

**OCTOBER 15, 2007**

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Vice Chairman Richard Myers 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: Myers, Baldwin, Watters, Mannon, Hazen, Creedon.

Absent: Barton, Marchioni, Vaezi.

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

**MOTION** was made by **HAZEN** to approve the minutes of the September 17, 2007 meeting, as written.

**SECONDED: CREEDON.**

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

Opposed: None.

Abstained: Myers.

**MOTION** was made by **MANNON** to grant further extension of time for Case #06-03, Scott Lynn for a period of six months, in order by file deeds.

**SECONDED: BALDWIN.**

Those in favor: Watters, Mannon, Hazen, Creedon, Baldwin, Myers.

Opposed: None.

Abstained: None.

**MOTION** was made by **MANNON** to carry and extend Case #07-03, NYK Logistics (Americas) Inc. to the next regular meeting of November 19, 2007.

**SECONDED: CREEDON.**

Those in favor: Mannon, Hazen, Creedon, Baldwin Watters, Myers.

Opposed: None.

Abstained: None.

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

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

Stiles stated that revised plans had been submitted showing the additional information requested by the board at the last meeting.

Matarazzo explained the lot designations, and further explained the well, septic, and utility availability. Matarazzo stated the driveway has been adjusted to meet the grade requirements. Mace argued the driveway wasn't constraint free, but the intent was shown by the applicant. Matarazzo further explained the existing driveway, and the alternate driveway being proposed.

A discussion was held regarding the retention of two houses on one lot vs. all three houses having their own lots. It was the consensus of the board that granting variance relief to allow for the three lots would be preferable to allowing the lot to stand with two houses. In actuality, if the two houses remain on one lot, and further subdivision occurs, it would make the lot more non-conforming.

**MOTION** was made by **BALDWIN** to carry the application for Case #07-01, Jeffrey Caputo without further notice to the November 19, 2007 meeting.

**SECONDED: HAZEN.**

Those in favor: Hazen, Creedon, Baldwin, Watters, Mannon, Myers.

Opposed: None.

Abstained: None.

**Case #07-08, Manjit Jabbal ( Buffalo's Southwest Café)**

Present for the applicant: Greg VanderRyte, P.E.

Mace stated the application was for completeness only, and explained the deficient items. Mace explained the restaurant would be located where the previous Ground Round restaurant was approved. Mace stated the application could be considered an amended site plan application.

**MOTION** was made by **MANNON** to deem the application for Case #07-08, Manjit Jabbal (Buffalo's Southwest Café) incomplete for the items in Mace's letter.

**SECONDED: CREEDON.**

Those in favor: Creedon, Baldwin, Watters, Mannon, Hazen, Myers.

Opposed: None.

Abstained: None.

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**MOTION** was made by **MANNON** to further instruction the applicant for Case #07-08, Manjit Jabbal (Buffalo's Southwest Café) to further consider the application an amended site plan application, for the applicant to apply for the merger of the subject lot with the hotel lot, to supply proof that water service will be provided by HMUA, and to advertise for public hearing at the next meeting at the applicant's own risk.

**SECONDED: BALDWIN.**

Those in favor: Baldwin, Watters, Mannon, Hazen, Creedon, Myers.

Opposed: None.

Abstained: None.

### **New Jersey Audubon Society Support Request**

A discussion took place regarding the above request, and **MOTION** was made by **WATTERS** to authorize the Board Attorney to write a letter to the New Jersey Audubon Society stating the Planning Board is not in favor of the land purchase, given the fact that much Mansfield Township land is currently located in the Highlands Planning and Preservation areas, and there are limited developable land remaining in Mansfield Township.

**SECONDED: HAZEN.**

Those in favor: Watters, Mannon, Hazen, Creedon, Baldwin, Myers.

Opposed: None.

Abstained: None.

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

**SECONDED: MYERS.**

Those in favor: Mannon, Hazen, Creedon, Baldwin, Watters, Myers.

Opposed: None.

Abstained: None.

A discussion took place regarding the creation of flag lots with common driveways, and access to land-locked parcels.

**MOTION** was made by **MANNON** to adjourn the meeting at 8:50 PM.

**SECONDED: WATTERS.**

Voice vote: ALL IN FAVOR.

Respectfully submitted,  
Patricia D. Zotti, Secretary (as written)

