

DECEMBER 17, 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 (arrived at 7:40 PM), Hazen, Vaezi, Creedon.
Absent: Mannon.

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

The Pledge of Allegiance was recited.

MOTION was made by **BALDWIN** to approve the minutes of the November 19, 2007 meeting, as written.

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to approve the resolution for Case #07-01, Jeffrey Caputo, as revised.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

MOTION was made by **CREEDON** to approve the resolution for Case #07-03, NYK Logistics (Americas) Inc., as revised.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

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MOTION was made by **BALDWIN** to approve the resolution for Case #04-16, Brinkerhoff Enterprises, Inc. (Airport Road Estates) Utility Plan, as written.
SECONDED: HAZEN.

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

Watters questioned that HMUA was mentioned in the resolution for Case #07-03, NYK Logistics (Americas) Inc. as the supplier of water/service. Mace indicated that was untrue. Edleston stated that someone at the hearing mentioned it, but it would be deleted from the resolution.

MOTION was made by **CREEDON** to **RESCIND** the previous motion for the approval of the resolution for Case #07-03, NYK Logistics (Americas) Inc., and **VAEZI** rescinded his second.

MOTION was made by **CREEDON** to approve the resolution for Case #07-03, NYK Logistics (Americas) Inc. as further revised.
SECONDED: VAEZI.

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

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

Edleston stated the matter would be carried since the applicant failed to notice for the hearing. Attorney Michael B. Lavery indicated he would possibly represent the application, and would notice for the next meeting.

Case #04-16, Brinkerhoff Enterprises, Inc. (Airport Road Estates) Final Plat

Mace indicated the applicant would proceed under the utility and improvement plan. The application should be removed from the agenda, and the applicant would seek reapplication at a later date.

Case #07-09, The Shoppes at Mansfield (Starbucks)

Present for the applicant: Michael B. Lavery, Esquire; John Sanders, Starbucks; Mark DeMattheis; William Gleba, P.E.; Jeff Mullen, Starbucks

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Gleba explained the 3,200 square foot pad site was originally approved for a bank or retail use. The new proposal is for 1,750 square feet dedicated for a Starbucks, and 1,450 square feet for retail space. The parking space designation remains the same, and the queue for Starbucks would allow for stacking seven cars.

Mace indicated there was little change to the site plan. Mace stated that it was his opinion that Starbucks didn't rise to the level of a sit down restaurant, which would trigger additional parking space review. The applicant had indicated the peak use times for the Starbucks would be off peak hours for the other retail establishments in the mall.

DeMattheis explained about his observations of other Starbucks stores in East Brunswick and East Rutherford. He related the hours of observation, and the number of vehicles observed.

Sanders explained further the operating procedure for Starbucks.

Mullen explained further additional information regarding the Starbucks operation.

Mace suggested an additional handicap parking space should be added to the front of the store, bringing the total to three.

Vaezi asked questions regarding the operation of the queue, and the method of dealing with the volume of cars.

There were no questions or comments from the general public.

MOTION was made by **CREEDON** to grant amended preliminary and final site plan approval for Case #07-09, The Shoppes at Mansfield, LLC (Starbucks), subject to the additional of one handicap parking space, the elimination of the two-way arrow at the end of the store, relocation of the order board, the second drive lane to be a throughway, the second retail space to not include a drive-up situation, and the same signage as previously approved.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Consideration of Proposed Ordinance 2007-15

Baldwin explained the theory behind combining the Planning and Zoning Boards into one Land Use Board.

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Creedon, indicating that he has dual membership on the boards, made several comments regarding the combination of the boards. Creedon stated there are trained personnel on the boards now, both boards are busy, and he stressed there is a difference in requirements between the two boards.

Further discussion took place regarding the issues behind the idea in combining the boards.

MOTION was made by **BARTON** to recommend to the Township Committee approval of proposed Ordinance ORD 2007-15, as written.

SECONDED: VAEZI.

Creedon stated that it wouldn't be fair for the secretary to lose a portion of her salary, since the amount of work won't change, and the possibility exists of going to two meetings per month anyway. Also, Creedon stated it wasn't fair for the Zoning Board members to hear the news of the merger via the grapevine.

Baldwin stated the salary of the secretary would be considered at the committee level.

Those in favor of the motion: Creedon, Myers, Hazen, Vaezi, Barton.

Opposed: None.

Abstained: Baldwin, Watters.

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

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

MOTION was made by **BARTON** to adjourn the meeting at 8:55 PM.

SECONDED: MYERS.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary