

SEPTEMBER 15, 2008

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Vice Chairman Richard Myers 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: Mannon, Baldwin, Watters, Mills, Hazen, Creedon, Myers, Vaezi, Hight.

Absent: Barton.

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 August 18, 2008 meeting, as written.

SECONDED: BALDWIN.

Those in favor: Baldwin, Watters, Mills, Hazen, Myers.

Opposed: None.

Abstained: Creedon, Vaezi, Hight, Mannon.

MOTION was made by **BALDWIN** to approve the resolution adopting the Master Plan Periodic Reexamination Report, as written.

SECONDED: MILLS.

Those in favor: Watters, Mills, Hazen, Myers, Baldwin.

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the resolution for Case #05-02, AZR 1, LLC, as written.

SECONDED: HAZEN.

Those in favor: Mills, Hazen, Myers, Baldwin, Watters.

Opposed: None.

Abstained: None.

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MOTION was made by HAZEN to approve the resolution for Case #08-08, Borealis Compounds, LLC, as written.
SECONDED: WATTERS.

Those in favor: Hazen, Myers, Baldwin, Watters, Mills.
Opposed: None.
Abstained: None.

Case #08-03, Igor Perunsky

There was no one to represent the application

Edleston stated the application had previously been deemed complete and carried to this meeting at the request of the applicant. Edleston advised the board to take action on the application.

MOTION was made by BALDWIN to deny without prejudice Case #08-03, Igor Perunsky.
SECONDED: CREEDON.

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

Case #08-07, Philip Rich/Mario Razzacchi

Present for the applicant: Philip Rich; Adam Drupka

Edleston stated a public hearing couldn't be held on this application since proper notice had not been given.

The applicant was instructed to file an application for an interpretation and/or use variance, and site plan, along with a detailed plan addressing the comments in Zorn's letter of August 18, 2008.

Mace indicated the map supplied by the applicant is a survey map, and not a site plan. Mace stated he couldn't find anywhere in the Ordinance where wholesale auto sales are allowed/permitted, or directly prohibited, thus the reason for the interpretation.

Drupka explained he buys high end automobiles and ships them over seas. Drupka stated he is attempting to conform to the State requirements for his proposed use. Drupka stated there would be no people coming to the site; it is simply a place for his license to be placed.

Creedon asked if Drupka could produce a copy of the State requirements.

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Mace and Edleston explained further the application process.

MOTION was made by **MYERS** to carry the application for Case #08-08, Philip Rich/Mario Razzacchi to the next regular meeting.

SECONDED: HIGHT.

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

Opposed: None.

Abstained: None.

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

SECONDED: CREEDON.

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

Opposed: None.

Abstained: None.

Under old business, Creedon mentioned the Open Space money expenditure by the Township Committee even though the Land Use Board expressed their opposition. Creedon asked if the walking track, or the recreation plan, shouldn't come to the Land Use Board. Creedon stated the planned stone base will be difficult to walk on, and shouldn't the drainage be reviewed.

Baldwin stated the track will be stone dust, or quarry process, and will be an acceptable walking surface.

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

SECONDED: HIGHT.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
(Adopted as written)