

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
Monday, January 23, 2012
SPECIAL MEETING – 6:00 P.M.**

The special meeting of the Mansfield Township Planning Board held on the above shown date was called to order at 6:15 p.m. followed by the Flag Salute and the following opening statement:

Public notice of this meeting pursuant to the Open Public Meetings act has been given by the Mansfield Township Planning Board in the following manner: Published in the Burlington County Times five days prior to the meeting; Posting written notice on the official bulletin board at the Municipal Complex; E-mail written notice to the Burlington County Times, Trenton Times and Register News; E-mailing written notice to the Clerk of the Township of Mansfield; Filing a copy with the members of this body; e-mailing written notice to each person who has requested copies of the meeting notices and who has prepaid any charge fixed for such service fourteen days prior to the meeting.

ROLL CALL:

Board Members:

LaVerne Cholewa, Gary Lippincott, Dalpat Patel (arrived 6:21 p.m.), Scott Preidel, Robert Semptimphelter, Douglas Walker

MATTERS TO BE CONSIDERED BY THE BOARD:

EXECUTIVE SESSION:

RESOLUTION NUMBER 2012-01-01

Resolved that pursuant to Section 8 of the Open Public Meetings Act, the public shall be excluded from that portion of the meeting involving discussion of Personnel.

Further Resolved that discussion of such subject matter in executive session can be disclosed to the public when the matter has been resolved.

A motion was offered by **LaVerne Cholewa** and duly second by **Robert Semptimphelter** to adopt the foregoing resolution and to go into closed executive session at 6:17 p.m. Motion carried.

The meeting resumed at 6:25 p.m.

A motion was then offered by **Robert Semptimphelter** and duly second by **Gary Lippincott** to close the special meeting at 6:26 p.m. Motion carried.

WORK SESSION

The regular work session meeting of the Mansfield Township Planning Board held on the above shown date was called to order at 7:03 p.m. with the following in attendance: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, Gary Lippincott, Dalpat Patel, Scott Preidel, Arthur Puglia, Robert Semptimphelter, Douglas Walker and Michelle L. Gable. Also present were Berge Tumaian, Louis Glass, Harry McVey, Robert Stout and Al Litwornia.

The following items were discussed:

Application Number PB12-01PS: Bright View Group, Block 13, Lots 3.03 & 3.04:

Application for Preliminary Subdivision to subdivide the existing two (2) agricultural lots into ten (10) lots with seven (7) buildable lots located at 298 Georgetown Road in the R-1 Residential Zoning District with the application being filed on December 19, 2011.

The professionals agreed that they had no issues with deeming the application complete.

ORDINANCE RECOMMENDATIONS:

Harry McVey reviewed the **Solar Energy Ordinance** and the **Zoning Amendments Implementing 2011 Master Plan Recommendations** with the Planning Board members and a discussion followed regarding same.

ROCKWELL UPDATE:

Berg Tumaian, Solicitor updated the Planning Board on the Rockwell matter and noted that it has to come back before the Planning Board.

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

REORGANIZATION MEETING

The reorganization meeting of the Mansfield Township Planning Board was called to order by Michelle L. Gable, Secretary at 7:30 P.M. on the above shown date followed by the Flag Salute and the following 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 24, 2011. Said resolution was published in the Burlington County Times on February 2, 2011, 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 31, 2011.

ROLL CALL:**Board Members:**

Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, Gary Lippincott, Dalpat Patel, Scott Preidel, Robert Semptimphelter, Douglas Walker. Arthur Puglia was absent.

NOMINATION FOR CHAIRMAN:

A motion was offered by **Robert Semptimphelter** and duly second by **Dalpat Patel** to nominate **Scott Preidel** to serve as Chairman for the year 2012. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Semptimphelter, Walker
 Naye: None
 Not Voting: Preidel
 Absent: Puglia

It is noted that **Scott Preidel** will serve as Chairman to the Planning Board for the year 2012.

The meeting was then turned over to Chairman Scott Preidel.

