

MARCH 17, 2008

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

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

MOTION was made by **BALDWIN** to appoint William Mannon as Temporary Chairman for tonight's meeting.

SECONDED: HAZEN.

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

Opposed: Mannon.

Abstained: None.

MOTION was made by **BALDWIN** to approve the minutes of the February 18, 2008 meeting, as written.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the resolution for Weland Mansfield Associates, LP (Bottle King) as written.

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

MOTION was made by **CREEDON** to approve the resolution for Case #07-08, Manjit Jabbal (Buffalo's Southwest Café), as written.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

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

Present for the applicant: Michael B. Lavery, Esquire; William Gleba, P.E.; Greg VandeRyte, P.E.; Jay Perantoni, AIA

Baldwin was recused from the hearing.

Lavery indicated that the parking and sign variances have been resolved, and application is now fully conforming. Lavery stated the applicant has no objections to the comments made in Mace's most recent letter.

VandeRyte explained there were a few items still to be submitted, and they would be submitted promptly.

Gleba explained there was a waiver being requested for the traffic study, since one had been done at the time of the hotel and pad site approvals.

Mannon asked that an additional handicapped space be provided, and VandeRyte agreed to the request.

Further discussion took place regarding the number of parking spaces, and the shared arrangement with the hotel. Additional clarifying questions were asked regarding taxes, lighting, signage, outside seating, etc.

MOTION was made by **CREEDON** to grant the requested traffic study waiver.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to grant the requested waiver for the plans and profiles of the adjoining streets.

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

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MOTION was made by **CREEDON** to grant the requested EIS and Community Impact Statement waivers.

SECONDED: WATTERS.

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

MOTION was made by **CREEDON** to grant amended preliminary and final site plan approval for Case #07-08, Manjit Jabbal (Buffalo's Southwest Café), subject to there being three handicapped parking spaces, two curbside pick-up spaces, transfer of the liquor license from the Comfort Inn, fire department approval, wall mounted light fixture detail being provided, Warren County Planning Board approval, proof of taxes being supplied, stripe Baldwin Way in their area.

SECONDED: WATTERS.

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

Baldwin returned to the board.

Case #08-01, Richard Baker

Present for the applicant: Richard Baker

Baker stated he submitted additional information, and would deed the private right-of-way to Bright Road. Mace indicated the deeding of the right-of-way would have to wait until action is taken on the subdivision. Baker stated he would have to provide water systems for both houses, and would provide proof prior to any Certificate of Occupancy being issued.

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

SECONDED: WATTERS.

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

A brief discussion was held regarding the County's review of drainage.

A brief discussion was held regarding an ongoing used car facility. Mace gave a history of the facility.

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Baldwin explained the board would have to reexamine the Master Plan this year, and further gave an update on the COAH progress.

MOTION was made by **MANNON** to request the Planner to appear before the entire Planning Board once there is a reexamination report available.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to authorize the Township Committee to pay the invoices submitted by the professionals.

SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

MOTION was made by **BALDWIN** to adjourn the meeting at 8:50 PM.

SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
As Written