

**FEBRUARY 7, 2005**

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

The meeting was opened by stating that adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Star Gazette and The Express Times;
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: McMekin, Hight, O'Kane, Creedon, Harris, Smith, Rosenblum, Jewell, McGuinness.

Absent: None.

Also present: Lyn Paul Aaroe, Esquire.

The Pledge of Allegiance was recited.

Aaroe swore in re-appointed member Tim Harris.

**MOTION** was made by **HIGHT** to approve the minutes of the January 3, 2005 meeting, as written.

**SECONDED: CREEDON.**

Those in favor: Hight, O'Kane, Creedon, Smith, Jewell, McGuinness, McMekin.

Opposed: None.

Abstained: Harris, Rosenblum.

**Case #Z05-01, Henry Olla**

Present for the applicant: Henry Olla; Robert Stiles, Esquire.

It was determined that 1/6/05 was the revision date on the plan being discussed.

Stiles explained that the last application was for a garage, and now the deck footings violate the side yard setback.

Jewell and Aaroe indicated that the deck already violates the setback, why not leave the footings in place and ask for the variance.

Aaroe indicated that the measurement on the plan should be 77.5, and not 83.3.

The hearing was opened to the public, but there were no questions or comments.

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Olla explained that the building inspector found that the deck was done without permits, and the footings had to be dug out.

**MOTION** was made by **HIGHT** to approve the side yard setback variance requested for Case #Z05-01, Henry Olla, with confirmation of the taxes being current, and a revised plan being submitted with the correct measurement.

**SECONDED: CREEDON.**

Those in favor: Hight, O'Kane, Creedon, Harris, Smith, Rosenblum, McMekin.

Opposed: None.

Abstained: None.

McMekin stated that the removal of the shed was a condition of the garage approval. McMekin asked when the shed would be removed. Olla stated that the shed would be removed within 30 days of the Certificate of Approval, which is tied to the deck construction.

The 2004 Annual Report was distributed by Aaroe. The board members indicated that the Simoff and McGarry cases should be added to the report. Aaroe stated that he would revise the report, and have it available for the next meeting.

Regarding a letter submitted by Dale Gilmore, McMekin asked if an application were received could members of the board visit the property to inspect the ATV track. Aaroe stated that the board could visit the property as a group provided notice had been given, or they can visit the property as individuals or smaller groups.

McGuinness stated that she had already observed the activity on the property. McGuinness stated that the activity was clearly visible and very active on the weekend.

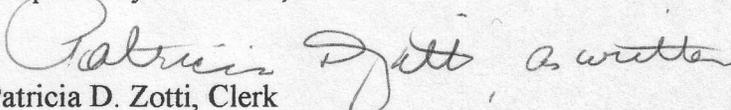
It was determined that Creedon, McGuinness, Rosenblum, Smith, McMekin, and Hight would attend the NJPO seminar on March 31, 2005.

**MOTION** was made by **CREEDON** to adjourn the meeting at 8:05 PM.

**SECONDED: HIGHT.**

Voice vote: ALL IN FAVOR.

Respectfully submitted,

  
Patricia D. Zotti, Clerk