

**NOVEMBER 19, 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 (arrived at 7:50 PM), Watters, Mannon, Hazen, Vaezi, Creedon.

Absent: None.

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

**MOTION** was made by **HAZEN** to approve the minutes of the October 15, 2007 meeting, as written.

**SECONDED: MYERS.**

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

Opposed: None.

Abstained: Vaezi, Barton.

**MOTION** was made by **CREEDON** to approve the resolution for Case #06-03, Scott Lynn Extension Request.

**SECONDED: MYERS.**

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

Opposed: None.

Abstained: None.

**Case #07-01, Jeffrey Caputo**

Present for the applicant: Robert Stiles, Esquire; Frank Matarazzo, P.E.

Stiles explained the requested variances for the proposed lots.

Several clarifying questions were asked by board members regarding details of the proposed subdivision.

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**MOTION** was made by **CREEDON** to approve the three bulk variances as outlined on the last page of Mace's report for Case #07-01, Jeffrey Caputo.

**SECONDED: MYERS.**

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

Opposed: None.

Abstained: Baldwin, Barton.

**MOTION** was made by **MYERS** to grant minor subdivision approval for case #07-01, Jeffrey Caputo, subject to revision of the map indicating relocation of the fence outside of the right-of-way line, and that testimony adequately supported Section 20-8.4(a)5.

**SECONDED: HAZEN.**

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

Opposed: None.

Abstained: Baldwin, Barton.

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

Present for the applicant: Michael B. Lavery, Esquire; Greg VanderRyte, P.E.; William Gleba, P.E.; Dennis McNemar, General Manager NYK

Entered as Exhibit A-1 – Sheet 1 of 1, overall site plan dated 11/9/07

Gleba gave an overview explanation of the existing site, and the proposed revisions to the site.

Entered as Exhibit A-2 – Toll Brothers letter indicating “no objection” to the roadway change.

Gleba explained further details, such as: utilities, number of employees, number of parking spaces, etc.

McNemar explained the current rear storage area will be used as a truck parking lot.

Buffering the neighboring residential properties, and truck circulation in the lot, was discussed. The applicant agreed to install an eight to ten foot berm with trees planted on the top along the rear property line of the truck parking lot adjoining the residential properties.

Further discussion took place regarding well usage, and any expected noise.

There were no comments from the audience.

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**MOTION** was made by **BALDWIN** to grant minor subdivision approval for Case #07-03, NYK Logistics (Americas) Inc.

**SECONDED: MYERS.**

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

Opposed: None.

Abstained: None.

**MOTION** was made by **BALDWIN** to grant preliminary and final amended site plan, and side yard setback and parking space variance approval for Case #07-03, NYK Logistics (Americas) Inc., subject to the conditions as discussed.

**SECONDED: CREEDON.**

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

Opposed: None.

Abstained: None.

**Case #07-08, Manjit Jabbal (Buffalo's Southwest Café)**

Present for the applicant: Greg VanderRyte, P.E.; William Gleba, P.E.

Mace indicated that additional data was needed in the form of architectural façade and layouts. VandeRyte indicated the data would be forthcoming, but was requesting waivers for the EIS and Community IS. Mace indicated the original information should be refilled with pertinent information for this application.

**MOTION** was made by **VAEZI** to deem the application for Case #07-08, Manjit Jabbal (Buffalo's Southwest Café) complete, and to schedule for public hearing for December 17, 2007, subject to the outstanding information being submitted in a timely fashion.

**SECONDED: HAZEN.**

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

Opposed: None.

Abstained: None.

**Case #04-16, Brinkerhoff Enterprises, Inc. (Airport Road Estates) Utility Plan**

Present for the applicant: Richard Pellizoni, P.E.; Ronald Brinkerhoff

Creedon recused himself from the application.

Mace explained why the utility plans were being considered at the board level. Mace indicated that no public hearing was required, but for major subdivisions it was best to present the plan.

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**MOTION** was made by **VAEZI** to accept and approve the utility and improvement plan as per Mace's recommendation.  
**SECONDED: MYERS.**

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

**Case #04-16, Brinkerhoff Enterprises, Inc. (Airport Road Estates) Final Plat**  
Present for the applicant: Richard Pellizoni, P.E.; Ronald Brinkerhoff

Creedon recused himself from the application.

**MOTION** was made by **BALDWIN** to deem the application for final major subdivision approval for Case #04-16, Brinkerhoff Enterprises, Inc. (Airport Road Estates) complete, and to schedule for public hearing for December 17, 2007.  
**SECONDED: MYERS.**

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

**MOTION** was made by **MYERS** to recommend payment by the Township Committee invoices submitted by the professionals for work completed for the Mansfield Township Planning Board.  
**SECONDED: CREEDON.**

Those in favor: Mannon, Hazen, Vaezi, Creedon, Myers, Baldwin, Watters, Barton.  
Opposed: None.  
Abstained: None.

**MOTION** was made by **MYERS** to adjourn the meeting at 9:00 PM.  
**SECONDED: CREEDON.**

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary