

FEBRUARY 21, 2005

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Chairman Bill Mannon at 7:30 PM.

The meeting was opened by stating that adequate notice of this 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 Star Gazette and 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.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.
Absent: None.

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

The Pledge of Allegiance was recited.

The Chairman apologized for the sidewalk not being shoveled.

MOTION was made by **BALDWIN** to approve the minutes of the January 17, 2005 meeting, as written.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

Case #04-01, Eden Mansfield, LLC resolution

Present for the applicant: Michael B. Lavery, Esquire

The resolution was discussed and minor amendments were agreed upon.

MOTION was made by **MANNON** to adopt the resolution with the agreed upon revisions, but with the deletion of the second to last condition on page twelve.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

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MOTION was made by **BARTON** to authorize the attorney to review the minutes and to discuss further at the next meeting.

SECONDED: WATTERS.

Further discussion took place regarding the need for the amendment for the timing interval of the sign. Mace suggested that the board should approve a two-minute interval standard for the sign time change for Walgreen's.

MOTION was made by **BARTON** to authorize amendment of the resolution to include the two-minute time change interval where appropriate.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

Case #04-12, Eduardo & Edith Chua

Baldwin, Hazen, Myers, and Lunghi recused themselves.

A letter was written requesting that the matter be carried to the following meeting without further notice.

Mannon stated that the matter had been carried, and he would feel more comfortable if notice was redone.

MOTION was made by **VAEZI** to direct the applicant to re-notice for the public hearing.

SECONDED: WATTERS.

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

Opposed: None.

Abstained: None.

Baldwin, Hazen, Myers, and Lunghi returned to the board.

Case #04-17, J. Renee Richmond

Mace indicated that no new information had been received.

Case #04-16, Abram Simoff/MBAK Assoc. LP

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Mace indicated that the last review completed on the application was on January 29, 2005, and no further revised plans had been submitted.

MOTION was made by **BALDWIN** that the application for Case #04-16, Abram Simoff remained incomplete.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

Case #05-01, Calvin T. Shen Conceptual

Mace explained that he had recommended that Mr. Shen appear before the board for some feedback about a difficult piece of property. Mace stated that the property has Highlands constraints, a damn, wetlands, etc.

Shen explained that he is the contract purchaser of the property, and explained that he would like to subdivide the property into two lots. Shen stated that he would like to reside on one of the lots, and preserve the other.

A discussion was held regarding the difficulty in accessing the property, and the problematic constraints affecting the property.

The Chairman called for a brief recess at 8:30 PM.

Upon reconvening at 8:40 PM, roll call was taken.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Vaezi.

Absent: None.

Mace explained that a public hearing would have to be held at the March 21, 2005 meeting in order to adopt an amendment to the Master Plan to include the Municipal Stormwater Management Plan. Mace distributed copies of the plan, and answered questions from the board.

MOTION was made by **MANNON** to authorize the secretary to advertise for the public hearing to be held at the March 21, 2005 meeting.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

Vaezi, Hazen, Myers, and Mannon stated that they would attend the NJPO seminar on March 31, 2005 at Merck & Co.

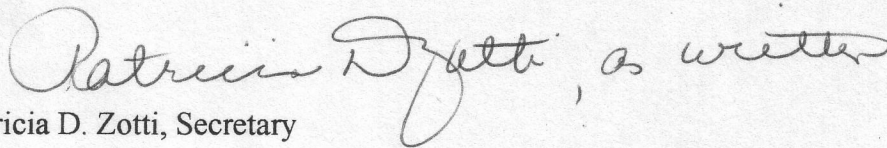
Mace indicated that the NJPO Planner mentioned that board membership might require educational courses to be taken.

MOTION was made by **BALDWIN** to adjourn the meeting at 9:05 PM.

SECONDED: HAZEN.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patricia D. Zotti, as written". The signature is written in dark ink and is positioned above the typed name.

Patricia D. Zotti, Secretary