

MANSFIELD TOWNSHIP PLANNING BOARD

**RESOLUTION MEMORIALIZING THE APPROVAL OF UTILITY AND
IMPROVEMENT PLAN**

**AIRPORT ROAD ESTATES
BRINKERHOFF ENTERPRISES, INC.
APPLICATION FORMERLY
ABRAM SEIMOFF/MTAK ASSOCIATES, LP**

**BLOCK 1201, LOT 22
APPLICATION NO. 04-16**

WHEREAS, application has been made by Brinkerhoff Enterprises, Inc., having an address of 8 Windsor Way, Flemington, New Jersey as successor in interest to the application of Abram Seimoff/MTAK Associates. LP for approval of the improvement and utility plan in connection with a nine (9) lot major subdivision created from Lot 22, Block 1201 on the Mansfield Township Tax Map which premises are situated in the R-1 Zone District ; and

WHEREAS, the application was heard and considered by the Board at its regularly scheduled meeting held on November 19, 2007; and

WHEREAS, the Applicant Ronald Brinkerhoff appeared at the hearing accompanied by Richard Pelizzoni, P.E. of the firm of Cherry Weber and Associates, P.C. the firm preparing the plans for approval; and

WHEREAS, in support of the application the following was submitted:

- A. Drawings entitled "Improvement and Utility Plan for Airport Road Estates" prepared by Cherry Weber and Associates, P.C., dated November 15, 2007 consisting of 20 sheets;
- B. Letter of approval from Warren County Planning Board received October 19, 2007, date of document March 27, 2007;

- C. Letter of approval from Warren County Soil Conservation District for detention basin with liner dated June 13, 2007 received October 19, 2007; and

WHEREAS, the Board received two reports from Engineering firm, Mace Consulting Engineers regarding submission first dated October 25, 2007 and the second October 30, 2007;

NOW, THEREFORE, in connection with the applicant's presentation the following may be summarized as the Board's basic factual findings:

1. The site is located in the R-1 Zone District on the westerly side of Airport Road opposite Section 1 of Kensington Estates. On September 18, 2006 this Board granted preliminary major subdivision approval in connection with the creation of 9 single family lots from the existing 30.236 acre tract in question. The approval is reflected in the memorializing resolution adopted on October 16, 2006.
2. The applicant, as successor in interest to the previous applicant, seeks approval of its improvement and utility plans pursuant to Section 21-5.5 of the Mansfield Township Land Subdivision and Site Plan Review Ordinances. These plans which are detailed construction plans are submitted as an intermediate step between preliminary and final plat approval.
3. The Board's Engineer, Douglas Mace, P.E. advised that the applicant's documents can be approved with minor modifications.

NOW, THEREFORE, BE IT RESOLVED, that the application for approval of the improvement and utility plan in connection a 9 lot major subdivision created from Lot 22, Block 1201 be and the same is hereby approved;

BE IT FURTHER RESOLVED, that condition number 22 as set forth in the memorializing resolution granting preliminary approval shall be strictly adhered to, specifically during construction of the development, no construction vehicles shall be permitted on Brantwood Terrace.

BE IT FURTHER RESOLVED, that all other conditions attending the grant of preliminary approval on this project, which have not yet been addressed, are incorporated herein by reference as applying to the approval of the improvement and utility plan.

CERTIFICATION

I HEREBY CERTIFY the foregoing to be a true copy of the Memorializing Resolution adopted by the Mansfield Township Planning Board at a regular meeting held on December 17, 2007, confirming action taken by the Board in approving the improvement and utility plan in connection with the Airport Road Estates major subdivision at its regular meeting held on November 19, 2007.

Those voting to approve improvement and utility plan:

IN FAVOR: Barton, Baldwin, Watters, Myers, Vaezi, Hazen

OPPOSED: None

ABSTAINED: None

RECUSED: Creedon

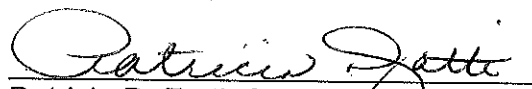
Those voting to adopt form of Memorializing Resolution at December 17, 2007 meeting:

IN FAVOR: *Watters, Hazen, Vaezi, Myers, Baldwin, Barton.*

OPPOSED: *none*

ABSTAINED: *none*

Recused: Creedon.


Patricia D. Zotti, Secretary
Mansfield Township Planning Board