NOMINATION FOR VICE-CHAIRMAN:

A motion was offered by **Scott Preidel** and duly second by **Dalpat Patel** to nominate **Robert Semptimphelter** to serve as Vice-Chairman for the year 2012. The motion carried on a roll call vote taken as follow:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Walker
 Naye: None
 Not Voting: Semptimphelter
 Absent: Puglia

It is noted that **Robert Semptimphelter** will serve as Vice-Chairman to the Planning Board for the year 2012.

NOMINATION FOR SECRETARY:

A motion was offered by **LaVerne Cholewa** and duly second by **Douglas Walker** to nominate **Michelle Gable** to serve as Secretary for the year 2012. The motion carried on a roll call vote taken as follow:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Semptimphelter, Walker
 Naye: None
 Absent: Puglia

It is noted that **Michelle Gable** will serve as the Secretary to the Planning Board for the year 2012.

MEETING DATES FOR 2012 "ANNUAL NOTICE"

Resolution Number 2012-01-02
ANNUAL MEETING NOTICE

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., requires the adoption by a public body of a schedule of the regular meetings to be held during the calendar year; and

WHEREAS, upon proper notice pursuant to the act, no further notice of those meetings will be necessary.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Mansfield, assembled in a public session on January 23, 2012, as follows:

The Planning Board hereby designates the following dates as the dates of its regular meetings until the next reorganization meeting of the Planning Board on Monday, January 28, 2013, and unless otherwise modified by Resolution of the Planning Board, there will be a work session meeting beginning at 7:00 P.M. followed by the regular meeting at 7:30 P.M. All meetings shall be held in the Mansfield Township Municipal Complex, 24548 East Main Street, Columbus, New Jersey.

WORK SESSION AND REGULAR MEETINGS

February 27, 2012	August 27, 2012
March 26, 2012	September 24, 2012
April 23, 2012	October 22, 2012
Tuesday, May 29, 2012	November 26, 2012
June 25, 2012	December 17, 2012
July 23, 2012	January 28, 2013 – Reorganization

WORK SESSIONS ONLY – 7:00 P.M.

Tuesday, February 7, 2012
 Tuesday, March 6, 2012
 Tuesday, April 3, 2012
 Tuesday, May 8, 2012

A motion was offered by **Robert Higgins** and duly second by **LaVerne Cholewa** to adopt the foregoing resolution. Motion carried.

APPOINTMENT OF PLANNING BOARD SOLICITOR FOR 2012

Resolution Number 2012-01-03

APPOINTMENT OF PLANNING BOARD SOLICITOR

WHEREAS, the Planning Board of the Township of Mansfield requires the regular services of a Planning Board Solicitor; and

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process; and

WHEREAS, the Request for Proposals were received and reviewed by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Mansfield as follows:

- The Chairman and Secretary of the Planning Board are hereby authorized and directed to execute an agreement with the following:
Thomas J. Coleman, III of the Firm Raymond & Coleman, LLP, 325 New Albany Road, Moorestown, New Jersey 08057 to serve as the Planning Board Solicitor for the Mansfield

Township Planning Board.

2. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

A motion was offered by **Robert Semptimphelter** and duly second by **Robert Higgins** to adopt the foregoing resolution. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Semptimphelter, Walker

Naye: None

Absent: Puglia

APPOINTMENT OF PLANNING BOARD ENGINEER FOR 2012

Resolution Number 2012-01-04

APPOINTMENT OF PLANNING BOARD ENGINEER

WHEREAS, the Planning Board of the Township of Mansfield requires the regular services of a Planning Board Engineer; and

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process; and

WHEREAS, the Request for Proposals were received and reviewed by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Mansfield as follows:

1. The Chairman and Secretary of the Planning Board are hereby authorized and directed to execute an agreement with the following:
Robert R. Stout, PE, PLS of the Firm Stout & Caldwell Engineers, LLC, 705 US Rt. 130 South, Suite A, P.O. Box 2290, Cinnaminson, New Jersey 08077 to serve as the Engineer for Mansfield Township Planning Board.
2. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

A motion was offered by **Robert Higgins** and duly second by **Robert Semptimphelter** to adopt the foregoing resolution. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Semptimphelter, Walker

Naye: None

Absent: Puglia

APPOINTMENT OF PLANNER FOR 2012

Resolution Number 2012-01-05

APPOINTMENT OF PLANNING BOARD PLANNER

WHEREAS, the Planning Board of the Township of Mansfield requires the regular services of a Planning Board Planner; and

