

AUGUST 16, 2010

The regularly scheduled meeting of the Mansfield Township Land Use 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, Myers, Mayor Tomaszewski, Watters, Mannon, Hazen, Creedon, Vaezi, Mills, Hight, Spender.

Absent: None.

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

The Pledge of Allegiance was recited.

MOTION was made by **MYERS** to approve the minutes of the June 21, 2010 meeting, as written.

SECONDED: HAZEN.

Those in favor: Myers, Mayor Tomaszewski, Hazen, Mills, Hight, Spender, Barton.

Opposed: None.

Abstained: Watters, Mannon, Creedon, Vaezi.

MOTION was made by **MYERS** to approve the resolution for Case #04-16, Brinkerhoff Enterprises, Inc.

SECONDED: MAYOR TOMASZEWSKI.

Those in favor: Mayor Tomaszewski, Hazen, Hight, Spender, Myers, Barton.

Opposed: None.

Abstained: None.

Case #10-03, Benjamin Fitz

Present for the applicant: Benjamin Fitz; Charles Gary Signor, AIA; Tari Signor

Mayor Tomaszewski recused himself from the application.

Edleston explained the additional information that was required of the applicant. Edleston spoke to the Highlands Council requirements, and according to the DEP, the applicant was probably exempt, and action could be taken tonight.

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DiSessa indicated the DEP was essentially leaving the matter up to the board.

Mannon suggested the Township Engineer inspect the property, and advise the board further. DiSessa stated he was familiar with the property, and confirmed the home was built to construction codes that date prior to 2004 and the Highlands Act. DiSessa stated he was fairly comfortable the applicant met the Highlands exemption.

DiSessa further stated the new plan reflects the retaining wall, and the oil tank will be removed. DiSessa stated a restoration bond should be provided by the applicant, and should be a condition of any approval.

The hearing was opened to the public for comments and questions. There being no comments or questions regarding the application, the public portion of the application was closed.

MOTION was made by **BARTON** to grant bulk variance approval for the proposed deck, and front yard setback to construct the proposed addition for Case #10-03, Benjamin Fitz, subject to approval by the engineer of a performance bond and the normal conditions.

SECONDED: MYERS.

Those in favor: Hazen, Mills, Hight, Spender, Myers, Barton.

Opposed: None.

Abstained: None.

MOTION was made by **HIGHT** to authorize Edleston to write a letter to the Construction Official informing him of the board's decision, that in the event there is no September meeting, a resolution will be memorialized at the next regular meeting.

SECONDED: MYERS.

Those in favor: Mills, Hight, Spender, Myers, Hazen, Barton.

Opposed: None.

Abstained: None.

Mayor Tomaszewski returned to the meeting.

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

SECONDED: CREEDON.

Those in favor: Creedon, Vaezi, Mills, Myers, Mayor Tomaszewski, Watters, Hazen, Barton.

Opposed: None.

Abstained: None.

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Zotti mentioned that Planner Joe Layton's contracts have yet to be signed.

A discussion took place regarding the planner's charges, and the COAH and Highlands procedures.

MOTION was made by **MANNON** to authorize the Chairman to sign the contracts for Planner Joseph Layton of Maser Consulting.

SECONDED: BARTON.

Those in favor: Vaezi, Mills, Myers, Mayor Tomaszewski, Watters, Mannon, Hazen, Creedon, Barton.

Opposed: None.

Abstained: None.

Mayor Tomaszewski gave an update on the park, and the additional charges that would be necessary to see it completed.

Further discussion took place regarding the cost of the park, and its expected use and upkeep.

MOTION was made by **BARTON** to adjourn the meeting at 8:20 PM.

SECONDED: MYERS.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, as written
Patricia D. Zotti, Clerk