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# *Township of Mansfield*

- County of Burlington -

**PLANNING BOARD**  
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Columbus, New Jersey 08022

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## **MANSFIELD TOWNSHIP PLANNING BOARD**

### **MINUTES**

**Monday, November 26, 2013**

### **WORK SESSION**

**WORK SESSION MEETING:** 7:15 P.M.

Application discussed:

**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.

The Board professionals and Board members agreed that this application was complete and can move forward with a public hearing.

There being no further discussion, the work session was closed and the regular meeting was called to order.

### **REGULAR MEETING**

The regular meeting was called to order at 7:23PM

**FLAG SALUTE:**

**OPENING STATEMENT:**

Read by the Secretary

**ROLL CALL:**

**Planning Board Members:**

**Present:** LaVerne Cholewa, John Kampo, Scott Preidel and Robert Semptimphelter

**Absent:** Douglas Borgstrom, Robert Higgins, Gary Lippincott, Arthur Puglia and Douglas Walker

**Professionals:**

**Present:** Thomas J. Coleman, III, Harry McVey – Planners; Robert R. Stout – Engineer; Al Litwornia – Traffic Consultant

## **APPOINTMENT OF PLANNING BOARD SECRETARY**

**Mr. Semptimphelter made a motion to appoint Sheri Lynn Hannah as Planning Board Secretary and Mr. Kempo Seconded.**

**Motion passed with a unanimous voice vote.**

**PUBLIC COMMENTS:**

Mr. Harrison asked if there were enough board members to have a quorum. Mr. Preidel stated yes.

**MATTERS TO BE CONSIDERED BY THE BOARD:**

**OLD BUSINESS:**

No old business

**NEW BUSINESS:**

**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)

**John Giunco, Esq**, attorney for the applicant.

Mr. Giunco stated that the applicant wishes to be granted preliminary and final subdivision at this hearing.

The property is located at 5205 Route 130. Mr. Giunco stated that the owner will continue to operate at this site.

They just want to subdivide the office space from the rest of the site.

**Mr. Donald Kamp**, - surveyor - Hopewell Valley Engineering

Mr. Kamp testified that this currently an asphalt batch plant.

**Exhibit A-1 survey**- 15.1 acre site

Mr. Kamp stated that the applicant wishes to put the 4 bay garage and office space on its own lot. Both of the buildings are currently vacant.

The rear of the property is for the storage of stone.

Mr. Giunco stated that in the board professionals' letters there were concerns with encroachments with fences. The Applicant plans to move the fences and make the boundaries correct.

Mr. Giunco stated that the slop easement belongs to the DOT.

Mr. Kamp feels that there is no detriment if variances are granted.

**Mr. Mcvey** reviewed his letter dated July 9th 2013 .Mr. McVey stated that the applicant has address most of comments except for the sidewalk contribution, not recommended but instead a payment in lieu of is recommended.

**Mr. Litwornia** reviewed his letter dated August 26, 2013th- Wants the cross access easements and sight triangle easements that the applicant agreed to.

**Mr. Stout reviewed his** letter dated July 11, 2013 and stated that the applicant has agreed to all items in our letter as there are still a few plan changes that need to be completed that they have agreed to do in their response letter.

Mr. Giunco requested that the sidewalk contribution be put into a trust fund.

### **Open to Public**

**Bob Talon-** stated some history about the property. He has concerns with the property.

### **Close public portion**

**Mr. Semptimphelter made a motion to grant preliminary and Final Subdivision with the conditions outlined by Thomas Coleman, Board Attorney and Ms. Cholewa Seconded.**

**Voted in the Affirmative:** LaVerne Cholewa, John Kampo, Scott Preidel and Robert Semptimphelter

### **MEMORIALIZATION OF RESOLUTION:**

#### **Resolution 2013-09-11**

**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.

**Mr. Semtimphelter made a motion to memorialize Resolution 2013-09-11 and Ms. Cholewa Seconded.**

**Voted in the Affirmative:** LaVerne Cholewa, John Kampo, Scott Preidel and Robert Semptimphelter

### **APPROVAL OF MINUTES**

#### **October 28, 2013, regular**

**Ms. Cholewa made a motion to approve the minutes as presented and Mr. Semptimphelter Seconded.**

**Voted in the Affirmative:** LaVerne Cholewa, John Kampo, Scott Preidel and Robert Semptimphelter

### **CORRESPONDENCE:**

No Correspondence.

**EXECUTIVE SESSION:**

Mr. Preidel called the meeting into executive session at 8:09PM to discuss professional Contracts.

The regular meeting resumed at 8:50PM.

**ADJOURNMENT**

**Ms. Cholewa made a motion to adjourn at 8:55PM and Mr. Semptimphelter Seconded.  
Motion passed unanimously**

Respectfully

Submitted by: Sheri L Hannah, Secretary

Approved: January 27, 2014