Hazen, Marchioni, Myers, Vaezi.

Absent: Lunghi.

Also present: Douglas Mace, P.E.; Bruce Jones, Esquire (arrived at 8:05 PM).

The Pledge of Allegiance was recited.

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

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the resolution for Case #03-01, The Meadows at Mansfield, LLC.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

A brief recess was called by the Chairman at 7:50 PM in order to contact the attorney substituting for Bill Edleston. The Chairman explained that without an attorney being present it would be impossible for the board to act on any applications.

Upon reconvening at 7:55 PM, it was determined that the attorney could not be reached. Mannon apologized for the lack of attorney, and stated that the board would be willing to schedule a special meeting.

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The Chairman called another recess at 7:56 PM in order for the applicants to confer on a date for a special meeting.

Upon reconvening at 8:00 PM, the Chairman announced that Case #05-06, Pasta Grill had agreed to extend their application to the September 19, 2005 meeting. Case #04-16, Abram Simoff/MBAK Assoc. LP and Case #04-12, Eduardo & Edith Chua agreed to a special meeting to be scheduled for August 31, 2005.

Attorney Bruce Jones arrived at 8:05 PM. The Chairman stated that there would be no special meeting, and the cases scheduled for tonight could proceed.

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

Present for the applicant: Michael B. Lavery, Esquire; Hal Simoff, P.E.

Hazen recused himself from the application.

Entered as Exhibit A-3 – Sheet 8 of the revised plan dated 8/4/05

Simoff explained the revised plan that now included a through street to Brantwood Terrace in lieu of the cul-de-sac. Simoff further explained that the roadway was now proposed to be 24' wide, which is 4' wider than the RSIS standards. Simoff further explained the detention basin details, the addition of a second basin, and the stormwater management plans.

Entered as Exhibit A-4 – architectural drawings submitted with the application

Simoff explained the proposed appearance of the single family homes planned for the subdivision.

Simoff explained that the proposal was to extend the water and sewer service area in order to connect to HMUA. The request has been made to the HMUA for their feedback on the matter.

Mace suggested, as a part of the best management practice, retaining and clustering a portion of the natural vegetation that could be used for water recharge.

Mace indicated that additional data was required of the applicant. Lavery granted an extension to the next regular meeting.

MOTION was made by **BALDWIN** to grant the extension request for Case #04-16, Abram Simoff/MBAK Assoc. LP to the next regular meeting.

SECONDED: MYERS.

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

Case #04-12, Eduardo & Edith Chua

Present for the applicant: Christopher Quinn, Esquire; William Gleba, P.E.; Walter Lublanecki, P.E.

Baldwin, Myers, and Hazen recused themselves from the application.

Lublanecki and Gleba were sworn in by Jones.

Entered as Exhibit A-1 -- project location plan

Lublanecki plotted the local roads in the area, and explained that very little traffic would be generated by this project. He explained that traffic studies were done to total the numbers of displaced traffic. Lublanecki explained the numbers found that involved Route 57, Watters, Blau, and Heiser Roads, and related how many trips would be generated by the development.

Vaezi asked why the development was being connected to Route 57. Gleba replied that a concept plan previously presented to the Planning Board supported a through street to Route 57. Vaezi stated that it was his opinion that the intersection of Watters and Blau Roads was a dangerous one, and he wasn't in favor of additional traffic at that intersection. Gleba replied that the intersection complies with the RSIS.

Barton stated that he has encountered commercial traffic on the road, and agreed that the sight distance is a problem at the intersection. Lublanecki stated that an application would have to be made to the DOT.

Further discussion took place regarding the traffic details of the development.

The hearing was opened to the public.

Mark Plummer, from the audience, stated that he is familiar with the site. Plummer stated that with each development there has been an increase in traffic, and the through road will create additional hazards. Plummer stated that a cul-de-sac off Route 57 would be preferable to the through road configuration.

Robin Davis, from the audience, suggested that the cul-de-sac arrangement off Route 57 would help preserve the character of an existing neighborhood. Mannon replied that two means of access is preferable for emergency service.

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Phil Hazen, from the audience, stated that the through road configuration would probably help with the traffic in front of the Plummer/Davis residence. It was Hazen's opinion that the traffic would be split between all of the access roads.

The public portion of the meeting was closed.

Gleba, addressing Mace's review letter, stated that they were looking for direction regarding the stormwater management regulations. Gleba stated that there is some limestone in the area, and ground water recharge is not recommended. Mace replied that the applicant would have to deal with it in a conservative manner.

Quinn granted an extension of the public hearing to the October 17, 2005 meeting, since it would be unlikely that the plans would be done for the September meeting.

MOTION was made by **MANNON** to grant the requested extension for Case #04-12, Eduardo & Edith Chua to October 03, 2005.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

MOTION was made by **MANNON** that should the applicant not appear at the October meeting, they would have to re-notice.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

Hazen and Myers returned to the board.

Mannon distributed information regarding the Route 57 corridor study.

A discussion took place regarding the corridor study, and the strategic build out information that was given by the County.

MOTION was made by **MYERS** to adjourn the meeting at 10:35 PM.

SECONDED: VAEZI.

Voice vote: ALL IN FAVOR.

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Respectfully submitted,


Patricia D. Zotti, Secretary