

JULY 17, 2006

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

The Sunshine Act was read by the Chairman who stated that adequate notice of this regular, 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 in 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.

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

Absent: Watters.

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 June 19, 2006 meeting.
SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Case #06-05, NYK Logistics (Americas) Inc.

Present for the applicant: Joel Kobert, Esquire; Dennis McNemar, General Manager

Baldwin recused himself from the application.

Mace stated that an investigative agency was used for the noise measurement, and he explained that the level was below the Mansfield Township standards.

McNemar stated that sound deadening material was installed.

William Read of 95 Harts Lane agreed that the applicant did a good job reducing the noise. Read expressed concern over the movement of the train cars, and the whistle that sounds each time a train car moves over the track. Read stated that it is disruptive during the night. McNemar replied that notice of crossing is required by OSHA.

The hours of operation were discussed. McNemar stated that it would depend on the needs of the customer.

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Bonnie Read of 95 Harts Lane asked when the applicant would be returning to the board for the parking lot. Kobert stated that a concept plan would be filed soon. Mace stated that the applicant should confer with the neighbors regarding access. Kobert stated that he hasn't yet reviewed the lane title work, but the plan would be mailed to the neighbors for their input.

MOTION was made by **LUNGHI** to approve the resolution for Case #06-05, NYK Logistics (Americas) Inc.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Baldwin returned to the board.

Case #04-17, J. Renee Richmond

Present for the applicant: Larry Kron, Esquire; Joseph Messina, P.E.

Kron stated the proposed subdivision is completely conforming. Mace agreed with Kron.

MOTION was made by **BALDWIN** to approve the proposed subdivision for Case #04-17, J. Renee Richmond, subject to approval by the Highlands Committee.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

Case #06-07, Storer Cable Communications of NWNJ, LLC (Comcast of NW)

Present for the applicant: Matthew Peluso, Esquire; Jennifer Moulton, Office Supervisor; Wayne Lippincott, P.E.

Mace explained the history behind the application, which would allow for an expanded parking lot at the Comcast site, and a minor subdivision for an adjacent house. Mace explained there is a house that sits astride the property line, and Comcast agreed to give the 30' necessary to make the house legal.

Moulton explained that the parking lot expansion would accommodate the personal vehicles of the company personnel. There is already a chain link fence surrounding the lot. Moulton stated the parking lot would be blacktopped and enlarged to allow for easier truck movements.

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Lippincott explained further the details of the proposed parking lot.

MOTION was made by **LUNGHI** to approve the site plan and subdivision applications for Case #06-07, Storer Cable Communications of NWNJ, LLC.

SECONDED: BARTON.

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

Opposed: None.

Abstained: Baldwin.

MOTION was made by **MANNON** to carry to the next regular meeting Case #06-08, Warren Hazen/County Offices, and for them to submit the request in writing.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to carry to the next regular meeting Case #04-16, Abram Simoff/MBAK Assoc. LP.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

Discussion Fair Share Housing Element – COAH, Third Round

Present for the discussion: Joseph Layton, P.P.

Layton explained that COAH substantive certification is good for six years. Mansfield Township is now subject to the third round, and time is of the essence in order to avoid possible builder's remedy action. Layton explained the history behind the attempt to comply to this point, and stated that a subcommittee should be authorized to review the necessary document.

It was determined that the subcommittee would consist of Baldwin, Marchioni, Myers, and Hazen.

MOTION was made by **MANNON** to authorize the subcommittee to meet with Layton to discuss the Fair Share Housing Element document at 7:30 PM on July 19, 2006.

SECONDED: MYERS.

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Those in favor: Barton, Baldwin, Lunghi, Hazen, Marchioni, Myers, Vaezi, Mannon.
Opposed: None.
Abstained: None.

MOTION was made by **MANNON** to establish a special meeting to be held in conjunction with the Township Committee on July 31, 2006 at 7:30 PM for the purpose of amending the Master Plan by the adoption of the Fair Share Housing Element, thus complying with the third round rules of COAH, and further to advertise in the Express Times for the special meeting.
SECONDED: BALDWIN.

Those in favor: Baldwin, Lunghi, Hazen, Marchioni, Myers, Vaezi, Barton, Mannon.
Opposed: None.
Abstained: None.

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

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary