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# *Township of Mansfield*

- County of Burlington -

## **PLANNING BOARD**

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## **MANSFIELD TOWNSHIP PLANNING BOARD**

### **MINUTES**

**Monday, January 27, 2014**

### **REORGANIZATION MEETING**

**REORGANIZATION MEETING:** The meeting was called to order at 7:30 P.M.

#### **NEWLY APPOINT AND RE-APPOINTED MEMBERS:**

Mr. Robert J Higgins as Mayor and Class 1 planning Board Member

Mrs. Janice A DiGuiseppe, Mayors Designee

Mr. Arthur R Puglia, Class III

Mr. Douglas Borgstrom, re-appointed, Class II

Mr. Scott Priedel, re-appointed, Class IV

Mr. Douglas Walker, re-appointed, Class IV

#### **FLAG SALUTE:**

#### **OPENING STATEMENT:**

The notice requirements provided for in the 'Open Public Meetings Act' have been satisfied. Notice of this meeting was properly given in the annual notice, which was adopted by the Mansfield Township Planning Board on January 23, 2012. Said resolution was published in the Burlington County Times on February 1, 2012, e-mailed to the Burlington County Times, Trenton Times, and Register News, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the regular meeting schedule and who has prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 30, 2012.

#### **ROLL CALL:**

**Present:** Douglas Borgstrom, LaVerne Cholewa, Janice DiGuiseppe, John Kampo, Gary Lippincott, Arthur Puglia and Robert Semptimphelter

**Absent:** Scott Preidel and Douglas Walker

**NOMINATION FOR CHAIRMAN:**

Mr. Kampo made a motion to nominate Scott Preidel as Planning Board Chairman and Mr. Puglia Seconded.

**Ayes: 7**  
**Nays: 0**  
**Motion Passed**

**NOMINATION FOR VICE – CHAIRMAN**

Mr. Kampo made a motion to nominate Robert Semptimphelter as Planning Board Vice - Chairman and Mr. Puglia Seconded.

**Ayes: 7**  
**Nays: 0**  
**Motion Passed**

**\*\*Meeting turned over to Vice Chairman, Mr. Semptimphelter.**

**NOMINATION FOR SECRETARY:**

Mrs. Cholewa made a motion to nominate Sheri L. Hannah as Planning Board Secretary and Mr. Puglia Seconded.

**Ayes: 7**  
**Nays: 0**  
**Motion Passed**

**MEETING DATES FOR 2014 “ANNUAL NOTICE”:**

**Resolution Number 2014-01-01**

Mrs. Cholewa made a motion to adopt Resolution 2014-01-01, The Annual Notice and Mr. Puglia Seconded.

**Ayes: 7**  
**Nays: 0**  
**Motion Passed**

**APPOINTMENT OF PLANNING BOARD SOLICITOR, BOARD ENGINEER, PLANNER, TRAFFIC CONSULTANT FOR 2014 -**

**Resolution Number 2014-01-02**

Mrs. Cholewa made a motion to adopt Resolution 2014-01-02, Appointment of Professionals, and Mr. Puglia Seconded.

**Voted in the Affirmative:** Mr. Borgstrom, Mrs. Cholewa, Mrs. DiGuiseppe, Mr. Kampo, Mr. Lippincott, Mr. Puglia, Mr. Semptimphelter,

**Motion Passed**

**DESIGNATION OF OFFICIAL NEWSPAPERS –**

**Resolution Number 2014-01-03**

Mr. Puglia made a motion to adopt **Resolution 2014-01-3**, Official Newspaper and Mrs. Cholewa Seconded.

