

JUNE 4, 2007

The regularly scheduled meeting of the Mansfield Township Zoning Board of Adjustment was called to order by Chairperson Rosemarie Hight 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: Hight, Jewell, Creedon, Rosenblum, Smith, McGuinness, Spender.

Absent: Harris.

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

The Pledge of Allegiance was recited.

MOTION was made by **JEWELL** to approve the minutes of the April 2, 2007 meeting, as written.

SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Case #Z02-08, Abram Simoff/Hal Simoff

Present for the applicant: Douglas Steinhardt, Esquire; Hal Simoff, P.E.

Jewell recused himself from the application.

Mace indicated there were several major issues remaining.

Simoff stated that revised plans dated 5/16/07 were submitted. Simoff went through the items as indicated in Steinhardt's letter of 5/18/07. Mace and Simoff discussed the submission of the operation manual for the storm drains.

Steinhardt indicated the Homeowner's Association documents would be submitted as a condition of approval. The architectural drawings would be resubmitted, a letter would be sought from the Fire Department, stated Steinhardt.

A discussion was held regarding the size of the pool. Steinhardt indicated that the board had previously suggested a smaller pool, and in lieu, make the clubhouse larger. Simoff indicated what other recreational amenities the project would offer. Mace suggested a dedicated access to the river.

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Simoff suggested the tennis courts be built on municipal property where other Mansfield Township residents could use them. Aaroe stated the applicant would have to petition the Township Committee to allow the tennis courts to be constructed on municipal property. Aaroe indicated the board could endorse the suggestion, but it would ultimately be a decision for the Committee. Aaroe also indicated that it had been the consensus of the previous membership to allow the reduced pool size, and construct a larger clubhouse.

Mace suggested the applicant should show a recreation plan.

A discussion took place regarding the bike path/sidewalk issue. The applicant agreed to offer a 28' paved roadway, and 2 to 4' sidewalks.

Paul Tarlow of 40 Brookside Avenue asked questions regarding a water source for the project, the use of the Diamond Hill system, the throughway from Route 57 to Airport Road through Brantwood Terrace, proposed lighting, parking, access to the river, and a traffic light for the project.

Mace indicated that Title 39 should be in the Homeowner's Agreement, and the applicant agreed.

Mace indicated the outstanding items were the storm water maintenance manual, the path to the river, the recreation detailed drawing, the lighting details, HMUA approval, etc.

Zotti was to write a letter to the Township Committee requesting they consider the construction of the tennis courts on municipal property.

MOTION was made by **CREEDON** to carry Case #Z02-08, Abram Simoff/Hal Simoff to the next regular meeting without further notice.

SECONDED: MC GUINNESS.

Those in favor: Creedon, Rosenblum, Smith, McGuinness, Spender, Hight.

Opposed: None.

Abstained: None.

Jewell returned to the board.

The Chairman called for a brief recess at 9:10 PM.

Upon reconvening at 9:20 PM, the next case was introduced.

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

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

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Ours explained the applicant sells wholesale building stone, and the proposed use would be warehouse and storage of stone. Ours stated the property is a long, narrow piece, and there would be several pre-existing variances.

Malyshko further explained the operation. Malyshko explained the stone is sold to landscapers, developers, etc. The stone is sold in bulk, and Malyshko stated he would like to retail to builders as well. Malyshko further explained the operation details of his business.

Mace asked questions regarding the type of customer and frequency of visits to the site.

Parker explained the sight distance available at the property. Parker further explained the technical details of the operation.

Further discussion was held regarding the driveway access.

The matter was carried to the next regular meeting without further notice.

MOTION was made by **SMITH** to adjourn the meeting at 10:05 PM.

SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary

As written