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process; and

WHEREAS, the Planning Board has reviewed all RFP's submitted for the Planning Board Planner position.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Mansfield as follows:

1. The Chairman and Secretary of the Planning Board are hereby authorized and directed to execute an agreement with the following:
Louis Glass Associates, 9 Union Avenue, Bala Cynwyd, Pennsylvania 19004 to serve as the Mansfield Township Planning Board Planner.
2. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

A motion was offered by **Robert Semptimphelter** and duly second by **Dalpat Patel** to adopt the foregoing resolution. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Semptimphelter, Walker
 Naye: None
 Absent: Puglia

APPOINTMENT OF TRAFFIC CONSULTANT FOR 2012

Resolution Number 2012-01-06

APPOINTMENT OF PLANNING BOARD TRAFFIC CONSULTANT

WHEREAS, the Planning Board of the Township of Mansfield requires the regular services of a Planning Board Traffic Engineer; and

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process, and

WHEREAS, the Planning Board has reviewed all RFP's submitted for the Planning Board Traffic Engineer position.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Mansfield as follows:

1. The Chairman and Secretary of the Planning Board are hereby authorized and directed to execute an agreement with the following:
Litwornia Associates, Inc., P.O. Box 2300, 3 Trading Post Way, Medford Lakes, New Jersey to serve as Traffic Engineer on an as needed basis for the Mansfield Township Planning Board
2. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

A motion was offered by **Robert Semptimphelter** and duly second by **Dalpat Patel** to adopt the foregoing resolution. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Semptimphelter, Walker
 Naye: None
 Absent: Puglia

DESIGNATION OF OFFICIAL NEWSPAPERS

Resolution Number 2012-01-07

DESIGNATION OF OFFICIAL NEWSPAPERS

NOW, THEREFORE, BE IT RESOLVED, by the Mansfield Township Planning Board, of the County of Burlington, State of New Jersey that the following are designated as the official newspapers until December 31, 2012:

Primary:	Burlington County Times
Secondary's:	Trenton Times Bordentown Register-News

A motion was offered by **Robert Higgins** and duly second by **Robert Semptimphelter** to adopt the foregoing resolution. Motion carried.

REGULAR MEETING

PUBLIC COMMENTS:

Chairman Preidel opened the floor to public comments on non-agenda items only.
 Hearing no comments **Chairman Preidel** closed this portion of the meeting.

MATTERS TO BE CONSIDERED BY THE BOARD:

NEW BUSINESS:

COMPLETENESS ONLY:

Application Number PB12-01PS: Bright View Group, Block 13, Lots 3.03 & 3.04:

Chairman Preidel introduced this Application for Preliminary Subdivision to subdivide the existing two (2) agricultural lots into ten (10) lots with seven (7) buildable lots located at 298

Georgetown Road in the R-1 Residential Zoning District with the application being filed on December 19, 2011.

TESTIMONY:

Patrick McAndrew was present representing the applicant. He then introduced Chris Nusser their professional Engineer. **Solicitor Tumaian** then swore in Mr. Nusser to give testimony on this application.

Mr. McAndrew said it is currently two (2) lots totaling 25 acres on Georgetown Road actively being farmed as a nursery where they grow trees and plants for nursery stock and have been for a number of years. They are proposing roughly ten (10) lots of which three (3) are unusual shaped open space lots and seven (7) lots for single homes. Most of the Boards professional review letters were okay with completeness but they wanted some testimony.

PROFESSIONAL COMMENTS:

Harry McVey, Planner – There are nine (9) completeness items and the one he commented on was the Community Impact Statement, they are triggered by subdivisions of ten or more lots, this is a ten lot subdivision however it is a little different then most ten lot subdivisions only seven of the lots are actually going to be buildable, the other three lots it was indicated they will be farmed and/or open space use and there will have to be deed restrictions as a result he does not believe those particular completeness items were geared to a seven buildable lot subdivision so he has no concerns with any of the issues for completeness at this time and there are some serious questions about some of the design of the subdivision but he thinks they will be able to respond to that at the public hearing next month.

