

APRIL 20, 2009

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman John Barton at 7:30 PM.

New member, David Spender, was issued the Oath of Office.

Present: Mannon, Barton, Mayor Jewell, Watters (arrived at 7:40 PM), Creedon, Hazen, Mills, Myers, Vaezi, Hight, Smith, Spender.

Absent: McGuinness.

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 January 19, 2009 meeting, as written.

SECONDED: CREEDON.

Those in favor: Mayor Jewell, Creedon, Hazen, Myers, Vaezi, Hight, Mannon, Barton.

Opposed: None.

Abstained: Mills.

Edleston announced that Case #09-01, Wal Mart Real Estate Business Trust application requested to be carried to the May 18, 2009 meeting. Edleston stated the notice for the application was deficient.

MOTION was made by **VAEZI** to carry the application for Case #09-01, Wal Mart Real Estate Business Trust, with proof of correct notice being provided prior to the next meeting.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Case #08-03, Igor Perunsky

Present for the applicant: Igor Perunsky; Richard Keiling, Esquire; Ron Lai, P.E.

Entered as Exhibit A-4 – tax certificate indicating the taxes are current

Entered as Exhibit A-5 – American Real Estate Inspections regarding hydraulic test load for septic system

Entered as Exhibit A-6 – easement approval letter from neighbor Steiner

Lai explained the driveway proposal for the lots.

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Keiling reminded the board that neighbor Jim Hummel attended the last meeting, and indicated he would agree to a reasonable easement. Keiling stated it appeared that a 15 to 20 foot easement would be needed if the alternate driveway was ever needed. Keiling indicated the Steiner's on the other side also agreed to the easement. Keiling indicated the common driveway was still the focus at this point.

Keiling stated there was an adequate water source with the common well. Perunsky testified there has never been a problem with the water, and he also fills the pool with the well water. Perunsky stated he would be willing to drill a new well if it became necessary.

Mace mentioned the sight distance would have to be maintained, and free of shrubs, trees, and grasses. Keiling stated it would be Perunsky's responsibility with the agreement of the neighbors.

Mayor Jewell, referring to the January minutes, had requested to see the repair report and plan for the septic system.

Entered as Exhibit A-7 – Warren County Board of Health approval letter dated 6/13/07 indicating the replacement of the 1,250 gallon tank

Vaezi asked if the easements would be a condition of any approval, and Edleston stated they would.

Mace also indicated the Township would also require a deeded easement to 16 ½ feet. Mace stated the existing driveway work would need to be done prior to the subdivision being perfected, and a driveway permit would be necessary.

Keiling presented the variance case, and related supporting testimony. Keiling stated the subdivision would be absolutely appropriate in this instance given the two existing dwellings on the one lot.

MOTION was made by **CREEDON** to grant approval of the six bulk variances requested for Case #08-03, Igor Perunsky.

SECONDED: MANNON.

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

Opposed: None.

Abstained: None.

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MOTION was made by **HAZEN** to draft a resolution approving the minor subdivision application for Case #08-03, Igor Perunsky, subject to neighbor sight distance easements being granted, Warren County Planning Board approval, payment of fees, Township right-of-way easement, driveway permit being obtained, area of disturbance being shown, new well if needed, the proposed driveway for lot 14.01 shown for the purposes of feasibility and currently not for construction.

SECONDED: MANNON.

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

Opposed: None.

Abstained: None.

MOTION was made by **CREEDON** to approve retroactively the invoices submitted by the professionals in the previous two months, and in light of the fact there were no meetings in those two months, the invoices were signed by the Chairman and recommended for payment by the Township Committee.

SECONDED: VAEZI.

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

Opposed: None.

Abstained: None.

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

SECONDED: HAZEN.

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

Opposed: None.

Abstained: None.

A brief recess was called at 8:20 PM in order for the secretary to retrieve the professional contracts from her office.

Upon reconvening at 8:22 PM, and after a brief discussion of the contracts, **MOTION** was made by **CREEDON** to approve the contracts for Douglas Mace, Engineer, William Edleston, Attorney, and Joseph J. Layton, Planner for the year 2009, and at the hourly rates as stated in the contracts, and kept on file in the Planning Board office.

SECONDED: MYERS.

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

Opposed: None.

Abstained: None.

Mace related the on-going action being taken with the appliance repair shop located on Route 57.

Mace indicated the Washington Auto Salvage yard has been recently in compliance.

Creedon mentioned the Magnum Auto Sales yard has had sixteen plus vehicles for sale, which is over what they was approved for the site.

Creedon stated it also appeared the Natural Stone site has expanded the operation to the adjoining property.

Creedon also mentioned seeing some sheds installed which appeared to be in violation. He would provide addresses for the next meeting.

MOTION was made by **BARTON** to adjourn the meeting at 8:40 PM.

SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
As Written