

APRIL 2, 2007

The regularly scheduled meeting of the Mansfield Township Zoning Board of Adjustment was called to order by Vice Chairman Robert Jewell 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.

David Spender was sworn in as the newest Zoning Board member.

Present: Jewell, Creedon, Smith, McGuinness, Spender.

Absent: Hight, Harris, Rosenblum, Mills.

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

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

SECONDED: CREEDON.

Those in favor: Creedon, Smith, McGuinness, Jewell.

Opposed: None.

Abstained: None.

Case #Z02-08, Abram Simoff/Hal Simoff

Aaroe announced that the application was carried to the May 7, 2007 meeting.

Under old business, Jessica Toussaint stated she had several estimates from pavers who said the roadway she was to pave was actually in good, passable shape. Toussaint stated that she couldn't afford to pave the road, and if the board would waive the condition of approval, it would be greatly appreciated.

Mace explained the Chapin Doctrine, which maintains that each home owner would contribute their fair share of road improvements. Unfortunately, stated Mace, Toussaint is the last home on the street and as responsible as all the other home owners. Mace stated the plan was put in place so that eventually the road would meet Township standards. Mace stated posting a bond would be just as costly as paving the road.

The consensus of the board was for the condition of resolution to remain the same.

April 2, 2007 minutes
Page 2.

Case #Z07-01, Natural Stone Traditions, Inc./John Malyshko & Jean Bonnet
Present for the applicant: Stuart Ours, Esquire

Aaroe asked if the variance and site plan applications would run simultaneous, or be bifurcated. Ours replied they would run simultaneous.

Ours indicated there was a notice problem, and they would be unable to hold their public hearing tonight.

Mace indicated the application is severely incomplete, and he would like to meet with the engineer to dissolve some of the issues. Mace stated there is no explanation for the waiver requests. Ours stated he would have the applicant's engineer contact Mace.

The matter was carried to the May 7, 2007 meeting without further notice, with the exception of noticing the one property owner who was missed in the original filing.

A discussion was held regarding the number of cars displayed at the Magnum Auto Sales site. Creedon mentioned it appeared since they were the only tenant in the building they are entitled to more vehicles displayed.

Mace stated they would have to return to the board if they want additional vehicles displayed. Mace stated a letter should be written to the Zoning Official to enforce the site plan approval.

McGuinness mentioned that something should be done with the garbage on Baldwin Drive. Smith also mentioned there are no speed limit signs either.

Mace indicated it is difficult to police commercial properties.

Further discussion took place regarding signage in the Township.

MOTION was made by **CREEDON** to write a letter to the Zoning Official to review the resolution for Magnum Auto Sales with respect to the number of vehicles, and to enforce the resolution. Also, to have Zoning Official enforce trash clean-up on Baldwin Drive, and to also investigate the temporary stick-in signs.

SECONDED: MC GUINNESS.

Those in favor: Smith, McGuinness, Spender, Creedon, Jewell.

Opposed: None.

Abstained: None.

April 2, 2007 minutes
Page 3.

MOTION was made by **JEWELL** to adjourn the meeting at 8:15 PM.
SECONDED: SMITH.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary