

MAY 19, 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, Mills, Vaezi, Creedon.

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 April 21, 2008, as written.

SECONDED: BALDWIN.

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

Opposed: None.

Abstained: None.

Case #08-01, Richard Baker

Mace stated the application remained incomplete.

Case #08-02, Sears Holding Company Conceptual

Present for the applicant: Leon Hor, General Manager; Mary Swistack

Mace explained the applicant was requesting seasonal outside display and sales. Mace explained the Wal Mart and Home Depot stores have a clearly delineated space. Mace stated he looked at the Sears store, and there is actually a protected area that wouldn't interfere with pedestrian traffic that could be used for seasonal display.

Further discussion took place regarding the proposed space.

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An informal poll of the board indicated the unanimous opinion that the board would look favorably on seasonal display and sales for Sears should they make an amended application.

Edleston stated the applicant would need to be represented by an attorney, notice would have to be given, and the application would be for an amended site plan.

A discussion was held regarding the letter received from the Warren County Planning Board with reference to the Strohmaier Echo housing matter.

MOTION was made by **BALDWIN** to authorize Mace to write a letter on behalf of the Strohmaier matter should the Strohmaier application be disapproved at the county meeting of 5/19/08.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Creedon asked what was happening with the age restriction update to the ordinance. Baldwin explained the revised Ordinance had first reading, and the changes would be made.

Creedon stated there were small stick-in signs popping up all over the mall area. Mace stated he would inspect the area and write letters if necessary.

Creedon asked what he could do about the lot next to his where the house burned down. The lot is completely overgrown and becomes infested with animals. Mace and Baldwin stated he should contact the Board of Health.

Creedon mentioned there is truck traffic going to the Airport Road Estates site. Mace stated the trucks can use the farm access road. Mace stated there is a pre-construction meeting scheduled for this week.

Barton mentioned the letter in the packet from the Warren County Land Preservation office that states the Donaldson property is no longer in the eight-year program. Baldwin explained what he knew about the program.

Barton mentioned the letter in the packet referring to the Estate of Westbrook. Mace indicated that someone wanted to subdivide the property, but no formal application had been submitted.

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MOTION was made by **HAZEN** to authorize payment by the Township Committee invoices submitted by the professionals for work done on behalf of the Planning Board.
SECONDED: CREEDON.

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

MOTION was made by **BALDWIN** to adjourn the meeting at 8:20 PM.
SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
As Written