

DECEMBER 19, 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, Lunghi, Hazen, Marchioni, Myers, Vaezi.

Opposed: None.

Abstained: None.

The Pledge of Allegiance was recited.

Regarding the minutes of the December 19, 2005 meeting, Hazen amended the first sentence of the last paragraph on page two to reflect 31,822 square feet.

MOTION was made by **HAZEN** to approve the minutes of the December 19, 2005 meeting, as amended.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

MOTION was made by **MANNON** to carry Case #04-16, Abram Simoff/MBAK Assoc. LP to the next regular meeting, and to notify the applicant that they must re-notice for the hearing.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

MOTION was made by **MANNON** to carry Case #04-12, Eduardo & Edith Chua to the next regular meeting, and to notify the applicant that they must re-notice for the hearing.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: Lunghi, Hazen, Myers, Baldwin.

Case #04-17, S. Renee Richmond

Present for the applicant: Kurt Ligos, Esquire; Joseph Messina, PLS; S. Renee Richmond.

Ligos explained the minor subdivision application, and what variances were being requested.

Mace stated that there was frontage on Mitchell Road on both sides of Lot 8.01. Mace stated that the width variance would be necessary for the remainder lot, and not the new lot.

Messina stated that the sight distances cannot be met since the curve in the road is so severe.

Further discussion took place regarding the driveway placement. Mace stated there needed to be clear documentation that a driveway can be constructed.

The consensus of the board was that driveway information should be received prior to action by the board.

Messina stated the drainage location would be adjusted, and the sight distance triangles would be shown. Messina stated there are environmental constraints to be considered.

The hearing was opened to the public for questions and comments.

Olga VanderVliet of 163 Mitchell Road stated that the police told her the speed limit in that area is 50 MPH because the road is unmarked.

Baldwin stated the Township is in the process of studying several roads that should be marked, and this one will be added to the list.

Patricia Pinckney of 138 Mitchell Road asked where the house would be constructed. Messina replied the house would be located within the building envelope. Pinckney asked what impact the construction would have on the water in the area, and expressed concern about impact to her well.

Mace explained that testing would be required prior to the issuance of the construction permit.

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Barton suggested that Pinckney obtain information from the State regarding studies completed in the 1970's.

Don VanderVliet asked how many dwellings are currently on the property. Richmond replied there are four rental units on the property, three in one building, and one other building. Mace stated they have to be delineated on the plan, and a note should be added that the trailer is to be "removed from premises".

Baldwin asked how many wells service the units, and Richmond replied there is one active well and one inactive well. Mannon stated it should be shown as sealed and certified.

MOTION was made by **BALDWIN** to carry the matter to the next regular meeting to allow the submission of additional information.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Ligos granted the extension of time necessary for the board to act on the application.

Mansfield Township Board of Education Long Range Facility Plan Review

MOTION was made by **MANNON** that after a review of the Long Range Facility Plan submitted by the Mansfield Township Board of Education, the Mansfield Township Planning Board concurs with the plan.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

Edleston presented the draft letter written to the Highlands Committee and legislators regarding Highlands impact on Borealis.

MOTION was made by **BALDWIN** to adopt the draft letter written by Edleston, and to authorize the letter to be sent.

SECONDED: LUNGHI.

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

Opposed: None.

Abstained: None.

The board commended Edleston on his letter.

MOTION was made by **BALDWIN** to approve the resolution for Case #05-06, Pasta Grill.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the resolution for Case #05-10, Kohl's Department Stores, Inc.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

Edleston explained that he was contacted by Attorney Richard Burke regarding the possible purchase of 60 acres from Anthony Bucarey, which apparently was involved in a mortgage foreclosure. Further discussion was held regarding what proofs would be necessary, and it was determined that a minor subdivision would be necessary.

MOTION was made by **MANNON** to authorize Edleston to write a letter informing Burke without sufficient data the Planning Board would require an appearance to explain the intent.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

Mace stated the application would be for any other unspecified application, or a minor subdivision application.

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MOTION was made by **MANNON** after a discussion of the Lebanon Township fee Ordinance to write a letter to Administrator Charles Lee recommending the Township Committee review the history of the minor subdivision fees with a possible increase of the initial application fee, but the board is not in favor of an escrow fee.

SECONDED: LUNGI.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to adjourn the meeting at 9:00 PM.

SECONDED: BARTON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,


Patricia D. Zotti, Secretary