

FEBRUARY 15, 2017

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Vice Chairman Joe Farino 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 meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
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.

The Oath of Office was issued to new member Bob Jewell.

Present: Farino, Hayes, Hight, Spender, Minter, Jewell, Keggan, Cruts, Petteruti.

Absent: Vaezi, Mayor Watters, Barton, Creedon.

Also present: William Edleston, Esquire; Drew DiSessa, P.E.

The Pledge of Allegiance was recited.

MOTION was made by **MINTER** to approve the **minutes** of the **January 18, 2017** meeting, as written.

SECONDED: HAYES.

Those in favor: Hayes, Hight, Spender, Minter, Keggan, Cruts, Petteruti, Farino.

Opposed: None.

Abstained: Jewell.

Case #17-01, Christina Seeger T/A Country Corner Store & Café

Present for the applicant: Christina Seeger; Michael Seeger; John Lunghi

Edleston explained the applicant's zoning application to permit the operation of a deli in the Anderson Hotel property was denied. Edleston explained the application was considered a change of use, and thus possibly subject to a site plan.

John Lunghi explained he was appearing for the applicant, because they have not done anything like this before. Lunghi explained he gained experience by previously being on the board, and is familiar with the process. Lunghi stated the property was previously the Anderson Hotel, and was used as a tavern that served food. Lunghi stated there are 24 full size parking spaces, and they would comply with any construction and Board of Health requirements.

February 15, 2017 minutes

Page 2.

DiSessa explained the use is allowed in the district, but it would be considered a change of use. DiSessa stated the tavern use was basically considered abandoned. DiSessa explained the design standards have to be addressed, and the zoning application was denied and a site plan is required.

Lunghi stated the existing parking lot is like new, and he wanted to know what would be gained by a site plan.

DiSessa stated the applicant could appeal the Zoning Official's denial. The board could either repeal the denial, or indicate how much of a site plan would be required of the applicant. DiSessa stated there wasn't sufficient information submitted to calculate the parking requirements.

Edleston stated a site plan was proposed for a used car lot, but it was denied. Edleston indicated a portion of the used car lot submission shows the existing site conditions.

Farino stated the parking at this site is actually better than at Tony's Luncheonette.

Hayes asked if there would be interior renovations. C. Seeger replied they would install counters, flooring, and at a later date an exhaust hood. Seeger explained the hours of operation would be 5:00 AM to 7:00 PM seven days per week. Seeger explained they believe in sustainable living, and would use local farm's produce whenever possible. Seeger stated there would be a small office used on the second floor for the business portion of the operation.

Cruts asked when they proposed to open, and Seeger replied they would like to open as soon as possible.

Hayes asked if there would be proposed signage, and Seeger replied they would have something flat to the building.

Edleston suggested the applicant contact DiSessa in order to determine the minimum requirements that he would like to receive. Edleston stated they would have to complete the advertising requirements for an appeal application.

After further discussion, it was determined the applicant should be prepared to provide information regarding traffic circulation, number of parking spaces, ADA parking and compliance, signage, lighting, etc.

Under old/new business, Minter asked if there was any further information regarding the Warren County Planning Board letter questioned at the last meeting. Zotti replied the letter referred to the salt shed project.

February 15, 2017 minutes

Page 3.

Cruts asked what Tree-Licious Orchards had to do in order to relocate their sign. DiSessa stated an application would have to be submitted to the Zoning Official. Edleston stated that sight distance had to be considered. Jewell stated the farm is located on a County road. DiSessa stated they would also have to comply with the current sign Ordinance requirements.

Spender stated the current sign Ordinance requirements should be reviewed. Spender stated he heard a rumor about someone inquiring about leasing space on a changeable message sign. DiSessa stated that signage have to be an accessory use to a principal use.

Edleston suggested contacting the Township Committee regarding a review of the sign Ordinance, and also the possible implementation of a minor site plan checklist.

Hayes asked if there had been any contact from the NJ Cars applicant. Edleston replied there has been no appeal filed. DiSessa indicated they still have to address the outstanding summons in Municipal Court.

MOTION was made by **FARINO** to authorize the Township Committee to pay the **invoices** submitted by the professionals.

SECONDED: CRUTS.

Those in favor: Hight, Spender, Minter, Jewell, Keggan, Cruts, Petteruti, Hayes, Farino.

Opposed: None.

Abstained: None.

The Acting Chairman adjourned the meeting at 8:16 PM.

Respectfully submitted,

Patricia Zotti, Clerk

As written