

**JANUARY 3, 2005**

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

The reappointed members were sworn in by Attorney Lyn Paul Aaroe.

Present: McMekin, Hight, O’Kane, Creedon, Smith, McGuinness, Jewell.

Absent: Harris, Rosenblum.

Also present: Lyn Paul Aaroe, Esquire.

**MOTION** was made by **HIGHT** to nominate Martin McMekin as Chairman of the 2005 Zoning Board of Adjustment.

**SECONDED: SMITH.**

**MOTION** was made by **CREEDON** to close the nominations for Chairman.

**SECONDED: HIGHT.**

Those in favor of McMekin as Chairman: Hight, O’Kane, Creedon, Smith, McGuinness, Jewell.

Opposed: None.

Abstained: McMekin.

**MOTION** was made by **SMITH** to nominate Rosemarie Hight as Vice Chairman of the 2005 Zoning Board of Adjustment.

**SECONDED: MC MEKIN.**

**MOTION** was made by **JEWELL** to close the nominations for Vice Chairman.

**SECONDED: CREEDON.**

Those in favor of Hight as Vice Chairman: O’Kane, Creedon, Smith, McGuinness, Jewell, Hight, McMekin.

Opposed: None.

Abstained: None.

**MOTION** was made by **MC MEKIN** to nominate Patti Zotti as Secretary.

**SECONDED: SMITH.**

**MOTION** was made by **SMITH** to close the nominations for Secretary.

**SECONDED: CREEDON.**

Those in favor of Zotti as Secretary: Creedon, Smith, McGuinness, Jewell, Hight, O’Kane, McMekin.

Opposed: None.

Abstained: None.

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**MOTION** was made by **MC MEKIN** to nominate Patti Zotti as Clerk.  
**SECONDED: SMITH.**

**MOTION** was made by **HIGHT** to close the nominations for Clerk.  
**SECONDED: SMITH.**

Those in favor of Zotti as Clerk: Smith, McGuinness, Jewell, Hight, O’Kane, Creedon, McMekin.

Opposed: None.

Abstained: None.

**MOTION** was made by **CREEDON** to nominate Attorney Lyn Paul Aaroe as Board Attorney for 2005.

**SECONDED: SMITH.**

**MOTION** was made by **JEWELL** to close the nominations.

**SECONDED: HIGHT.**

Those in favor of Aaroe as Board Attorney: McGuinness, Jewell, Hight, O’Kane, Creedon, Smith, McMekin.

Opposed: None.

Abstained: None.

Aaroe thanked the board for appointing him for 2005, and stated that he proposed the same salary for 2005 as he received for 2004.

**MOTION** was made by **HIGHT** to nominate Mace Consulting Engineers to provide the engineering services for 2005.

**SECONDED: CREEDON.**

**MOTION** was made by **JEWELL** to close the nominations.

**SECONDED: CREEDON.**

Those in favor of Mace Consulting Engineers: Jewell, Hight, O’Kane, Creedon, Smith, McGuinness, McMekin.

Opposed: None.

Abstained: None.

**MOTION** was made by **HIGHT** to nominate Joseph Layton of Maser Consulting as Board Planner for 2005.

**SECONDED: SMITH.**

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**MOTION** was made by **SMITH** to close the nominations.  
**SECONDED: CREEDON.**

Those in favor: Hight, O’Kane, Creedon, Smith, McGuinness, Jewell, McMekin.  
Opposed: None.  
Abstained: None.

**MOTION** was made by **SMITH** to approve the meeting dates for 2005 as presented.  
**SECONDED: HIGHT.**

Voice vote: ALL IN FAVOR.

Noted for the record was the fact that the meetings for July 5, 2005, September 6, 2005, and January 3, 2006 would be held on Tuesdays because of Monday holidays.

**MOTION** was made by **SMITH** to designate The Star Gazette as the legal newspaper for 2005, with The Express Times being used for notice only.  
**SECONDED: HIGHT.**

Voice vote: ALL IN FAVOR.

**MOTION** was made by **HIGHT** to approve the minutes of the November 1, 2004 meeting as written.  
**SECONDED: SMITH.**

Those in favor: O’Kane, Smith, McGuinness, Jewell, Hight, McMekin.  
Opposed: None.  
Abstained: Creedon.

**MOTION** was made by **JEWELL** to approve the resolution for Case #Z04-05, Cellular Telephone Co.  
**SECONDED: HIGHT.**

Those in favor: Smith, Jewell, Hight, O’Kane, McMekin.  
Opposed: None.  
Abstained: None.

Under old business, Smith mentioned that Case #Z04-03, Meredith Head “Merry Mixers” may not be in compliance. Further discussion was held regarding the use of the property for the approved use as well as an upstairs apartment, and if sufficient parking was present.

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Creedon mentioned that there appeared to be an increased number of trucks for sale at the Magnum site on Route 57. There also appeared to be an increased amount of signage.

Aaroe stated that the resolution should be reviewed and enforced by the Zoning Official.

Creedon stated that the six new pole lights for the Kindercare location might exceed the height limitations. Aaroe stated that Creedon should mention that to Mace for investigation. Jewell stated that the bulbs may hang below the fixture.

McGuinness mentioned that Ruby Tuesday's had a problem getting approval for water, and wondered if the Kindercare site would have similar problems. Jewell indicated that the well for the site has already been drilled. Jewell explained that the increased capacity requested by HMUA hasn't been approved as yet by DEP.

Aaroe stated that he would submit the annual report next month.

McMekin mentioned that there were a few suggestions made for possible amended Ordinances. Aaroe stated that should be discussed with Mace.

Zotti mentioned that Town Administrator Charles Lee had requested past history information on the number of meetings and cases that were held in 2004.

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

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Clerk