

MANSFIELD TOWNSHIP

PLANNING BOARD

REGULAR MEETING

Monday, November 24, 2014

The regular meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Robert Semptimphelter, Arthur Puglia, Douglas Borgstrom, LaVerne Cholewa Robert Higgins, Douglas Walker, John Kampo, and Secretary's Ashley Jolly and Barbara Crammer. Gary Lippincott was not in attendance.

The meeting was called to order by Chairman Preidel, to go into executive session where request for proposals were discussed by the board. Motion was made to come out of executive by Mr. Puglia to come out of executive session The regular meeting was then called to order by Chairman Preidel, 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 27, 2014. Said Resolution was published in the Burlington County Times, 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 February 5, 2014.

PUBLIC COMMENTS:

Carol Foster, 191 Atlantic Avenue, stated that it is her understanding that the township has passed a resolution to receive a redevelopment plan for downtown Columbus. She said that she would like the board to keep in mind that it may be a good idea with the current land the township owns, that borders the park to use it for a library. She explained that she spoke with the Library Commission in Mt. Holly and they believe that Mansfield is an underserved community. They are interested in putting a library branch in our township. The conditions for that are that the township owns the land and provides the initial building. The library commission would pay for stocking the Library. Carol would really like the board to consider turning that land into a library. **Mr. Puglia** explained that Carol should send a letter to the township committee, with any contacts she has so the committee can look into it because it is a good idea. **Mayor Higgins** added that they met two or three weeks ago and after that meeting he contacted Art Puglia to see what they could do regarding the Library. **Mayor Higgins** thinks it would be a good idea for Carol to come in front of the committee.

Steve Tremain, 16 Manchester Court, stated that Orleans was going to put a vinyl fence up, but the association does not want the fence. He said that he was not sure if the paperwork has been submitted yet. He wants to make sure that they do not put the fence up. **Scott Preidel** stated that an application has not been submitted.

APPLICATION Number PB2014-8MS+V: Minor Subdivision and Variance Relief

Mayor Higgins asked **Tom Coleman** if he must step down because he serves on the Township Committee with Mr. Puglia. **Tom Coleman** said no, serving on the committee together does not create a conflict. **Mayor Higgins** thanked Tom Coleman.

Mr. McVey stated that there was more than enough information and he recommends to deem complete. **Mr. Semptimphelter** made a motion to deem complete and **Mr. Walker** seconded that motion. Motion carried on a roll call vote recorded as follows:

AYE: Robert Semptimphelter, Douglas Walker, Scott Preidel, LaVerne Cholewa, Douglas Borgstrom, Robert Higgins, John Kampo

NAY: None

ABSTAIN: Arthur Puglia

ABSENT: Gary Lippincott.

Mr. Puglia was sworn in. **Tom Coleman** said that **Mr. Puglia** is here to seek approval for a minor subdivision and associated variances because of the lot size and the frontage. Also, appears to be a minor site plan amendment regarding changing the sign. **Mr. Puglia** was asked to tell the board what he is hoping to accomplish. Mr. Puglia said his residence is part of the commercial property. He explained that he is looking to move into Homestead and giving his current home to one of his children without the commercial. Also, in the application in the comments for the engineer it is not a farmhouse anymore. About, seven years ago Mr. Puglia withdrew his farmland assessment and it is no longer considered a farm. So, that changes a lot of the sign and front measurements, but he stressed that it is not a farmhouse anymore. Mr. Puglia said that he would like to make his sign approximately 4 sqft bigger than it is now because he has two names on one side and he would like two names on the other side. Mr. Coleman asked Mr. Puglia if there would be any additional improvements. Mr. Puglia said no additional improvements at all. Mr. Coleman stated that the current conditions of the property like size and configuration, the variances are not exaggerating the conditions. Mr. Puglia said no, not at all. Mr. Coleman asked Mr. Puglia if the board approved his request for variances and subdivision is the going to be a deterrent on the neighborhood, or any particular resident. Mr. Puglia said no.

