

**TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
Monday, February 27, 2012  
Regular Meeting**

The regular meeting of the Mansfield Township Planning Board was called to order by Chairman Preidel 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 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:**

**Board Members:** Douglas Borgstrom, LaVerne Cholewa, Gary Lippincott, Dalpat Patel, Scott Preidel, Douglas Walker. Robert Higgins, Arthur Puglia and Robert Semptimphelter were absent.

**Professional Staff:** As there were no agenda items for discussion or action the professional staff were not present.

**Public Comments:**

**Chairman Preidel** opened the public comments portion of the meeting on non-agenda items.

**Bob Tallon**, Axe Factory Road – Handed out the following regarding Storm Water Basics touching on each and how important they are and invited everyone to a presentation on Saturday, March 10, 2012 at 10:00 a.m. at the Municipal Complex:

**STORM WATER BASICS**

Some elements to be aware of during Planning Board approvals:

1. Is there a Low Impact Development document where issues related to low impact development could be addressed as required by the rules (Stormwater Rule N.J.A.C. 7:8)? There would be either a Low Impact Development checklist or the NJDEP's Nonstructural Stormwater Strategies Point System spreadsheet.
2. Are there soils logs showing locations, depth to ground water, and test pit location areas that **accurately** coordinate test pit numbers with sites on landscape plans?
3. Do the soils have adequate permeability or infiltration rates for the infiltration basins that are providing recharge as required by the Stormwater Rules?
4. Do the test pits show ground water levels reflected in basin design so that basins will not intercept ground water? The orifice of the basin outlet structure should not be lower than the ground water level.
5. Ask with passion and conviction: "Will post construction water flows equal or lessen preconstruction flows from the area being developed during storm events, especially two and ten year storms?" "How can this be achieved if no Best Management Practices are included in the plans?"
6. Are aerators provided to aid with oxidation of nutrients and bio solids entering the basins? (This is important for water quality).
7. Are forebays being maintained and not collapsed and eroded away?
8. **Very Important:** Be sure to stress who will be responsible part for required storm water basin maintenance after construction. (This needs to be on record for the public and in several places on the application and in the Township offices).

Hearing no further public comments **Chairman Preidel** closed the public comments portion of the meeting.

**MATTERS TO BE CONSIDER BY THE BOARD:  
PUBLIC HEARING:**

**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 and asked the secretary to read the following into the record:

**Patrick F. McAndrew, Esq.**  
Attorney at Law

SUITE 3  
7A NORTH MAIN STREET  
MENFORD, NJ 08055

PHONE: 609-953-9555  
FAX: 609-953-9580  
e-mail: pfm@landuse@aol.com

February 26, 2012  
by e-mail and regular mail

Michelle Gable  
Land Use Coordinator  
Mansfield Township  
P.O. Box 249  
Columbus, NJ 08022

RE: Oakdale Subdivision  
298 Georgetown Road  
Block 13, Lot 3.03 & 3.04  
Mansfield Twp.

Dear Ms. Gable:

I am writing to respectfully request that our hearing be opened and continued from February 27<sup>th</sup> to March 26, 2012. We still have work to do in order to resolve some of your professionals' questions, and the plans and details are not ready to be presented yet. We consent to an extension of time, if needed, to carry us to March 26, 2012.

My client has also been away and is returning Monday, February 27<sup>th</sup>. We will address your requests for additional escrows in your letters of February 16 and 21, 2012, when my client returns.

Please let me know if you need anything further in connection with this request.

Sincerely,

Patrick F. McAndrew

cc: Christine Connelly; Karl Braun  
Wayne Ingram, PE; Rick Ragan  
Thomas Coleman, Esq. - by e-mail  
Harry McVey, PP; Robert Stout, PE - by e-mail

**MOTION TO CARRY APPLICATION TO THE NEXT MEETING:**

A motion was offered by Douglas Walker and duly second by Douglas Borgstrom to carry the above-mention application to the Monday, March 26, 2012 Regular Planning Board meeting with no further notice to be provided. The motion carried on a roll call vote taken as follows:

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

Naye: None

Absent: Higgins, Puglia, Semptimphelter

**Chairman Preidel** advised the public if they are here tonight for the public hearing on this application it will be carried to the March 26, 2012 Planning Board meeting and no further notice would be given. The public started to ask questions and Chairman Preidel advised them that there would be no discussion as the applicant is not present.

**APPROVAL OF MINUTES:**

A motion was offered by **LaVerne Cholewa** and duly second by **Dalpat Patel** to approve the minutes of **January 23, 2012 Special/Reorganization/Regular**. Motion carried.

A motion was offered by **Douglas Borgstrom** and duly second by **Douglas Walker** to approve and release the **January 23, 2012 Executive Session** minutes. Motion carried.

