

**APRIL 18, 2011**

The regularly scheduled meeting of the Mansfield Township Land Use 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, Hazen, Vaezi, Smith.

Absent: Mayor Tomaszewski, Watters, Mannon, Creedon, Mills, Hight, Spender.

Also present: Drew DiSessa, P.E.; William Edleston, Esquire.

The Pledge of Allegiance was recited.

**MOTION** was made by **HAZEN** to approve the minutes of the March 21, 2011 meeting, as written.

**SECONDED: MYERS.**

Those in favor: Myers, Hazen, Vaezi, Smith, Barton.

Opposed: None.

Abstained: None.

**MOTION** was made by **VAEZI** to approve the resolution for Case #11-03, P & S Flowers, as written.

**SECONDED: MYERS.**

Those in favor: Hazen, Vaezi, Myers, Barton.

Opposed: None.

Abstained: None.

**MOTION** was made by **HAZEN** to approve the resolution for Case #11-04, John Lunghi, as written.

**SECONDED: MYERS.**

Those in favor: Vaezi, Myers, Hazen, Barton.

Opposed: None.

Abstained: None.

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**Case #11-01, Auke Hannema/Ileana Gomez Hannema**

Present for the applicant: Auke Hannema & Ileana Gomez Hannema

Edleston explained why the board was rehearing the application. Edleston explained the notice for the hearing in February was found to be deficient. Edleston stated the notice was now current, and to rehear the application cleared up any jurisdictional issues. Edleston briefly explained the variance application, and opened the hearing to the public for comments and questions.

There were no questions regarding the application, and the public portion was closed.

**MOTION** was made by **HAZEN** to re-approve and memorialize the variance application for Case #11-01, Auke Hannema/Ileana Gomez Hannema, subject to the conditions as imposed in February.

**SECONDED: MYERS.**

Those in favor: Smith, Myers, Hazen, Vaezi.

Opposed: None.

Abstained: None.

**Regency at Mansfield I, LLC Extension Request**

Present for the applicant: Ray Rice, William Hotz

Rice indicated the taxes on the subject property are current, and the requested \$750 escrow was posted. Rice asked why the request was being made by the board to specifically restrict the extension for the age restricted use, when a conversion application to non-age restricted hasn't been made.

Rice related the history behind the approval granted by the board, and what has happened with the property since the approval. Rice explained about the project being sold to Toll Brothers, the economy shift, and receiving the project back from Toll Brothers. Rice indicated all the outside agency approvals remain in place.

Edleston explained the age restriction designation was raised by Watters, and the thought was probably the impact on the schools should the age restriction designation be lifted.

Further discussion was held regarding the history behind the project, and Rice explained the conversion legislation that was passed in order to comply with low/moderate income housing. Rice explained there is a surplus of age restricted housing, and he explained that Washington Boro lifted their age restricted designation. Rice explained, if this project had the age restriction designation lifted, the number of units would decrease from 226 units to between 140 to 150. There would be a 20% COAH contribution with the units being built on site.

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Rice explained the issues that have to be considered today are the transitional nature of the real estate market, the Highlands Region restrictions, children will keep the area vibrant, and the fact that older people are “ageing in place”, because they cannot afford to move.

Edleston asked if the community would remain private, and would consideration be given to a commercial element. Rice replied yes to both questions. Edleston asked if a public hearing would have to be held on a conversion application, and Rice responded it would.

**MOTION** was made by **MYERS** to grant one one-year extension of the final major site plan for The Meadows at Mansfield/Regency at Mansfield I, LLC, subject to Edleston confirming the effective date.

**SECONDED: HAZEN.**

Those in favor: Myers, Hazen, Vaezi, Smith, Barton.

Opposed: None.

Abstained: None.

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

**SECONDED: VAEZI.**

Those in favor: Hazen, Vaezi, Smith, Myers, Barton.

Opposed: None.

Abstained: None.

Edleston explained the McKeivitts were requesting an additional 60-day extension of their approval in order to comply with the resolution conditions. The applicant was also requesting an additional resolution amendment. Edleston stated he didn't have an issue with either request.

**MOTION** was made by **BARTON** to authorize the attorney to draft a resolution amendment for Case #10-05, Dennis & Carol McKeivitt that would be consistent with the language in an email letter from McKeivitt dated 4/15/11, and to grant a 60-day extension from May 14, 2011 in order for the applicant to comply with the resolution conditions.

**SECONDED: VAEZI.**

Those in favor: Vaezi, Smith, Myers, Hazen, Barton.

Opposed: None.

Abstained: None.

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**MOTION** was made by **HAZEN** to authorize the Chairman to sign the contracts for Joseph Layton, P.P.  
**SECONDED: MYERS.**

Those in favor: Smith, Myers, Hazen, Vaezi, Barton.  
Opposed: None.  
Abstained: None.

Vaezi asked if the Financial Disclosure Statements had been distributed. Edleston told Zotti to ask the Township Clerk if the distribution had been made.

Zotti informed the board she authorized a reduction of \$200 from the training and dues areas of the 2011 board budget in order to help with the Township's attempt to meet the budget cap.

**MOTION** was made by **BARTON** to adjourn the meeting at 8:55 PM.  
**SECONDED: HAZEN.**

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary  
(as written)