

**OCTOBER 17, 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 7:40 PM), Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.

Absent: None.

Also present: James Dodge, P.E.; William Edleston, Esquire; Dena Hrebenak.

The Pledge of Allegiance was recited.

**MOTION** was made by **BALDWIN** to approve the minutes of the September 19, 2005 meeting as written.

**SECONDED: LUNGHI.**

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

Opposed: None.

Abstained: Myers, Vaezi, Barton.

**MOTION** was made by **BALDWIN** to approve the resolution for Case #05-09, Hackettstown Municipal Utilities Authority.

**SECONDED: LUNGHI.**

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

Opposed: None.

Abstained: Myers, Vaezi, Barton.

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

Edleston announced that a letter was received requesting the matter be carried to the November meeting. The matter could be carried for one more month without re-noticing, but should they not appear at the next meeting, they should re-notice.

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**MOTION** was made by **MARCHIONI** to carry Case #04-16, Abram Simoff/MBAK Assoc. LP to the November 21, 2005 meeting.

**SECONDED: HAZEN.**

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

**Case #04-12, Eduardo & Edith Chua**

Edleston stated that the applicant indicated that they weren't ready for a hearing.

**MOTION** was made by **HAZEN** to carry Case #04-12, Eduardo & Edith Chua to the November 21, 2005 meeting.

**SECONDED: BARTON.**

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

**MOTION** was made by **MANNON** that the applicant would have to re-notice for the next public hearing.

**SECONDED: BARTON.**

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

**MOTION** was made by **MANNON** to rescind the original motion carrying Case #04-12, Eduardo & Edith Chua to the November 21, 2005 meeting, and further **MOVING** to carry Case #04-12, Eduardo & Edith Chua to the November 21, 2005 meeting.

**SECONDED: BARTON.**

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

**Case #05-06, Pasta Grill**

Edleston announced that the applicant needed to notify property owners in Washington Township. The matter was to be carried to the next regular meeting without further notice to those having received notice already.

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**MOTION** was made by **BALDWIN** to carry Case #05-06, Pasta Grill to the November 21, 2005 meeting.

**SECONDED: MYERS.**

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

Opposed: None.

Abstained: None.

**Case #04-17, S. Renee Richmond**

Dodge announced that the applicant was not ready for their public hearing.

**MOTION** was made by **WATTERS** to carry Case #04-17, S. Renee Richmond to the November 21, 2005 meeting.

**SECONDED: MYERS.**

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

Opposed: None.

Abstained: None.

**Case #05-10, Kohl's Department Stores, Inc.**

Present for the applicant: David Ramsey, Esquire; Michael Dippel, P.E.

**MOTION** was made by **BALDWIN** to deem the application for Case #05-10, Kohl's Department Stores, Inc. complete, and to schedule the public hearing for November 21, 2005.

**SECONDED: MYERS.**

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

Opposed: None.

Abstained: None.

Mannon appointed Barton, Myers, and Lunghi as the Financial Oversight Committee, with Barton as Chairman.

Mannon stated that an application notice was received from NJDEP regarding property in the Highlands. A brief discussion was held regarding the matter.

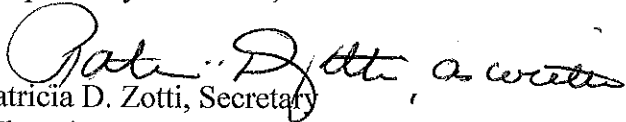
Mannon stated that the record should reflect that the matter was review and no comment was forthcoming.

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

Voice vote: ALL IN FAVOR.

Respectfully submitted,

  
Patricia D. Zotti, Secretary

(The minutes were written from the tapes of the meeting)