

FEBRUARY 18, 2008

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Vice Chairman Richard Myers 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 (arrived at 7:40 PM), Myers, Baldwin, Watters, Mannon, Hazen, Mills, Vaezi, Creedon.

Absent: None.

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

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to approve the minutes of the January 21, 2008 meeting, as written.

SECONDED: CREEDON.

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

Opposed: None.

Abstained: Mannon.

**Case #03-01, Regency at Mansfield (formerly The Meadows at Mansfield)
Resolution**

Present for the application: Louis Goldshore, Esquire

Edleston reviewed several changes made to the resolution. Edleston suggested the Township Committee might want to review the wording in the Ordinance regarding the minimum age requirement for age restricted housing.

Goldshore suggested adopting the resolution, but recognized the applicant would have to clarify the minimum age restriction with the Township Committee.

Further discussion took place regarding the issue.

MOTION was made by **CREEDON** to approve the resolution for Case #03-01, Regency at Mansfield (formerly The Meadows at Mansfield), as amended.

SECONDED: MYERS.

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

Opposed: None.

Abstained: Mannon.

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

Edleston stated the application needed to re-notice.

MOTION was made by **VAEZI** to carry the application for Case #07-08, Manjit Jabbal (Buffalo's Southwest Café) to the regular meeting of March 17, 2008.

SECONDED: MYERS.

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

Opposed: None.

Abstained: Baldwin.

Case #08-01, Richard Baker

Present for the applicant: Richard Baker

Baker explained he would be seeking subdivision of a lot with two houses already existing. Baker stated each lot would then have a house, and all conditions are pre-existing.

Mace indicated a survey showing the lots, wells, septic systems, etc. should be submitted. Mace also indicated the Bright Road impact should also be explained.

MOTION was made by **BALDWIN** to deem the application for Case #08-01, Richard Baker incomplete.

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

Case #08-02, Karl Strohmaier

Present for the applicant: Karl Strohmaier

Strohmaier explained he would like to install an ECHO housing unit.

Mace indicated sufficient information was submitted to explain the case.

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MOTION was made by **BALDWIN** to approve the application for Case #08-02, Karl Strohmaier, subject to a driveway opening permit being issued by Warren County and the Township, Warren County Board of Health, etc.
SECONDED: BARTON.

Edleston stated he would supply the applicant with a letter of approval.

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

Weland Mansfield Associates, LP (Bottle King) Resolution Amendment
Present for the applicant: Richard Stein, Esquire

Stein explained the applicant appeared before the board for a modification of the plan to include a cold room. When the application was approved, the applicant didn't know that additional cooling units would have to be installed on the roof of the structure.

MOTION was made by **MANNON** to revise the resolution for Weland Mansfield Associates, LP (Bottle King) to include the addition of installation of cooling units as necessary for the new cold room.
SECONDED: HAZEN.

Mace indicated that appropriate sound attenuation equipment would have to be installed.

AMENDED MOTION was made by **MANNON** to include the above as a condition of the previous motion.
SECONDED: HAZEN.

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

Case #08-03, Igor Perunsky Conceptual
Present for the applicant: Igor Perunsky; Richard Keiling, Esquire

Keiling explained the applicant wanted to subdivide a single lot with two existing dwellings into two lots. Keiling stated there are two septic systems, but only one well. Keiling stated that both houses are habitable, but the applicant has been working on one of them. There would be variances associated with the application because of pre-existing conditions.

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Mace stated the driveway feasibility would have to be shown.

Mannon stated that all setbacks should be shown on the plan.

Creedon asked for clarification of the “stop work” order.

Baldwin stated that subdividing the lot and putting one house on each lot would make sense.

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

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

Baldwin explained the latest round of COAH obligations, and stated a subcommittee would be needed to begin work on the Master Plan Reexamination. The subcommittee designated was Baldwin, Myers, and Creedon.

Eugene Carucci of Mitchell Road asked what the variance process would be for an addition to his pre-existing home.

Edleston explained the process, and stated he would have to obtain letters from his neighbors declining to sell him additional property in order to make his lot conforming.

MOTION was made by **MYERS** to authorize the Chairman to sign the professional contracts.

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

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

SECONDED: MYERS.

Voice vote: ALL IN FAVOR.

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Respectfully submitted,

Patricia D. Zotti, Secretary
As Written