

AUGUST 20, 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, Myers, Baldwin, Watters, Mannon, Hazen, Vaezi, Creedon.

Absent: Marchioni.

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

The Pledge of Allegiance was recited.

MOTION was made by **MANNON** to approve the minutes of the July 16, 2007 meeting, as written.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

MOTION was made by **MYERS** to approve the resolution for Case #07-06, the Shoppes at Mansfield, LLC, as amended.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the resolution for Case #07-04, Weland Mansfield Assoc. LP (Bottle King).

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

August 20, 2007 minutes

Page 2.

Case #06-04, Harry R. Pool, Jr.

Present for the applicant: Michael B. Lavery, Esquire

MOTION was made by **VAEZI** to adjourn Case #06-04, Harry R. Pool, Jr. to the September 17, 2007 meeting, because additional time was necessary to prepare revised subdivision drawings. The applicant was to supply an extension of time in writing, and was instructed to re-notice for the next meeting.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

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

Present for the applicant: Michael B. Lavery, Esquire

MOTION was made by **CREEDON** to carry Case #07-03, NYK Logistics (Americas) Inc. to the next regular meeting of September 17, 2007 without further notice, because additional revisions were necessary. The applicant was instructed to inform neighbor Sams of the next meeting date.

SECONDED: MYERS.

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

Opposed: None.

Abstained: Baldwin.

Case #07-01, Jeffrey Caputo

Present for the applicant: Alex Stiles, Esquire; Jeffrey Caputo; Frank Matarazzo, P.E.

Mace indicated the application remains incomplete, since revisions were not submitted. Mace stated an alternate driveway would have to be shown, the stormwater regulations addressed, and well testing done prior to the issuance of a building permit.

MOTION was made by **MANNON** to deem the application for Case #07-01, Jeffrey Caputo incomplete. The matter was carried without further notice to the September 17, 2007 meeting, and the applicant was advised to submit revised drawings in time for the Township Engineer to complete a review prior to the next meeting.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

August 20, 2007 minutes

Page 3.

Case #07-07, Robert & Deborah Shoremount

Present for the applicant: Robert Shoremount

Shoremount explained the need to install an ECHO home on his property for use by his elderly Mother. Shoremount explained he was purchasing the unit from another Mansfield Township resident, and it would be moved to his property.

Mace asked questions regarding the information required by the Township ECHO Ordinance.

MOTION was made by **BALDWIN** to approve the application for Case #07-07, Robert & Deborah Shoremount granting approval of the installation of an ECHO housing unit for use by Mr. Shoremount's Mother.

SECONDED: MANNON.

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

Opposed: None.

Abstained: None.

Under old business, Baldwin mentioned a letter received from the Environmental Commission regarding low impact development training.

After a brief discussion by the Board, **MOTION** was made by **CREEDON** to authorize the Township Engineer to write a letter to the Environmental Commission informing them of the Board's recommendation that the Township Committee decline the offer of the low impact development training. A planner was used in the formulation of the current zoning, and the Planning Board is pleased with the current zoning in the Township.

SECONDED: HAZEN.

Those in favor: Hazen, Vaezi, Creedon, Myers, Barton.

Opposed: None.

Abstained: Baldwin, Watters, Mannon.

Mace explained a request by the Warren County Freeholders to subdivide a portion of the Hart tract for Morris Canal preservation. Edleston was authorized to correspond with Attorney Joan Lavery informing her that the Warren County Freeholders weren't exempt from the legalities of the subdivision, and the property owner would be responsible for the subdivision application.

A discussion took place regarding the replacement of the septic system at the Easter Seals home, and whether or not it was exempt from the Highlands regulations. Mace indicated the Highlands stated it is not exempt from their regulations.

August 20, 2007 minutes

Page 4.

Further discussion took place regarding the continued Highlands ramifications on the Township.

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

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to adjourn the meeting at 8:30 PM.

SECONDED: MYERS.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary