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Township of Mansfield

- County of Burlington -

PLANNING BOARD
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MANSFIELD TOWNSHIP PLANNING BOARD MINUTES Monday, October 28, 2013

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

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 28, 2013 with amended notice being published in the Burlington County Times on Friday, June 7, 2013 as well as notification via e-mail to the Burlington County Times, Trenton Times, the Register News, the Clerk of the Township of Mansfield, the members of this body, each person who has requested copies of regular meeting schedules, posted on the official bulletin board at the Municipal Complex and to anyone who has prepaid any charge fixed for such service with all the e-mailing and posting being accomplished on June 5, 2013.

ROLL CALL:

Planning Board Members:

Present: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Paglia, Robert Semptimphelter, Douglas Walker

Professionals:

Present: Thomas J. Coleman, III, Charles Petrone Solicitor's; Louis Glass, Harry McVey – Planners; Robert R. Stout – Engineer; Michael Angelastro, Traffic Consultant

APPOINTMENT OF PLANNING BOARD SECRETARY

Mr. Semptimphelter nominated Linda Dorsey as Planning Board Secretary and Mr. Puglia Seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Paglia, Robert Semptimphelter, Douglas Walker

PUBLIC COMMENTS:

No comment from the public

MATTERS TO BE CONSIDERED BY THE BOARD:

OLD BUSINESS:

PUBLIC HEARING

Application Number PB13-01PSP, GDP, V: NAK Realty c/o American Properties Realty, Inc., Block 3, Lots 5.01 & 10.01 and Block 4 Lots 6.01 & 7:

Application for Preliminary Site Plan, General Development Plan and Variance to develop on both sides of Route 206, to contain a total of 398,930 square feet (SF) of retail space within several buildings. Development to the east of Route 206 will consist of approximately 362,335 SF of retail space, with the remaining 31,826 SF of retail space and 4,769 SF convenience store with gas station located west of Route 206.

Location: Route 206/Aaronson Road
Zoning District: C-2 Highway Commercial
Application Filed: March 20, 2013
(Formal Official Action Maybe Taken)
Public Comment

***Mr. Pridel recused himself from this application.**

Michael J Gross stated that he is the solicitor for the applicant.

Mr. McVey, Board Planner, stated that the most recent review letter was dated Oct 17, 2013. The first item is the general development plan. The Materials required by the Municipal land use law has been submitted except for the phasing plan. Mr. McVey feels that this should be a condition of approval.

Individual tenants are not stated at this point but will need to be addressed with an amended site plan.

Mr. McVey testified that a parking variance is needed. The requirement is 2391 spaces, they are proposing 1797 spaces. The spaces will be 9.5 feet wide, and because of that the number of spaces has been reduced.

Also a variance for parking set back, 50 feet is required and they are proposing 32 feet. Mr. McVey stated that this is a reasonable variance.

The next variance is for an unloading area. This variance can be addressed at final site plan.

Since a parking area variance is being proposed Mr. McVey suggested that parking lot sales should not be permitted. This would reduce the amount of parking and could possibly promote problems.

Signage should not be allowed on the rear of the large box stores because they are adjacent to the residential area. The landscape plan, the berm and buffer submitted are sufficient. Mr. McVey stated that sidewalks along Route 206 should be installed. The main drive isle off of route 206 needs stop signs and cross walks.

Michael Angelastro, Board Traffic Consultant - Review letter dated July 9, 2013. It is understood that an application has been submitted to DOT, they will determine the needs of the driveways. It is recommended that a divisional island be installed at the route 206 and White Pine Road and this can be addressed at the site plan stage. Mr. Angelastro also stated the parking is sufficient and has no problem with the variance.

Robert Stout reviewed his letter from Aug 23, 2013. Mr. Stout stated that he has met with the applicant a few times and they have agreed to all comments.

Also a letter was done on October 17, 2013, this letter addresses the lease of the hydrants and the applicant has agreed to that also.

Open to the public-

1. **Bob Tallon, 2454 Axe Factory Road –**

Exhibit-B-1- Mr. Tallon's testimony. Mr. Tallon stated that the applicant is asking for a waiver for the recharge water run-off. Apparently there are regulations for recharge. Mr. Stout stated that additional soil information is requested to be submitted, and that when the applicant returns they have soil borings. DEP will also review this issue also.

2. **Myra Dickert- 8 Allister Lane**

Ms. Dickert stated that as a resident of Mansfield Township, resident of Four Seasons, are they going to be charged more for usage with NJ American Water. How will Four Seasons and Mapleton come out on this? .

3. **Craig Kendall – 30 Sherwood Lane,**

Mr. Kendall testified that he sent a letter into the Township in regard to the police officers. He wants to know what is the cost per officer that will be needed to monitor this property. He stated that the residents are going to have to pay this cost.

4. **Colleen Herbert- 2 Millennium Drive,**

Ms. Herbert has lived in this town over 20 years. Mansfield Township is a rural community. She understands that change is going to happen, small businesses help, not big box stores. She doesn't want us to make it easy for the developer. Look at what is going on, we can deal with change, but this is a rural community which we want to keep it that way.

5. **Larry Lang- 422 White Pine Road,**

Who was going to pay for the upgrade of the system? Who will pay for upgrade in the future? Wouldn't you assume that a new developer would pay for the upgrade? Any tax abatements on this. No reasons to have abatements. You do abatements when economy is down.

6. **Dr. Marion Tallon – 2454 Axe Factory Road,**

Dt. Tallon stated that 2 tier parking would allow for more permeable soil.

7. **Sham Mandaer – 19 Sherwood Lane,**

Lives right behind the property in question. There is an ordinance for some landscaping. His comment or request would be hedgerow, trash trees, etc. If the Township agrees, install berm, would help in property value. Please request the berm initiated immediately so that by the time the tenants come in it will be mature enough.

