

AUGUST 6, 2007

The regularly scheduled meeting of the Mansfield Township Zoning Board of Adjustment was called to order by Chairman Rosemarie Hight at 7:30 PM.

Zola Mills was sworn in as First Alternate.

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: Hight, Jewell, Creedon, Rosenblum, McGuinness, Mills, Spender.

Absent: Harris, Smith.

Also present: Lyn Paul Aroe, Esquire; Douglas Mace, P.E.

The Pledge of Allegiance was recited.

MOTION was made by **CREEDON** to approve the minutes of the June 4, 2007 meeting, as written.

SECONDED: JEWELL.

Voice vote: ALL IN FAVOR.

Mace announced that Case #Z02-08, Abram Simoff/Hal Simoff would be carried to the September 4, 2007 meeting, without further notice. Mace indicated the applicant is working with HMUA, and are waiting for a service letter.

Case #Z07-01, Natural Stone Traditions, Inc.

Present for the applicant: Stuart Ours, Esquire; John Malyshko; Steve Parker, P.E.

Ours explained the business would be primarily a low-traffic, wholesale business, with the office located there as well.

Mace indicated that he wasn't sure the board could make a decision on the application without the missing information being on the site plan. Mace stated the information requested should be supplied by the applicant, and then supported by testimony. Aroe agreed with Mace's assessment. Mace mentioned several items that should be explained by the applicant in writing.

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A brief discussion took place, with the board asking questions about details of the proposed use. Discussed was the truck circulation and sight distance, buffer, lighting, hours of operation, etc.

Harley Brown, present owner of the property, was sworn in. Brown indicated the present driveway was once paved, but needs to be redone. Brown stated there has never been an issue with gravel being carted onto Route 57.

MOTION was made by **CREEDON** to approve the use variance application for Case #Z07-01, Natural Stone Traditions, Inc., subject to site plan approval.
SECONDED: MC GUINNESS.

Those in favor: Jewell, Creedon, Rosenblum, McGuinness, Spender, Hight.
Opposed: None.
Abstained: None.

Under old business, Jewell commented that the outdoor storage at Home Depot has been cleared up.

MOTION was made by **JEWELL** to adjourn the meeting at 8:25 PM.
SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
As written