

**SEPTEMBER 17, 2007**

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by 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: Barton, Baldwin, Watters, Mannon, Hazen, Vaezi, Creedon.

Absent: Myers, Marchioni.

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 August 20, 2007 meeting, as written.

**SECONDED: CREEDON.**

Those in favor: Baldwin, Watters, Mannon, Hazen, Vaezi, Creedon, Barton.

Opposed: None.

Abstained: None.

**MOTION** was made by **BALDWIN** to approve the resolution for Case #07-07, Robert & Deborah Shoremount.

**SECONDED: VAEZI.**

Those in favor: Watters, Mannon, Hazen, Vaezi, Creedon, Baldwin, Barton.

Opposed: None.

Abstained: None.

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

Present for the applicant: Michael B. Lavery, Esquire

Lavery indicated that the applicant wished to withdraw the application at this time.

Edleston responded the application was now considered withdrawn.

**Case #07-03, NYK Logistics (Americas) Inc.**

Present for the applicant: Michael B. Lavery, Esquire; William Gleba, P.E.

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Lavery indicated the applicant was eliminating the roadway on the right side of the property. Lavery stated the applicant was requesting the same waivers as previously indicated. Mace replied the waiver requests should be supported in writing.

Terry Sams, from the audience, stated there is a drainage problem behind the building in the vicinity of the driveway and parking lot. Sams stated he would like to see something done to minimize the drainage runoff, and suggested possibly the installation of a manhole to the drainage system.

**MOTION** was made by **CREEDON** to deem the application for Case #07-03, NYK Logistics (Americas) Inc. complete.  
**SECONDED: WATTERS.**

Those in favor: Mannon, Hazen, Vaezi, Creedon, Baldwin, Watters, Barton.  
Opposed: None.  
Abstained: None.

**Case #07-01, Jeffrey, Caputo**

Present for the applicant: Robert Stiles, Esquire; Frank Matarazzo, P.E.

Stiles explained the proposed subdivision, and indicated an alternate driveway was put on the plan.

Mace and Matarazzo discussed the positioning of the alternate driveway. Mace indicated the grading plan would have to be reviewed further.

**MOTION** was made by **BALDWIN** to deem the application for Case #07-01, Jeffrey Caputo complete.  
**SECONDED: BARTON.**

Creedon asked if the taxes were current. Creedon also mentioned there appear to be two dwellings on one lot, and asked why the alternate driveway couldn't just be built. Mace indicated the Ordinance doesn't prohibit shared driveways, and in fact, it would be encouraged on Route 57.

Those in favor of the above motion: Hazen, Vaezi, Creedon, Baldwin, Watters, Mannon, Barton.  
Opposed: None.  
Abstained: None.

Stiles indicated any approval granted by the board could be conditioned on the payment of taxes, and Edleston agreed.

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Matarazzo explained the proposed subdivision.

A discussion took place regarding the details of the proposed subdivision.

Baldwin asked if there were separate wells and septic systems for each of the houses on the lot. Matarazzo stated that information was unknown.

Mannon suggested the deficient items should be added to the plans prior to action being taken by the board. The deficient items appeared to be the wells and septic system locations, the lot numbers, the indication of acreage, etc.

**MOTION** was made by **MANNON** to deem the application for Case #07-01, Jeffrey Caputo incomplete.

**SECONDED: BALDWIN.**

The motion was withdrawn by Mannon in light of the fact that it had already been deemed complete.

**MOTION** was made by **MANNON** to authorize the Township Engineer to send a letter to the applicant detailing the information that should be indicated on the plans: the sight distances, the lot area (acreage) shown on each lot, lot numbers, the wells and septic systems should be depicted, revision of the plans to indicate the feasibility a 15% or less driveway grade, taxes, etc.

**SECONDED: BALDWIN.**

Mace stated the board should indicate at this point if there is an issue with two houses on one lot. Mannon stated there should be three lots if there are three houses. Mace stated that one house would be deficient in lot width. Baldwin stated that one of the houses could possibly be razed if it is unoccupied.

Those in favor of the above motion: Vaezi, Creedon, Baldwin, Mannon, Hazen, Barton.

Opposed: None.

Abstained: Watters.

**MOTION** was made by **CREEDON** to carry the application for Case #Z07-01, Jeffrey Caputo to the meeting of October 15, 2007 without further notice.

**SECONDED: VAEZI.**

Those in favor: Creedon, Baldwin, Mannon, Hazen, Vaezi, Barton.

Opposed: None.

Abstained: Watters.

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A discussion took place regarding the use of the building owned by John Lunghi that was previously approved to hold cooking classes for children. Creedon stated the building currently offers retail cooking supplies.

**MOTION** was made by **HAZEN** to authorize payment by the Township Committee invoices submitted by the professionals.

**SECONDED: VAEZI.**

Those in favor: Baldwin, Watters, Mannon, Hazen, Vaezi, Creedon, Barton.  
Opposed: None.  
Abstained: None.

Vaezi mentioned the changeable sign at Walgreen's Drug Store appeared to be flashing too fast.

**MOTION** was made by **BALDWIN** to adjourn the meeting at 8:40 PM.

**SECONDED: WATTERS.**

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary  
As written