

OCTOBER 16, 2006

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Acting Chairman Richard Myers 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: Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.

Absent: Mannon, Barton.

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

Vaezi announced that he listened to the tapes of the September 18, 2006 meeting.

MOTION was made by **HAZEN** to approve the minutes of the September 18, 2006 meeting.

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

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to carry the application for Case #06-09, PNC Realty Services to the next regular meeting without further notice.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

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Mace indicated that HMUA stated there is water/sewer service to the site, and a letter has been sent to the adjoining property owner regarding access.

Case #06-11, NYK Logistics (Americas) Inc.

Present for the applicant: Joel Kobert, Esquire; Gregory VandeRydt, P.E.; Dennis McNemar, General Manager

Baldwin recused himself from the application.

Kobert explained that the applicant has been able to relocate the access drive to the rear residential properties, and explained the future expansion plans for the applicant.

VandeRydt explained further the details of the future phased expansions for site. VandeRydt stated the building would be expanded in two phases, and the parking and truck access would be reconfigured.

Kobert stated the access road is restricted by deed to 30', but the pavement doesn't need to be that wide.

McNemar explained they would provide landscape buffering and fencing to separate the main facility and the new road. In answer to questions by Vaezi, McNemar explained the configuration for the truck traffic and access.

Further discussion took place regarding truck and emergency access to the site.

Bill Read from the audience expressed concern over truck traffic, and possible access to the new road. Read stated that provision should be made in the plan for mistaken access to the new residential road.

Terry Sams from the audience stated he would like a 50' right-of-way instead of a 30' right-of-way. Sams maintained the additional footage would be necessary to maintain the road.

Mace indicated the Township has driveway standards that would have to be met by the applicant. Mace also indicated the applicant and neighbors would have to come to terms between themselves, and show a common design when the applicant applies to the board. Mace stated that it is not up to the board to mediate between the applicant and the neighbors.

Baldwin returned to the board.

There was no old business.

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Under new business, Baldwin stated the Township Committee is considering raising the fee for the minor subdivision application to \$1,500.

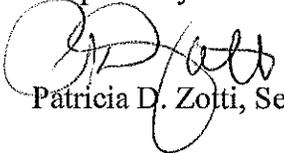
Watters announced there would be a Route 57 Corridor meeting on November 2, 2006 at 7:00 PM at Warren Technical School. Watters stated that it appears the NJDOT wants to bring tourism to the area.

Lungi suggested an amendment to the Ordinance stipulating shopping carts be coin operated like at the Shop Rite.

MOTION was made by **BALDWIN** to adjourn the meeting at 8:10 PM.
SECONDED: VAEZI.

Voice vote: ALL IN FAVOR.

Respectfully submitted,


Patricia D. Zotti, Secretary