Al Litwornia, Traffic Engineer – As far as completeness they have no problems, the only open item for completeness was for the sight triangles being shown, which can be a condition of preliminary because he has questions about the roadway width and how they are designing the road and widening it to meet the cross section at the previous sections. **Mr. McAndrew** said that is fine.

Robert Stout, Engineer – He does not have any problems with completion itself although there is some testimony that they will require as part of some environmental concerns they may have with a farm field being residential use and he thinks they can do that testimony in the site plan portion as well so as far as completion he agrees that they can be deemed complete.

MOTION TO DEEM COMPLETE:

A motion was offered by **Robert Semptimphelter** and duly second by **Douglas Borgstrom** to deem complete Application Number PB12-01PS: Bright View Group, Block 13, Lots 3.03 & 3.04 located at 298 Georgetown Road in the R-1 Residential Zoning District. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Semptimphelter, Walker
Naye: None
Absent: Puglia

Mr. McAndrew said they will notice for the 27th, come back next month with a full presentation noting they did try to come up with an innovative design so that from the road it will not look radically different then it does today.

PLANNER:

Harry McVey – This will be a cluster subdivision and as a result there has to be a lot yield plan, one was submitted it shows seven conventional lots and a conventional subdivision and in his opinion that is the correct number of lots for this particular cluster subdivision so his recommendation would be that the lot yield of seven (7) buildable lots is the correct number for this subdivision.

ORDINANCE RECOMMENDATIONS:**Solar Energy Ordinance:**

Harry McVey – They have had some experience dealing with solar energy applications over the last couple of years including one primary user the solar farm on Route 130. We also had the water companies' solar complex as well as other solar within the Township. We had one of the first solar ordinances in the County and in the State in this Township, however the State law has continued to evolve as has the technology, economic incentives and so forth and the ordinance has more problems then it is solving at this point. The recommendation is we just delete the old ordinance and implement something similar to what he is proposing tonight. They will continue the process of having solar as an accessory use to all residential units, there will some controls that were not there before and those controls are basically from the State law in terms of the number of panels you can have on the ground, the height of the panels on the roof. He has also incorporated it into the existing setbacks. If we are going to have solar panels we do not want them in the front yard, we do not want them forward of the front of the house and that has been incorporated as well. They are also doing the same for any non-residential use again as an accessory use you can the building mounted and a certain percentage of solar panels on the ground, the third thing is the generating stations which is the sole purpose of the use you are not using the energy on site it is solely to put the energy/electricity into the grid system. As we indicated two months ago, it is a permitted use in all industrial zones subject to certain standards, minimum lot sizes, ownership patterns and so forth. Although they have incorporated that in the ordinance, the State law is silent in terms of buffers, setbacks and those type of things and he has incorporated them in the ordinance. If we are going to have them, they are going to be attractive to the Township and meet the standards of everybody else. There is another type of commercial system that we have not seen that have been proposed elsewhere and that is where you have two users on the same site. The electric companies or some of the solar companies are coming in and renting rooftop space from warehouses noting that we do not have a lot of warehouses now but we will. He thinks it is important that they clearly be distinguished as a separate single use requiring full site plan because there will be some ground mounted materials but as a result those should not be allowed to have ground mounted systems, the primary purpose of that lot is the warehouse and the warehouse is going through the site plan but in terms of roof mounts it is actually an excellent use for the roofs of warehouses, if the warehouse is built so that it is oriented properly so again he built standards into this. It is a rather lengthy ordinance but the last half of the ordinance basically just inserts where the different uses are permitted in the various zones. There is nothing in here that is unique that has not been talked about in the past or that is not part of the State law. We have talked about farm use, it is the one use he grapples with because in the past we have had concerns both for and against and he did incorporate some farmland controls and he thinks the Boards desire is to strike that from this particular ordinance and come back next month. He will consult with the County both the planning staff as well as the Farmland Preservation people to find out number one what exactly their position is on solar,

if there is a maximum percentage, how the income level fits in and he will have a report for the Board on that next month. He would recommend the ordinance minus the farmland restrictions at this time.

