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Township of Mansfield

- County of Burlington -

PLANNING BOARD
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MANSFIELD TOWNSHIP PLANNING BOARD

MINUTES

Monday, August 26, 2013

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

FLAG SALUTE:

OPENING STATEMENT:

Read by the Secretary

ROLL CALL:

Present: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Puglia and Robert Semptimphelter.

Absent: Douglas Walker

Professionals:

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

PUBLIC COMMENTS:

No comment from the public.

MATTERS TO BE CONSIDERED BY THE BOARD:

OLD BUSINESS:

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

PUBLIC HEARING

Attorney for application asked for deem to complete and move to Sept. 23 2013.
Board professionals agreed to deem complete.

Mr. Borgstrom made a motion to deem the application PB13-05PMJ, Sta-Seal Inc, complete and Mr. Kampo Seconded.

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

Mr. Semptimphelter made a motion to continue application PB13-05PMJ to the September 23rd, 2013 meeting and Mr. Kempo Seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, Gary Lippincott, Scott Preidel, Arthur Puglia and Robert Semptimphelter.

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.

Location: 23200 Columbus Road
Zoning District: C-1
Application Filed: July 22, 2013
PUBLIC HEARING

**Gary Lippincott recluse himself from this application.

Attorney for application asked for deem to complete and move to Sept. 23, 2013.
Board professionals agreed to deem complete.

Mr. Borgstrom made a motion to deem the application PB13-05PMJ, Sta-Seal Inc, complete and Mr. Puglia Seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Scott Preidel, Arthur Puglia and Robert Semptimphelter.

Mr. Semptimphelter made a motion to continue application PB13-05PMJ to the September 23rd, 2013 meeting and Mr. Puglia seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Scott Preidel, Arthur Puglia and Robert Semptimphelter.

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

Mr. Semptimphelter informed the public that there would be no new testimony after 10:00PM.

Michael J. Gross, Attorney. Representing the applicant.

Randy Csik, sworn in by Thomas Coleman. Mr. Csik is the President of American Properties. He has a management contract with NAK. Mr. Csik has the intent to purchase the property. He has no uses as of now. Too long of time frame until building so there are no proposed tenants at this time, waiting to see if project is approved.

Mr. Csik stated that he plans to have a meeting with the residence of Aaronson Road and show them the plan. Hope to satisfy the concerns of the residents.

Alfred Coco, Engineer, Mr. Coco is involved in design and layout of the project. .

Exhibit A-1, Aerial photograph of site and surrounding area. He described surrounding area. There are 62 acres on east side and 20 acres on west side. He explained uses on surrounding area, including Manheim, vacant wooded land, homes, and vacant agricultural land. He explained the location of watershed, stream and ditch. Mr. Coco spoke of grade and elevations. Has LOI from DEP with delineation of wetlands. There are some environmental constraints which they have addressed.

There is no water or sewer available on the property as of today.

Gave overview of total development

Exhibit A-2. "Overall site plan. This showed where buildings are going to be. Total track area is 82 acres. There will be 5 buildings on east side and 3 on the west side. Access to site is proposed jug handle on either side of route 206 with another driveway on the west side, and also included an emergency access driveway.

Exhibit A-3 "Proposed Site Plan - East side. This parcel is 62.34 acres. There are 5 buildings proposed. One retail box 167,271 sq. ft. Then another large one 153,464 sf. with outdoor sales area. Another building strip retail building 16,800 sf. And a 24, 800 sq ft. building for 2 restaurants. The applicant is seeking preliminary approval. They will return for final when each tenant is known. Mr. Coco stated that the State DOT has jurisdiction for the accesses. There are no accesses to Aaronson Road.

Mr. Coco stated that the parking spaces proposed on the east side is 1,879 spaces at 9 feet wide. Mr. Glass stated that he would like them to be 9.5 feet. This issue will be discussed at the meeting with the board's professional.

Variances required:

1. Having improvements within 25 feet of property line.
2. Have pavement within 50 feet of property line. There are several areas where pavement is closer than what zoning requires.
3. Variance requesting 9 foot parking spaces where 9.5 is required.
4. Variance for number of spaces: Applicant is only providing 1879 spaces.
Shopping center requires 2,001 spaces as per the ordinance; a restaurant requires 390 spaces.

The detailed lighting plan conforms to the Township ordinance. The lights will be .9 foot candles, 18 feet high which is recommended standard. These lights will not shine beyond the site.

The hours of operation in some of the spaces will be 24 hours but not open for customers, only for restocking.

The loading areas are located in the rear of the building for the larger retail buildings.

The trash compactors and containers will be located near the loading dock areas.

A-4: Proposed Site Plan: West Side. There will be 3 buildings. In the front will be a 4,769 square foot convenience store, and also a gas station with 4 pumps with canopy area. To rear of convenience store is a restaurant pad with drive thru such as fast food. The retail pad... will have 213 parking spaces, 9 foot wide.

A-5: Off -site water and sewer exhibits. The applicant anticipates a gravity fed system. He explained the route to the Mansfield Farms project. The applicant is petitioning the DEP to have this in sewer area of Mansfield Farms which has been approved by Mansfield Township. This will be approximately 11,000 feet of pipe. The existing system will need some improvement.

The applicant has been in contact with NJ American Water Co. for water to site. The pipe will extend down 206 to provide water to the site.

