

MAY 15, 2006

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Chairman William Mannon 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: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Myers, Vaezi.

Absent: Marchioni.

Also present: Douglas Mace, P.E.; William Edleston, Esquire.

The Pledge of Allegiance was recited.

MOTION was made by **BALDWIN** to approve the minutes of the April 17, 2006 meeting.

SECONDED: HAZEN.

Those in favor: Barton, Baldwin, Watters, Lunghi, Hazen, Myers, Vaezi, Mannon.

Opposed: None.

Abstained: None.

The resolutions for Case #06-01, Alan & Barbara Typinski and Case #06-01, YH Fujiyama, Inc. were tabled until later in the meeting.

MOTION was made by **BALDWIN** to approve the resolution for Case #06-03, Scott G. Lynn.

SECONDED: BARTON.

Those in favor: Baldwin, Watters, Lunghi, Hazen, Myers, Vaezi, Barton, Mannon.

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to carry Case #04-16, Abram Simoff/MBAK Assoc. LP to the next regular meeting of June 19, 2006, provided the applicant re-notices.

SECONDED: VAEZI.

Those in favor: Watters, Lunghi, Hazen, Myers, Vaezi, Barton, Baldwin, Mannon.

Opposed: None.

Abstained: None.

May 15, 2006 minutes

Page 2.

MOTION was made by **BARTON** to adjourn Case #04-12, Eduardo & Edith Chua, and they must contact the board to be placed on the agenda, and must re-notice.

SECONDED: WATTERS.

Those in favor: Vaezi, Barton, Watters, Mannon.

Opposed: None.

Abstained: None.

Case #06-05, LYK Logistics (Americas) Inc.

Present for the applicant: Joel Kobert, Esquire; William Gleba, P.E.; Donald Beckler, Operations Manager

Baldwin recused himself from the case.

Kobert explained the applicant was requesting a variance for permanent outside storage in a parking lot currently designated for tractor trailer parking.

Beckler explained that the storage was for Lenox air handler units. The units are approximately 5' X 5', and will be stored two or three high. There are no chemicals involved with the units. Beckler stated there are approximately 40 units stored on site, and they are moved with a forklift. Beckler explained there is also railroad access to the property, and rail service would begin soon.

Gleba explained the overall site layout and characteristics. Gleba explained there are mature trees on the site, and the subject area is not really visible from Route 57. The area in question is also surrounded by an 8' fence stated Gleba.

Kobert stated the units are really the height of a unit stored on the top of a flatbed truck. Kobert also stated that the applicant would be coming before the board with a future site plan to double the size of the plant.

Mannon asked several questions regarding the details of the site.

A discussion took place regarding the lack of available parking for tractor trailers, and their having to park in the access roadway.

Bonnie Read of 95 Parks Lane asked several questions regarding the existing storage of the air handler units, the work being done on the rail line, and the difficulty in emergency access with the trucks blocking the access roadway. Read stated that the units are stacked 4, 5, and 6 high, and probably exceed 20' in height. Read stated that the trucks parked in the lot until the storage of the units took over, and now there is nowhere for the trucks to park. Read stated the trucks are parked in the lane overnight until the gate opens.

May 15, 2006 minutes
Page 3.

Kobert stated the applicant would have to carry the matter to the next meeting when the Plant Manager would be available, but he would appreciate hearing any and all comments.

William Read wanted to know the time frame for the proposed expansion of the plant. Kobert answered they planned on applying to the board within four to five months. Read stated that he was part of the technical team that designed the access road, and the truck traffic now far exceeds the capacity of the road. Read stated the road is now breaking up, and is pothole ridden.

Terry Sams stated the current business is not as good a neighbor as Mobil was. If the driveway problems can be worked out it will go a long way toward improving the situation. Sams stated that the residential homes need their own driveway.

Andre Banks stated that he is concerned with increased traffic on Route 57.

Gloria Bullock stated that she has seen trucks attempt to turn into the complex, but are unable to make the turn.

_____ Choice of 75 Fromm Street stated there are many more homes in the area now, and the wait to turn onto Route 57 takes longer and longer. She stated that the large trucks create blind spots, and added confusion.

Mace asked questions regarding the number of trucks that access the property on a daily basis. Beckler was unsure of the information, and Mace stated it should be provided at the next meeting.