MOTION FOR RECOMMENDATION:

A motion was offered by **Robert Semptimphelter** and duly second by **Chairman Preidel** to recommend the Solar Energy Ordinance minus the farmland restrictions to the Township Committee for Introduction and Adoption. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Lippincott, Patel, Preidel, Semptimphelter, Walker

Naye: None

Abstain: Higgins

Absent: Puglia

Zoning Amendments Implementing 2011 Master Plan Recommendations

Harry McVey – This ordinance is a draft amendment that implements what was discussed and approved in the 2011 Master Plan Report at the July 2011 Planning Board meeting. There was a series of recommendations both for text changes as well as map changes, for instance we Farmland Preservation shown on the existing map but there is nothing in the ordinance about Farmland Preservation districts, so we are including one. We also have districts that are outdated and outmoded and we are deleting those. He said primarily the major changes other than around the Columbus area are out on the 130 area and we are doing two things one is the former Crystal Lake project which was zoned PVD is being deleted as a zone. PVD was a zone that was incorporated close to twenty years or better for a specific project that never came about primarily because of sewer and sorted other issues but primarily because of sewer.

Robert Higgins asked Mr. McVey to point it out on the map.

Harry McVey – Referred to the zoning map hanging on the wall noting the location of the PVD zone that he is talking about also known as the Crystal Lake project, which had approvals for homes, the ordinance was written specifically with the cooperation of the property/developer at that time and it was specific to that zone. They had sewer problems and the County bought the property, one of the recommendations is it is a PVD zone now it was only applicable to the Crystal Lake project nowhere else and they are going to delete it from the ordinance, which is the recommendation. Second is to rezone the PVD to R-1, which matches up with the rest of the area. At the same time the R-1 zone allows Municipal recreation, Municipal Parks, there is no mention of County parks even though it is a County owned facility, so they are amending the ordinance to allow municipal or county owned parks, recreation and open space. The other changes along Route 130 is where the railroad underpass use to be there are a few lots that were split lot zoned and they are cleaning them up to have it all heavy industrial so the lot is zoned 100% one way or the other, no split lot zoning. Further down Route 130 there was a series of R-1 zones including a large parcel that was vacant and is also a small cemetery. The cemetery is currently non-conforming because it does not meet any standards in terms of setbacks, it is going to be non-conforming whether it is zoned residential or industrial so he is making a recommendation to do industrial and the reason for that is the lot that they want to make industrial wraps around the cemetery and it is going to look strange to have a single lot sticking out. The reason for the changes along Route 130 in the industrial area is if you are familiar with it there is a haul road that goes back to the old steel plant for clean up purposes, the long range plans are to redevelop that site, they are going to need access out to Route 130, it is going to be coming through the Township and they wanted to make sure that the zoning is going

to allow the type of uses that they want to see and encourage in that area. The one of uses that is a possibility would be some sort of retail or shopping area along that road. Currently shopping centers are not permitted in the heavy industrial zone, they are permitted in the light industrial zone so they are just making the change that it is another use of the permitted heavy industrial zone. He is making another recommendation noting that the industrial zone limits the height of builds to 45 feet except for shopping centers which can be up to six stories, he does not believe that is the intent in the industrial zone so he is recommending that it gets lowered down to two stories that would be more consistent with that type of height standard. As he indicated earlier they had been showing the R-1/FLP, which is the Farmland Preservation as properties were brought into the Farmland Preservation program that designation was noted on the zoning map, the problem is we did not have a district to support that designation so one of the proposals in the 2011 Plan was to establish such a district, it is broad, it goes into the purposes of the Farmland Preservation Program and the standards are in that district. Therefore, they are doing two things establishing the zone and then rezoning what is already shown on the map as Farmland Preserved R-1 properties. There is also a farm in the ODL zone just between the two turnpike legs that was acquired by the County, it is still farmed and as a result he is making the recommendation that it be rezoned from the ODL to the R-1 Farmland Preservation District. The big change is just to the southwest of the Village of Columbus the light green area on the map that was a zone that was established back in the mid to late 90's that anticipated large complexes of office development, it seem to be the way things were growing, it never happened it is never going to happen, it is not the type of development that is going to occur in Mansfield at that location but it was playing havoc with the proposed transfer development rights program, the amount of credits that would generate from this ODL zone to the southwest were just not able to be accommodated and it just did not make sense. What they had proposed to do was to go back to the original zoning back in the early 90's, which essentially is very similar to what they are proposing, the whole area is back to R-1, there is a strip of highway commercial along Route 206, it is a little wide then what it was in the 90's but in the 90's it was longer and narrower, this is a better layout and it is located at that specific location because that is where the proposed by-pass will come in at the northern end of that C-2 Zone. It was consistent with the Master Plan Amendments from last July.