Applications need to be submitted to Burlington County, soil erosion, flood plain and wetlands, waste water management process has been submitted - water system and dot have been submitted.

Mr. Puglia questioned as to why some of the details are been held until the final plan. Mr. Coco stated that the final design of the buildings will be submitted on the final plan when tenants have been contracted because usually they have specific designs.

Mr. Puglia asked the height of the buildings. Mr. Coco stated that they don't know as of yet but approximately 35 feet.

Mr. Borgstrom asked if LED lighting is being considered. Mr. Coco stated that they are condcidering it, not proposing straight halogen. Also Mr. Borgstrom asked if the square footing of each store will remain the same or will it change based upon the tenant. Mr. Coco testified that it will stay the same or even lessen.

Dave Schropshird, traffic Expert,

Mr. Schropshird performed a traffic impact study framed around Dot requirements. They were requested to do studies of off tract issues. Mr. Schropshird stated that there may be improvements needed at other intersections. The applicant is proposing jug handles with traffic signals. Mr. Schropshird stated that DOT is trying to limit number of access points.

Mr. Schropshird testified that the real issue is parking - two general variance, number of

spaces and width. A 9x18 space is best site for land use efficiencies. A 9 foot wide space is sufficient for even pick up trucks. Only a 9.5 space is used in high turnover areas. Mr. Schropshird feels that 9 feet spaces are sufficient.

Number of spaces: Mr. Schropshired stated that he feels that 4.5 spaces per thousand are sufficient. There are 5.2 paces per thousand on east side.

The retailers often dictate number of spaces. He feels the plan has flexibility in it. The applicant will discuss width of spaces and can agree with the professional's suggestions.

Mr. Borgstrom asked the isle width and Mr. Schropshird stated it will be 24 feet.

Asked if there will be barrier to eliminate cross traffic. Mr. Schropshird explained they are showing striping.

Art Bernard, professional Planner,

Mr. Bernard stated that this parcel is located in the C-2 zone. It will provide a variety of retail, shopping centers, gas stations, and stated that these are all permitted uses in this zone. Bernard also stated that the applicant complies with bulk requirements.

Went into background of Master Plan. The plan targets development in this area 206. Also recommends shopping centers on route 206. Master Plan shows growth where state plans it. Mr. Bernard feels this proposal is maximizing ratable. He feels the proposal does not conflict with the plans of the state. The negative criterion of this application is the parking spaces. He concludes that there is plenty of parting and the proposed is a better alternative to impervious coverage. For big box stores, with shopping carts, they have larger spaces.

Mr. Bernard stated that he believes this project will not create a detriment to the community.

Attorney asked him about parking sizes and number of spaces, is it sufficient from panning perspective. Mr. Bernard stated yes.

Mr. Puglia stated that he would like to see the 9.5 spaces. He wants to be able to open his car door fully.

Mr. Lippincott asked about the sewer main and the road way. Who will take care of the road once it is dug up? Mr. Bernard stated that road permits will have to be applied for And the Township will have the opportunity to inspect.

Mr. McVey feels that the applicant should meet with the board professionals to discuss parking spaces and try to resolve those issues.

Attorney requested that the application be carried until the Sept 23, 2013 meeting.

Mr. Puglia made a motion to carry the meeting until the September 23, 2013 meeting and Mrs. Cholewa Seconded.

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

MEMORIALIZATION OF RESOLUTION:

Resolution Number 2013-07-10: Application Number PB13-03-A7-11-PFMJS, V: Great Northeastern Enterprises - Block 22, Lot 7.02:

Application for Preliminary and Final Major Subdivision to create three (3) lots for two (2) new homes and for one (1) existing home and Variances for lot depth (200' required; 186.34' proposed) and lot area (3 acres required; 2.756 proposed for one of the new lots). (Note: The remainder lot of 6.003 acres will be restricted against further subdivision for new building lots in order to maintain an average lot size well in excess of the three (3) acre minimum) located at 336 Island Road in the R-1 Residential Zoning District.

Mr. Preidel made a motion to memorialize resolution 2013-07-10 and Ms. Cholewa Seconded.

Motion passed unanimously

APPROVAL OF MINUTES:

June 24, 2013 Regular

Ms. Cholewa made a motion to approve the June 24, 2013 minutes and Mr. Kempo seconded.

Voted in the Affirmative: Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, John Kampo, Gary Lippincott and Scott Preidel

Abstained: Mr. Higgins

July 22, 2013 Regular

Mr. Borgstrom made a motion to approve the July 22, 2013 minutes and Ms. Cholewa Seconded.

Voted in the Affirmative: Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, John Kampo and Mr. Lippincott.

Abstained: Mr. Preidel and Mr. Higgins

CORRESPONDENCE:

Mr. Borgstrom made a motion to accept the correspondence and Ms. Cholewa Seconded.

Motion passed unanimously.

BILLS LIST:

Mr. Borgstrom made a motion to accept the correspondence and Mr. Preidel Seconded.

Voted in the Affirmative: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott and Scott Preidel

NEXT MEETING DATE: September 23, 2013

MOTION FOR ADJOURNMENT:

Mr. Higgins made a motion to adjourn at 9:58PM and Ms. Cholewa Seconded.

Motion passed unanimously.

Submitted by: Sheri L Hannah, Secretary

Approved: January 27, 2014