Lunghi stated an accurate number of air handler units should also be provided.

Kobert stated they would return with information addressing the condition and maintenance of the access roadway, the number of air handler units, the number of trucks per day, and the height of the stacked units.

Sydney Clark of 65 Clinton Avenue presented a letter from a church on Route 57, and stated that it is difficult to access the plant property if the trucks aren't familiar with the area.

William Read suggested a tree buffer for the rear of the property.

MOTION was made by **VAEZI** to carry the application for Case #06-05, NYK Logistics (Americas) Inc. to the next regular meeting with no further notice.

SECONDED: BARTON.

May 15, 2006 minutes
Page 4.

Those in favor: Barton, Watters, Lunghi, Hazen, Myers, Vaezi, Mannon.
Opposed: None.
Abstained: None.

Baldwin returned to the board.

The resolution for Case #06-02, Alan & Barbara Typinski was again carried to the next regular meeting subject to the submission of additional information by the applicant.

MOTION was made by **BARTON** to approve the resolution for Case #06-01, YH Fujiyama, Inc.
SECONDED: MYERS.

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

MOTION was made by **BARTON** to memorialize the resolution for Case #06-01, YH Fukiyama, Inc.
SECONDED: MYERS.

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

Case #04-17, J. Renee Richmond

Present for the applicant: Joseph Messina, P.E.; Larry Kron, Esquire

Kron stated the taxes were paid, and \$1,000 application fee was paid.

Messina explained the wells have now been located, and all existing buildings have been shown. Messina explained the applicant has proposed dry wells, and the sight triangle has been shown. Messina explained a variance is needed for the lot width.

Mace explained about the newly adopted Stormwater Management Regulations, and said that new requirements have to be met.

Baldwin expressed concern with the lack of the required lot frontage, and also asked for clarification of the number of wells, septic, etc. Kron answered that was a Board of Health issue. Mace suggested that Board of Health approval be obtained first as the board can't approve a potential lot without being certain that it can be built on. Mace suggested the applicant obtain a current Land Development Ordinance.

The hearing was opened to the public for comments and questions.

Messina stated that three wells were located: one is active, and two are sealed.

J. Renee Richmond explained what she knew about the property when she purchased it.

Vaezi asked why not build on the 300' Mitchell Road side? Mace stated if the lot has 300' on the Mitchell Road side, the variance wouldn't be necessary. Messina stated there is a significant wetland area on the Mitchell Road side.

A discussion took place regarding the safety of the driveway opening. Mace stated that he would visit the site and actually drive the road determining the site distance necessary at the driveway opening.

Lunghi asked if the applicant had received an approval from the Highlands. Kron stated any outside agency approval would be a condition of approval.

Mace stated the limit of disturbance should be shown, the speed for the roadway checked, the impervious coverage shown, and consideration should be given to the placement of the house.

MOTION was made by **BALDWIN** to carry the application for Case #04-17, J. Renee Richmond to the next regular meeting.

SECONDED: MYERS.

Those in favor: Myers, Vaezi, Barton, Baldwin, Watters, Lunghi, Hazen, Mannon.

Opposed: None.

Abstained: None.

Richmond asked how much longer the process would take. She stated that she purchased the property as a college fund. Mace stated the biggest problem would be applying to the DEP.

The Chairman called for a brief recess at 9:40 PM.

Upon reconvening at 9:50 PM, roll call was again taken.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Myers, Vaezi.

Absent: Marchioni.

Also present: Douglas Mace, P.E.; William Edleston, Esquire.

Case #06-06, Borealis Compounds, LLC Conceptual

Present for the applicant: Ken Wicoreck, P.E.

May 15, 2006 minutes
Page 6.

Wiecoreck explained the conceptual plan for expansion of the Borealis plant. Wiecoreck explained they wanted to expand the parking lot, the warehouse with a turn around, additional rail space, a silo field, etc. Wiecoreck stated that they are in the Highlands Preservation Area, and will face an uphill battle. Wiecoreck stated they hoped to obtain support from the Township and from Warren County.

Baldwin suggested that a meeting be held with a subcommittee of the board, the Freeholders, the County representative, etc.

After questions from the board, a consensus showed support of the Borealis Compounds, LLC business and future expansion.

MOTION was made by **BALDWIN** to adjourn the meeting at 10:15 PM.
SECONDED: LUNGHI.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary