

AUGUST 21, 2006

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: Barton, Baldwin, Watters, Lunghi, Hazen, Myers, Vaezi.

Absent: Mannon, Marchioni.

Also present: Jim Dodge, P.E.; William Edleston, Esq.

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to approve the minutes of the July 17, 2006 meeting.
SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the minutes of the July 31, 2006 meeting.

SECONDED: MYERS.

Those in favor: Watters, Myers, Vaezi, Baldwin.

Opposed: None.

Abstained: Lunghi, Hazen, Barton.

MOTION was made by **BALDWIN** to approve the resolution for Case #04-17, J. Renee Richmond.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to approve the resolution for Case #06-07, Storer Cable Communications of NWNJ, LLC (Comcast).

SECONDED: HAZEN.
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Those in favor: Myers, Vaezi, Watters, Lunghi, Hazen, Barton.
Opposed: None.
Abstained: None.

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.

Lavery summarized their case, and stated the applicant was requested preliminary approval only at this time.

Dodge agreed that any approval would be subject to Warren County Soils and Warren County Planning Board approvals.

Simoff stated a result of the geologic study recommended four test wells instead of two, but any approval would be subject to acceptable water standards.

The hearing was opened to the public for comments.

Al Duda of 12 Walter Terrace strongly objected to the through street proposed by the applicant. Duda stated the plan he once reviewed didn't contain the through street.

Marjorie McClintock of 14 Walter Terrace strongly objected to the through street proposed by the applicant. McClintock gave reasons why she objected: cross an active bike path, ruin an existing cul-de-sac, additional traffic in a peaceful neighborhood, etc.

Dodge stated the through street is recommended in the Master Plan.

Dodge and Barton stated that safety concerns were also used as reasons for the through street.

Helen Elliott of 2 Walter Terrace asked if the possibility was always in the Master Plan.

Merle Morse of 3 Walter Terrace showed two maps that indicated the Walter Terrace development as being a contained neighborhood. Morse asked who held the liability for the bike path, and asked if the State of New Jersey had regulations about crossing Green Acre land. Morse stated that money from the malls was to help facilitate traffic on Route 57 in the area of Brantwood Terrace, and it didn't appear to have happened.

Lunghi suggested waiting to act on the application until Mace could clarify some of the issues.

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David Stimpson of Brantwood Terrace expressed concern over the use of the through street as a thoroughfare from Diamond Hill to Airport Road. Stimpson stated the area isn't patrolled very well, and the Master Plan should take into consideration those living in the neighborhood.

Baldwin stated the Master Plan was developed long ago, but is periodically updated with public hearings.

Ellie Braun of 12 Brantwood Terrace asked if anyone on the board lived in the neighborhood, and expressed concern over a decrease in property taxes because of the through street.

Doug Briganti of Walter Terrace asked why the original plan was for a cul-de-sac from Airport Road if the Master Plan calls for a through street. Barton replied that it was less expensive to building the cul-de-sac.

Edleston explained the process behind amending the Circulation Plan of the Master Plan.

Patricia Briganti of Walter Terrace expressed concerns over the safety to those who walk, bike, etc. in the neighborhood.

Vaezi sympathized with the public, but good planning dictates interconnections alleviating traffic on main roadways.

Brian Johns of Ryan Way asked if there would be sidewalks and street lights in the new development. Simoff replied the development would comply with RSIS standards, but with wider streets being installed. There would be no street lights.

Baldwin stated that for purposed of fire protection it is always best to have two means of egress.

Patrick Creedon of 58 Airport Road asked how many homes were proposed, if there were any variances needed, the size of the lots, if the basin is lined, etc. Creedon stated that he would like to see traffic calming devices, as opposed to the raceway that Baldwin Drive has become.

Simoff stated the road is not easily navigated as it is curvy, and will automatically slow any traffic.

Marianne Mangels of 15 Walter Terrace expressed concern over the project. Mangels stated that the board represents those who live in the community, and in the spirit of the law those in the community have to be considered.

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Zola Mills of 35 Brookside Avenue stated the intersections on Route 57 are hazardous, and was in favor of the through street.

Robert Mills of 35 Brookside Avenue stated the traffic generated will all be residential, because the road doesn't go anywhere else.

Kate Stimpson of 6 Brantwood Terrace asked how seriously the board was taking the comments made by the public. Barton replied that the board always took the public comments into consideration, but also has to abide by the law.

Robert Mangels of 15 Walter Terrace wanted to make the road as inconvenient as possible if it has to be installed. Dodge stated it will already be difficult to navigate.

A discussion took place regarding who, and how many times, in the public had been noticed for hearings. Edleston stated that it was obvious that notice was received since there were many members of the public in attendance.

The public portion of the hearing was closed.

Edleston asked Lavery if they would grant a one month extension in order to get input from Mace at the next meeting.

Lavery stated the applicant has been before the board since 2004, have noticed the public three times, and developed the plan according to the Mansfield Township Master Plan. Lavery stated the same Master Plan changed the lot sizes from one acre to three acre minimums, and in reality there could have been 27 lots.

Simoff stated the development would have been more valuable as a cul-de-sac development, but if the plan has to again be altered it will drag out to October, November, etc.

Edleston suggested that a draft resolution be proposed for the next meeting, but input from Mace could also be heard. Lavery stated the applicant would grant a one month extension to September 19, 2006, with a draft resolution being proposed.

MOTION was made by **BALDWIN** to accept the one month extension to the next regular meeting of September 18, 2006, and to authorize Edleston to draft a resolution approving the preliminary major subdivision application for Case #04-16, Abram Simoff/MBAK Assoc. LP.

SECONDED: LUNGHI.

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

Hazen returned to the board.

Case #06-09, PNC Realty Services

Present for the applicant: Kurt Ligos, Esquire; Robert Streker, P.E.

Dodge stated the applicant has requested several waivers for completeness. Dodge also stated the applicant has proposed no connection to the Mansfield Village Square mall, and he recommended there should be a connection.

Streker stated the connection was left out on purpose. A connection to the mall would marry the sites as far as the NJDOT was concerned. There is also a significant grade difference between the two sites, stated Streker. Streker stated there is an impervious coverage decrease with the current proposal. Streker stated the applicant didn't have a problem with sidewalks connecting the two sites.

Baldwin rendered his opinion that there should be vehicular access from Baldwin Drive.

MOTION was made by **BALDWIN** to deem the application for Case #06-09, PNC Realty Services complete and to schedule for public hearing on September 18, 2006, and it was his opinion that the applicant should investigate all means of access to the site by way of Baldwin Drive.

SECONDED: HAZEN.

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

Vaezi stated that he wasn't sure about the interconnection between sites. Vaezi stated he would actually like to see access from Baldwin Drive, and none from Route 57.

Under old business, Vaezi mentioned that it wasn't clear if the NJPO courses would count. Zotti mentioned there were additional classes being offered if anyone was planning to go to the League of Municipalities.

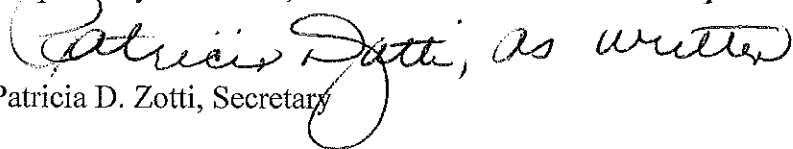
Patrick Creedon mentioned there appeared to be signage violations at the Walgreen's.

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

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Voice vote: ALL IN FAVOR.

Respectfully submitted,


Patricia D. Zotti, Secretary