

MARCH 19, 2012

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, Mayor Tomaszewski, Watters, Smith, Hazen, Creedon, Vaezi, Mills, Spender, Farino.

Absent: Myers, Hight.

Also present: William Edleston, Esquire; Drew DiSessa, PE; Joseph Layton, PP

MOTION was made by **HAZEN** to approve the minutes of the February 20, 2012 meeting, as written.

SECONDED: CREEDON.

Those in favor: Mayor Tomaszewski, Watters, Smith, Hazen, Creedon, Vaezi, Mills, Spender, Farino, Barton.

Opposed: None.

Abstained: None.

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

SECONDED: HAZEN.

Those in favor: Watters, Smith, Hazen, Creedon, Vaezi, Mills, Spender, Farino, Mayor Tomaszewski, Barton.

Opposed: None.

Abstained: None.

Mayor Tomaszewski called the joint Land Use Board/Township Committee meeting to order at 7:35 PM.

Present: Barton, Mayor Tomaszewski, Watters, Smith, Hazen, Creedon, Vaezi, Mills, Spender, Farino.

Present from the Township Committee: Mayor Tomaszewski, Watters, Clancy, Kocher, Smith.

Also present: William Edleston, Esquire; Drew DiSessa, PE; Joseph Layton, PP

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MOTION was made by **WATTERS** at 7:35 PM to adjourn to Executive Session in order to discuss pending litigation. Official action may or may not be taken.

SECONDED: MILLS.

Those in favor: Smith, Hazen, Creedon, Vaezi, Mills, Spender, Mayor Tomaszewski, Watters, Barton.

Opposed: None.

Abstained: None.

Those in favor: Clancy, Kocher, Smith.

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** at 8:32 PM to return from Executive Session.

SECONDED: CREEDON.

Those in favor: Hazen, Creedon, Vaezi, Mills, Spender, Mayor Tomaszewski, Watters, Smith, Barton.

Opposed: None.

Abstained: None.

Those in favor: Clancy, Kocher, Smith.

Opposed: None.

Abstained: None.

Edleston reported the Boards authorized him to reply to the Complaint by The Meadows at Mansfield, LLC, saying the Township is willing to meet with Complainant if the discussion included a proposal for an assisted living community, or an assisted living/age-restricted community, but wasn't interested in entertaining a community that was non-age-restricted, or single family, market rate homes.

Under new business, Edleston mentioned there appeared to be a trailer issue at the Wal Mart store. The trailers were approved by the Land Use Board to be used during the construction phase of the project. Edleston suggested the Ordinance Committee consider an Ordinance amendment to include the issuance of a penalty for non-compliance of Land Use Board approvals.

DiSessa reported that Wal Mart hasn't complied with written requests, and a complaint has been filed. DiSessa stated there is no penalty that can be assessed. DiSessa stated a new complaint can be filed after penalties are included in the Ordinance.

Edleston stated he would formulate an Ordinance amendment to forward to the Township Committee.

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Discussion of An Ordinance to Amend Chapter 22 of the Code of the Township of Mansfield to Provide Regulations Regarding Outdoor Furnaces

DiSessa related the history behind the proposed Ordinance.

Remarks were made regarding the inclusion of the use of coal. The consensus of the board showed the use of coal in the furnaces should be left out of the Ordinance.

Remarks were made regarding the minimum number of acres for the use of the outdoor furnaces, and setback requirements.

Spender also mentioned considerations such as log storage, log truck deliveries, and wet wood burning.

DiSessa stated he would take into consideration the remarks made, amend the proposed Ordinance, and re-distribute a revised proposal.

MOTION was made by **BARTON** to adjourn the meeting at 8:53 PM.
SECONDED: CREEDON.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Clerk
(as written)