Douglas Walker asked by-pass from where. **Mr. McVey** said the by-pass is proposed to go from Route 206 out to Columbus Road. It will be the by-pass for trucks and get the through traffic out of the downtown. Everybody is onboard with it but there is no money to build it at this point but when the Armstrong property was brought into the Farmland Preservation program they specifically exempted out where the jug handle for that by-pass will go. The County will be working on the design of that with our input over the next year or so, so that when the TDR program comes and is implemented we will be able to acquire funds from the developers to help build it but it is a quality of life to the get truck traffic especially out of the downtown area.

Robert Semptimphelter asked Mr. McVey how much or consideration is given with the bordering Township on our changes in terms of their zoning? **Mr. McVey** said they will know when we actually do the ordinance in front of the Township Committee but beyond that it is consistent with the 130 corridor plan that the County has been pushing for the last ten years, we are not party to that study, the ended it at our border, which is always a sore point but none the less I have been in communication with the County and they are aware of it and this matches up with what Florence is attempting to do. **Mr. Semptimphelter** asked so the light industrial would match up with their zoning? **Mr. McVey** said they understand what is going on and it will

match up and it will actually help them proceed with their plans and it will give us a little more flexibility in terms of how we want to use our 130 frontage.

Chairman Preidel said one piece of farmland that you want to change from commercial to R-1 that resident may have left out a section of his land for future business, like right in the middle of his property. **Mr. McVey** said he has not heard anything about it.

MOTION FOR RECOMMENDATION:

A motion was offered by **Robert Semptimphelter** and duly second by **Chairman Preidel** to recommend to the Township Committee adoption of the **Zoning Amendments Implementing 2011 Master Plan Recommendations**. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Higgins, Lippincott, Patel, Preidel, Semptimphelter, Walker

Naye: None

Absent: Puglia

EXECUTIVE SESSION:

Chairman Preidel removed the Executive Session as the Board already discussed the matter in the work session.

MEMORIALIZATION OF RESOLUTION:

Resolution Number 2011-11-12: Granting Application Number PB11-02PFSP&V: CleanLight Power and Energy, LLC, Block 59, Lot 7.01; Waivers as identified in the July 19, 2011 review letter of Robert R. Stout, PE, Bulk Variance Relief to construct the proposed solar energy system and Preliminary and Final Site Plan approval for constructing a solar photovoltaic panel field for the generation and distribution of electrical power to the electrical power grid in accordance with the plans submitted and subject to conditions located at 5206 Route 130, Mansfield Township in the LI – Light Industrial Zoning District.

A motion was offered by **Douglas Borgstrom** and duly second by **Scott Preidel** to memorialize **Resolution Number 2011-11-12**. The motion carried on a roll call vote taken as follows:

Aye: Borgstrom, Cholewa, Patel, Preidel, Semptimphelter

Naye: None

Not Voting: Higgins, Lippincott, Walker

Absent: Puglia

APPROVAL OF MINUTES:

A motion was offered by **Robert Semptimphelter** and duly second by **Robert Higgins** to approve the November 28, 2011 regular minutes. Motion carried.