8. **Joan Panacek – 46 S Hoener Road,**

The Mansfield Fire Dept. will have a long term. This will create more demands on the volunteer fire department. A 700K rescue truck was purchased recently because of need.

Mansfield will need people to staff these emergency vehicles. It's a ratable that will not send any kids to the school but when you look long time you would be looking at a "full time" fire station.

Solar panels another potential problem as far as safety to the responding fireman. Plan for a community - instead of just approving a new big box building.

Demands, qualifications, and credentials you must have and time demands people are working two jobs to pay taxes and have no time for volunteering. He was a Battalion Chief, career fire service. You will not see a volunteer company in years. It's time to get a long term vision in reference to fire systems.

9. **Julie Patio – 509 Oliver Street,**

Did not move here for to have big box stores come to the community.

You are going to have to draw in additional traffic to make this a success. It has been a farming community.

10. **Joe Calvin – 1 Newton Court,**

Mansfield needs to check with other areas to find out what impact this had on their

Township. Let's look at it first, as to whether we will need more people. (Hamilton, Robbinsville, etc)

11. **Lisa Kendall – 30 Sherwood Lane,**

Ms. Kendall stated that a stream runs behind her home. Has anyone done a

Study as to the endangered animals in that area? Bog turtles, bald eagles, quite a few species there. Has anyone

Township researched this to certify there is no danger.

12. **Terry Bolton – 7 Newton Court,**

Ms. Bolton asked how many stores are going to be there. She came from Woodbridge where there are a lot of rateables. Reconsider limiting the number of stores.

Break: 9:25PM
Resume 9:31PM

Open to the public

13. Lars Lang – 42 White Pine.

Fire trucks - nice gesture on part of the developer to contribute a fire truck in good faith.

14. Colleen Herbert -2 Millennium Drive,

How many variances and ordinances are we going beyond?

1 variance number of parking spaces, set back variance, these are the only variances at this point.

14. Scott Preidel –

702 Mansfield Road West. Owns a Farm that butts up against south western part of proposed property. If you could put a two row white pine buffer so you will not see the stores in years to come.

I think this is the first time for a repairing buffer. (Is not supposed to be mowed). Applicant could put signs up "This is a repairing buffer, no mowing allowed." Lower part of the property has stream along it. Big swamp on western part of his property was a stream at one point but no longer a stream; it has become a swamp, make sure retention ponds work correctly.

15. Shan Mansur –

At the August meeting there was discussion on the economic impact. The numbers from the August meeting and September meeting have changed.

16. Eric Scrim 16 Sherwood Lane –

This site will create peripheral traffic. Dangerous treacherous road with increased traffic by Sherwood Development. Any plans to develop that? Mr. Scrim asked that it should be improved upon.

17. Judy Harrison - Mansfield Road West.

Would it be possible, because it is such a large project, to separate the two?

Close the Public portion. 9:45pm

Mr. Doug Borgstrom Made a motion to approve the GDP and Ms. LaVerne Cholewa Seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Puglia, Robert Semptimphelter, Douglas Walker

Mr. Kampo requested that the berm be placed before the project starts.

The developer stated that it is possible to do this but not practical.

Landscape Architect - maturity of the level of plants in there. Can they be adjusted to develop the screen for the residents? They have already upgraded the plants from the original plan. It is already above what is typically supplied. Plants consist of shade trees, evergreen, spruces. This will have a layered look.

Mr. Borgstrom requested that the limit the height of the buildings to 35 ft. on preliminary, and then on finals each individual building can be looked at. Also would the developer be willing to contribute to the repair of Aaronson Road, some areas should be addressed. The applicant stated that there will be a pre and post survey done of the road.

Sidewalks, (Pedestrians, bikes, dual use of highway system)

They see no sidewalks on Rt. 206 and why would the applicant be required to install them. At some point hopefully these will tie into a sidewalk system. It is up to the board as to how they will use the money. Address the needs of the residents of Aaronson Road.

Mr. Borgstrom made a motion to approve preliminary site plan with a GDP for no longer than 15 years, no parking sales, no signs on the back of building, limit of 35 feet on roof lines, a sidewalk contribution, applicant pay all hydrant fees, will be a phasing plan, the berm and wall to be constructed before the first building, 2 row planting of white pines along Mr. Pridel's property, applicant will work the Twp. Engineer in regard to improvements to Aaronson Road and Mr.Lippincott Seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Arthur Paglia, Gary Lippincott and Robert Semptimphelter,

**Mr. Preidel returned to the meeting at 10:23PM.

NEW BUSINESS:

COMPLETENESS & PUBLIC HEARING:

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, 2012

PUBLIC HEARING

(Formal Official Action Maybe Taken)

Mr. Douglas Borgstrom made a motion to continue application PB13-05PMJ, Sta-Seal Inc to the November 25, 2013 meeting and Mr. Douglas Walker Seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Scott Preidel, Arthur Paglia, Robert Semptimphelter, Douglas Walker

MEMORIALIZATION OF RESOLUTION:

Resolution Number 2013-09-10: Application Number PB13-06APFSP, V: Homestead Plaza II Corp. – Block 42.30, Lot 151:

Application to Amend Preliminary & Final Site Plan with Variances to erect two pylon signs.

Mr. Borgstrom made a motion to approve Resolution 2013-09-10 and Ms. Cholewa seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, John Kampo, Gary Lippincott, Scott Preidel, Arthur Paglia, Robert Semptimphelter, Douglas Walker

Abstained: Robert Higgins

CORRESPONDENCE:

No correspondence

ADJOURNMENT:

A motion was made to adjourn at 10:27PM and passed with a unanimous voice vote.

Submitted by: Sheri L Hannah, Secretary