

APRIL 21, 2008

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, Mannon, Hazen, Creedon, Vaezi, Mills.

Absent: None.

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

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to approve the minutes of the March 17, 2008 meeting, as written.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: Barton, Myers.

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

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

Case #08-01, Richard Baker

Present for the applicant: Richard Baker

Mace indicated the wetlands delineation information and flood hazard line should be on the subdivision map.

A discussion took place regarding the issue of the right-of-way across Bright Road.

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MOTION was made by **BALDWIN** to deem the application for Case #08-01, Richard Baker incomplete. The applicant can advertise for a public hearing if the supplemental information and revised maps are submitted at least two weeks prior to the next meeting, and the applicant can advertise for the public hearing at his own risk.

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

Mace suggested to the applicant that his attorney should come to the public hearing prepared to legally address the outstanding issues.

Consideration of Proposed Ordinance No. 2008-06

Edleston explained the proposed Ordinance allows for the reduction of the age limit for the adult housing. Edleston explained the suggestion was made that the lower age limit was unduly restrictive and the proposed age is now 23 years of age.

Further discussion was held regarding the proposed age limit.

MOTION was made by **MANNON** to authorize the board attorney to inform the Township Committee of the concerns expressed by the Land Use Board members. The age limit suggested by the board was that of 23 years of age.

SECONDED: BARTON.

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

Opposed: None.

Abstained: None.

Under old business, Edleston mentioned the County Planning Board's request for information from the recent Echo housing applicant. Edleston expressed the opinion that the information being requested was onerous on the applicant.

Further discussion took place regarding the issue.

MOTION was made by **CREEDON** to authorize the professionals to intercede with the County Planning Board on behalf of the applicant, if necessary.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Regarding the Master Plan Reexamination, Baldwin indicated that Mace had to submit information to the planner.

Baldwin indicated it is unclear as to the COAH obligation for Mansfield Township. Baldwin stated that some towns are going to litigate the third round findings.

MOTION was made by **MYERS** to authorize the Township Committee to pay the invoices submitted by the professionals for work completed for the Land Use Board business.

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to adjourn the meeting at 8:25 PM.

SECONDED: BARTON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
As Written