ACCEPT, RECORD & FILE CORRESPONDENCE:

Louis Glass Associates

1. Date: January 6, 2012
Re: Bright View Group
298 Georgetown Road – Block 13, Lots 3.03 & 3.04
Preliminary Major Subdivision
2. Date: January 10, 2012
Re: Bright View Group
298 Georgetown Road – Block 13, Lots 3.03 & 3.04
Preliminary Major Subdivision

Stout & Caldwell Engineer

3. Date: January 29, 2012
Re: Bright View Farm Major Subdivision Approval
Bright View Group, Inc.
Block 13, Lots 3.03 & 3.04
4. Date: December 30, 2011
Re: Bright View Farm, Inc.
Block 13, Lots 3.03 & 3.04
Preliminary Major Subdivision Approval

State of NJ, DCA – Lori Grifa, Commissioner

5. Date: December 28, 2011
Re: CD of the second Edition of the Redevelopment Handbook

State of NJ, Dept. of State, Office of Planning Advocacy – Gerry Scharfenberger, Ph.D., Director

6. Date: January 5, 2012
Re: Six Public Hearings for the draft Final State Strategic State Plan: New Jersey's State Development and Redevelopment Plan

Burlington County Planning Board, Mia C. Baker, Secretarial Assistant, Secretary to the Planning Board

7. Date: December 16, 2011
Re: Seaboard Solar located on Jacksonville Road, Route 670 (County)
8. Date: January 6, 2012
Re: Armstrong
Uncompleted Improvements within County right-of-way
Mount Pleasant Road, Mansfield
Covered by Performance Guarantee Check in the amount of \$825.00

Burlington County Planning Board, Troy Sanders, Senior Engineer

9. Date: December 8, 2011
Re: Seaboard Solar Recovery Road (CR693)

Burlington County Planning Board, John A. Engle, PE, PP, Planning Board Engineer

10. Date: January 10, 2012
Re: OAKDALE Subdivision
Block 13, Lots 3.03 & 3.04

Linda Semus, RMC, CMR, Municipal Clerk/Registrar

11. Date: November 18, 2011
Re: NJLM – Important Legislative Alert

New Jersey League of Municipalities, William G. Dressel, Jr., Executive Director

12. Date: October 20, 2011
Re: Affordable Housing, Appellate Division Rulings

***Crafts Creek Spring Hill Brook Watershed Association, Inc.* (Action is needed)**

- *13. Date: January 10, 2012
Re: Request to present an approximate forty-five (45) minute Power Point Presentation to the Planning Board regarding the evaluation of four storm water basins.

Township of Chesterfield, Bonnie J. Haines, RMC

14. Date: October 18, 2011
Re: Chesterfield Township Land Use Ordinance

NJPO

15. Re: Webinars for New Planning Board and Zoning Board of Adjustment Members
16. Re: 2012 Winter-Spring Mandatory Training Programs
17. Dated: November 2011
Re: The New Jersey Planner

Item #13: Bob Tallon noted the evaluation of the four storm water basins is complete and would like to present an approximate forty-five (45) minute Power Point Presentation to the Planning Board. It was suggested that he go to the Township Committee and ask their permission to use the meeting room on a Saturday and invite the Planning and Zoning Boards as well as the Township Committee for this presentation.

A motion was offered by **Robert Higgins** and duly second by **Robert Semptimphelter** to accept, record and file the correspondence as submitted. Motion carried.

BILL LIST:

Litwornia Associates

Bright View Farms	\$1,161.25
Rockwell	\$1,252.50
Rockwell	\$ 231.50
Total:	\$2,645.25

Louis Glass Associates

CleanLight	\$ 261.00
NJ American Water	\$ 310.00
Total:	\$ 571.00

Raymond Coleman & Heinold, LLP

CleanLight	\$ 420.00
CleanLight	\$ 350.00
NJ American Water	\$ 490.00
Rockwell	\$ 574.00
Rockwell	\$ 14.00
Total:	\$1,848.00

Stout & Caldwell Engineers

CleanLight	\$ 787.50
Rockwell	\$1,087.50
Margolis	\$ 213.75
Total:	\$2,088.75

A motion was offered by **Robert Semptimphelter** and duly second by **Douglas Walker** to approve the bill list as submitted. Motion carried.

NEXT MEETING DATE:

It was noted that a Work Session meeting will be held on Tuesday, February 7, 2012 at 7:00 p.m. and the next regular meeting will be held on Monday, February 27, 2012.

MOTION FOR ADJOURNMENT:

There being no further business, a motion was offered by **Dalpat Patel** and duly second by **Robert Higgins** to adjourn the meeting at 8:19 P.M. Motion carried.

Respectfully submitted,

Michelle L. Gable, Secretary

Approved: February 27, 2012