A motion was offered by **Douglas Walker** and duly second by **Dalpat Patel** to hold the February 7, 2012 Work Session minutes to the March 26, 2012 meeting for action so that the Board members could review them further as the Board Secretary had just sent them to the Board members early today. Motion carried.

**BILL LIST:**

**Lou Glass**

Planning Board	\$ 1,176.00
Hunan Wok	\$ 49.00
NJ American Water	\$ 686.00
<b>Total:</b>	<b>\$ 1,911.00</b>

**Stout & Caldwell Engineers**

Meadows Phase II	\$ 468.75
Meadows Phase II	\$ 375.00
Meadows Phase II	\$ 250.00
NJ American Water	\$ 2,383.75
NJ American Water	\$ 825.00
NJ American Water	\$ 1,050.00
<b>Total:</b>	<b>\$ 5,352.50</b>

**Litwornia Associates, Inc.**

Meadows Phase II	\$ 247.50
Meadows Phase II	\$ 440.00
<b>Total:</b>	<b>\$ 687.50</b>

**Raymond Coleman & Heinold, LLP**

Meadows Phase II	\$ 14.00
Bright View	\$ 322.00
NJ American Water	\$ 70.00
NJ American Water	\$ 1,064.00
NJ American Water	\$ 728.00
<b>Total:</b>	<b>\$ 2,198.00</b>

**Grand Total: \$10,149.00**

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

**ACCEPT, RECORD & FILE CORRESPONDENCE:**

**Louis Glass/Harry McVey**

1. Date: February 14, 2012  
Re: Solar Energy Facilities on Farms

**Secretary Gable** noted that this item will be placed on the Monday, March 26, 2012 agenda for discussion.

**Remington & Vernick Engineers**

2. Date: February 8, 2012  
Re: Zoning Map Revisions for the Township of Mansfield

**Wendy McVicker, Administrative Assistant I, Office for Planning Advocacy**

3. Date: February 10, 2012  
Re: Advance Notice of Rules for the Priority Investment Criteria

**New Jersey League of Municipalities**

4. Re: Land Use Controls: Sustainable Energy Sources Present New Challenges

**New Jersey Planning Officials**

5. Date: February 7, 2012

Re: 2012 NJPO Achievement in Planning Award

**Petro Science**

6. Date: February 6, 2012

Re: Freshwater Wetlands Application – Letter of Interpretation

Tri-State Petro, Inc.

Block 1, Lot 2 – 3372 Route 206 North

**PSEG**

7. Date: February 2012

Re: Application for Modified Freshwater Wetlands and Statewide General Permit #2 for Installation of New Natural Gas Distribution Mains in Public rights-of-way

A motion was offered by **Douglas Borgstrom** and duly second by **Douglas Walker** to accept, record and file the correspondence as submitted. Motion carried.

**ORDINANCE RECOMMENDATION:**

The Planning Board reviewed correspondence submitted by Linda Semus, Municipal Clerk dated February 27, 2012 and received by the Board Secretary this evening regarding Ordinances Adopted and Introduced by the Township Committee.

**Ordinance 2012-2: An Ordinance Amending Chapter A70 Entitled “Land Use Fees” of the Township of Mansfield and Establishing an Increase to the Zoning Permit Application Fee.**

The Planning Board had no comments regarding this ordinance.

**Ordinance 2012-3: An Ordinance to Re-Establish Buffer and Conservation Area Regulations as an overlay or as a development restriction on lands adjacent to streams, lakes, or other surface water bodies within the Township of Mansfield, County of Burlington and State of New Jersey.**

The Planning Board would like to get a copy of the maps that are referred to in this ordinance.

**Ordinance 2012-4: An Ordinance to amend the Code of the Township of Mansfield by deleting and repealing Chapter A70 Thereof, “Land Use Fees” Thereof and Replacing it with a new Chapter A70, to be entitled “Land Use Fees”**

A motion was offered by **Douglas Borgstrom** and duly second by **Douglas Walker** to recommend adoption of Ordinance 2012-4 to the Township Committee. Motion carried.

**Ordinance 2012-5: An Ordinance to Amend Chapter 65 of the Code of the Township of Mansfield, County of Burlington, State of New Jersey for Zoning Amendments to Implement the Master Plan.**

The Planning Board had no comments as they referred this ordinance to the Township Committee at their regular meeting held on Monday, January 23, 2012 for adoption.

**NEXT MEETING DATE:**

It was noted that the next meeting dates are as follows:

Work Session - Tuesday, March 6, 2012 at 7:00 p.m.

Regular meeting - Monday, March 26, 2012

**MOTION FOR ADJOURNMENT:**

There being no further business a motion was offered by **LaVerne Cholewa** and duly second by **Gary Lippincott** to adjourn the meeting at 7:52 p.m. Motion carried.

Respectfully submitted,

\_\_\_\_\_  
Michelle L. Gable, Secretary

3/26/12  
Approval