**Voted in the Affirmative:** Mr. Borgstrom, Mrs. Cholewa, Mrs. DiGuiseppe, Mr. Kampo, Mr. Lippincott, Mr. Puglia, Mr. Semptimphelter,  
**Motion Passed**

**REGULAR MEETING**

**PUBLIC COMMENTS:**

**No comment from the public**

**MATTERS FOR THE BOARD:**

**COMPLETENESS AND PUBLIC HEARING:**

**Application Number PB14-01MNSB, V; Probasco – Bishop Farm, LLC**

Application to separate the farmhouse from the deed restricted farm so that it is on its own 2.2730 acre lot. Balance of farm is 84.8 acres and is deed restricted by the county.

Location: Island Road  
Zoning District: R-1  
Application Filed: December 26, 2013

Harry McVey, Board Planner stated that this is a simple subdivision. The applicant is requesting some waivers but sees no problems in deeming it complete.

Robert Stout, Board Engineer, stated that they have no issues with deeming this application complete.

**Mr. Borgstrom made a motion to deem complete application PB14-01 MNSB, V: Probasco – Bishop Farm, LLC and Mr. Puglia Seconded.**

**Ayes: 7  
Nays: 0  
Motion Passed**

Patrick McAndrew, attorney for the applicant.

John Christopher Probasco- owner of property, sworn in by Thomas Coleman, Board Solicitor.

Mr. McAndrew stated that this is an 87 acre farm that is preserved and is deed restricted to farming.

The subdivision will put the house on its own lot of 2.27 acres and the 87 acres will remain and will continue to be farmed.

At some point the applicant plans to sell the house.

The septic is on the eastern side of the house and the well is on the same 2.7 acres with the house.

The existing buildings will remain until sale.

Harry McVey reviewed his letter dated January 13, 2014.

Mr. McVey stated that he has no issue with the undersized lot. He also stated that there are set back variances are created with this subdivision.

Most of the buildings are in poor shape and recommends that building should come down.

Mr. McVey testified that the sidewalk contribution should be waived.

Mr. Stout, Board Engineer reviewed his letter dated 1/14/14.

Mr. Stout stated that the lot acres are 2.27 and asked if there were any wetlands on this parcel.

Mr. Probasco stated no.

Mr. Stout testified that all other comments in his letter have been addressed in testimony.

Mr. McAndrew stated that the applicant has received a letter from county Farm Office approving subdivision.

**Mr. Puglia made a motion to Approve application PB14-01 MNSB, V: Probasco – Bishop Farm, LLC and Mr. Puglia Seconded.**

**Voted in the Affirmative:** Mr. Borgstrom, Mrs. Cholewa, Mrs. DiGuiseppe, Mr. Kampo, Mr. Lippincott, Mr. Puglia, Mr. Semptimphelter,  
**Motion Passed**

## **MEMORIALIZATION OF RESOLUTION:**

### **Resolution 2013-11-12**

**Application Number PB13-05PMJ: Sta-Seal, Inc – Block 66, Lot 8:**

Application for Preliminary Major Subdivision to subdivide to separate the existing office and garage onto a new lot.

Location: 5205 Route 130  
Zoning District: High Industrial  
Application Filed: June 17, 2013  
Deemed Complete: August 26, 2013

**Mrs. Cholewa made a motion to memorialize Resolution 2013-11-12, Sta-Seal, Inc and Mr. Puglia Seconded.**

**Voted in the Affirmative:** Mrs. Cholewa, Mr. Kampo, Mr. Semptimphelter,  
**Motion Passed**

**APPROVAL OF MINUTES:**

**Mr. Lippincott made a motion to Approve the minutes from the August 26, 2013, September 23, 2013 and November 25, 2013 meetings and Mrs. Cholewa Seconded.**

**Ayes: 7**

**Nays: 0**

**Motion Passed**

**CORRESPONDENCE:**

Correspondence gone over

**NEXT MEETING DATE:** Monday, February 24, 2014

**MOTION FOR ADJOURNMENT:**

**Mr. Puglia made a motion to Adjourn at 8:00PM and Mrs. Cholewa Seconded.  
Motion passed unanimously**

Submitted by: Sheri L Hannah, Secretary