

DECEMBER 18, 2006

MOTION was made by **BARTON** to adjourn to executive session at 7:31 PM in order to discuss personnel matters.

SECONDED: MYERS.

Voice vote: ALL IN FAVOR.

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Chairman William Mannon at 7:40 PM after the executive session.

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, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.

Absent: Baldwin.

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

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to approve the minutes of the November 20, 2006 meeting, as written.

SECONDED: MYERS.

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

Opposed: None.

Abstained: Vaezi.

MOTION was made by **BARTON** to approve the resolution for Case #06-08, Warren Haven/County Offices.

SECONDED: MYERS.

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

Opposed: None.

Abstained: Marchioni, Vaezi.

MOTION was made by **LUNGHI** to approve the resolution for Case #06-09, PNC Realty Services.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: Vaezi, Barton.

MOTION was made by **LUNGHI** to approve the preliminary and final site plan application for Case #06-09, PNC Realty Services.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: Vaezi, Barton.

Case #06-14, Harry R. Pool, Jr.

Present for the applicant: Kevin Hahn, Esquire; Harry R. Pool, Jr.

MOTION was made by **VAEZI** to deem the application for Case #06-14, Harry R. Pool, Jr. complete, and to schedule for public hearing at the January 15, 2006 meeting.

SECONDED: LUNGHI.

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

Opposed: None.

Abstained: None.

Case #06-13, Steven A. DeMattheis (The Shoppes at Mansfield)

Present for the applicant: Kevin Hahn, Esquire; William Gleba, P.E.; Greg VandeRyte, P.E.; Steven DeMattheis

Mace explained that the application was really an extension of a recently approved site plan, and would deal primarily with variances and waivers.

Gleba explained the applicant wanted to remove some asphalt and curbing adjacent to the next lot, and construct a new building, dumpster, additional parking spaces, etc. Mace asked if a dumpster was required for a bank building. Gleba stated the applicant wasn't committing to the new building be a bank. Mace stated the board would need to know the use because different criteria are used for different users. Gleba explained the proposed variances.

Vaezi stated it is a compact site, and truck maneuverability appears to be difficult.

A discussion took place regarding the maneuverability and circulation of the site, paying particular attention to truck maneuverability.

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DeMattheis explained that he might have a national tenant to occupy the space, and they want parking, access, and visibility. DeMattheis explained that the project is the culmination of a lot of time and effort. DeMattheis explained that the adjacent property has become available, and it would be a nice addition to the existing site. DeMattheis stated the primary use at this point would be a bank, but it is not a certainty.

Mace stated that it probably wouldn't matter from a parking space perspective, but a drive-thru would have to be scrutinized.

Vaezi expressed concern over additional visual and noise impact. Gleba and DeMattheis explained that additional screening and landscape buffering would be installed. Gleba further explained the design waivers and variances being requested.

Edleston asked how the square footage of the sign was calculated since the tenant was unknown. VandeRyte explained that the square footage formula was based on the approvals of the other malls. Mace stated that it would be consistent with the standards approved with the existing site, and VandeRyte stated that was correct.

Mannon asked if the applicant was seeking a letter of no interest from DOT. Gleba replied that was correct, and after the impact is reviewed by the DOT it is likely they will issue the letter of no interest. Further discussion took place regarding the number of trips that a new building would generate.

There were no comments or questions from the public.

MOTION was made by **BARTON** to approve the wall sign variance request for Case #06-13, Steven A. DeMattheis.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

MOTION was made by **LUNGHI** to approve the requested variance for the required parking spaces, and the requested waivers for the parking stall length.

SECONDED: MYERS.

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

Opposed: Mannon.

Abstained: None.

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MOTION was made by **MYERS** to approve the variance for the drive-thru lane being less than the required 25' from the side yard.

SECONDED: BARTON.

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

Opposed: Watters, Mannon.

Abstained: None.

MOTION was made by **MYERS** to approve the requested side yard variances for the canopy and the building.

SECONDED: LUHGI.

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

Opposed: Mannon.

Abstained: None.

MOTION was made by **LUNGI** to approve the requested waiver numbers 4,6,8 & 9.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

MOTION was made by **BARTON** to approve the amended preliminary and final site plan application for Case #06-13, Steven A. DeMattheis.

SECONDED: HAZEN.

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

Opposed: Mannon.

Abstained: None.

MOTION was made by **LUNGI** to authorize the board attorney to draft the approving resolution for consideration at the next regular meeting.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Mannon mentioned a letter referencing a change in designation on Route 57.

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Edleston mentioned the comment period for the Highlands Council runs from 11/30/06 to 1/30/07. Lunghi asked that Edleston write a letter stating that the Planning Board disagrees with the plan.

Vince Iannelli from the audience mentioned there is a problem at the traffic light located in front of his business. Iannelli said that it is unclear and unmarked that there will be no left turn into the mall at that light. There have been numerous near misses at that intersection. Mace stated it is an enforcement issue. Mace stated he could contact DOT, but he wouldn't hold out much hope.

MOTION was made by **MARCHIONI** to draft a letter to the Governing Body recommending that Lunghi should be re-appointed to the Planning Board, given his attendance record and ability to decision make.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: Watters.

MOTION was made by **MANNON** to authorize the board attorney to draft the letter to the Governing Body.

SECONDED: HAZEN.

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

Opposed: None.

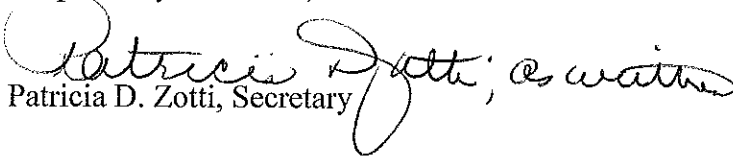
Abstained: Watters.

MOTION was made by **WATTERS** to adjourn the meeting at 9:25 PM.

SECONDED: HAZEN.

Those in favor: ALL IN FAVOR.

Respectfully submitted,


Patricia D. Zotti, Secretary