Mr. Preidel asked if there were any questions from board members, and there were none. Mr. Puglia added that he would like to go by deed. He believes his surveyor put by plat but he would like to go by deed. Mr. Preidel asked if this would be the last subdivision Mr. Puglia will be doing. Mr. Puglia said yes because he has no more room.

Mr. McVey said he sent a report dated November 17, 2014, it is a two lot subdivision that does create some variances. He explained that there is no construction, no future subdivision, so Mr. McVey has no problem with the subdivision. The house meets setbacks so there are no issues. Mr. McVey recommends the subdivision. He explained that in terms of the sign since it is a very small addition he has no problems approving the variance for the sign as long as we get details and setbacks. Mr. McVey recommends approval for that Mr. Puglia's application is asking for.

Mr. Stout agrees with Mr. McVey that variances will not change anything. As far as, the sign, for the second variance he is okay with that. He explained that it does fit with the same sign that was approved. Mr. Stout said he approves all variances as stated. Mr. Stout asked Mr. Puglia if he is going to maintain an easement for the interconnections. Mr. Puglia stated that no one uses

it now however, it is convenient for him so he would like to keep it open. Mr. Stout stated that if the property is ever sold he thinks the easement should be added to the deed. Mr. Puglia said that would not be a problem.

Mr. Coleman stated that approval is subject to conditions such as further detail to the sign and blanket easement as well as, to Mr. McVey and Mr. Stout's letter.

Mr. Preidel asks for a motion to approve Mr. Puglia's application which shall include the conditions set by Mr. Coleman, Mr. McVey, and Mr. Stout. Douglas Walker made the motion to approve and John Kampo seconded that motion. Motion carried on a roll call vote recorded as follows:

AYE: Douglas Walker, John Kampo, Scott Preidel, Robert Semptimphelter, LaVerne Cholewa, Douglas Borgstrom, Robert Higgins

NAY: None **ABSTAIN:** Arthur Puglia **ABSENT:** Gary Lippincott.

BILLS:

Mr. Preidel asked for a motion to approve the bills. Mrs. Cholewa made the motion which was seconded by Mr. Semptimphelter. Motion carried on a roll call vote recorded as follows:

AYE: Douglas Walker, John Kampo, Scott Preidel, Robert Semptimphelter, LaVerne Cholewa, Douglas Borgstrom, Arthur Puglia, Robert Higgins

NAY: None **ABSTAIN:** None **ABSENT:** Gary Lippincott.

MINUTES:

Mr. Preidel asked for a motion to approve the minutes from 08-25-2014. Motion made by Mr. Semptimphelter and seconded by Mr. Walker. Motion carried on a roll call vote recorded as follows:

AYE: Douglas Walker, John Kampo, Scott Preidel, Robert Semptimphelter, Douglas Borgstrom, Arthur Puglia, Robert Higgins

NAY: None **ABSTAIN:** LaVerne Cholewa **ABSENT:** Gary Lippincott.

Mr. Preidel asked for a motion to approve the minutes from 09-22-2014. Motion made by Mr. Kampo and seconded by Mr. Borgstrom. Motion carried on a roll call vote recorded as follows:

AYE: John Kampo, Scott Preidel, Robert Semptimphelter, Douglas Borgstrom, Arthur Puglia, Robert Higgins

NAY: None **ABSTAIN:** LaVerne Cholewa, Douglas Walker **ABSENT:** Gary Lippincott.

Mr. Preidel asked for a motion to approve minutes from 10-27-2014. Motion made by Mrs.

Cholewa and seconded by Mr. Puglia. Motion carried on a roll call vote recorded as follows:

AYE: John Kampo, Scott Preidel, Robert Semptimphelter, LaVerne Cholewa, Arthur Puglia, Robert Higgins

NAY: None **ABSTAIN:** Douglas Borgstrom, Douglas Walker **ABSENT:** Gary Lippincott.

Resolution 2014-8-5A: Discussion regarding Monastero. **Mr. Coleman** stated that their resolution needs to be amended. **Mr. Stout** explained that they need a letter from the engineer stating that the wetlands are correct and that the improvements will not impact the wetlands, then everything will be in order. Mr. Preidel asked for a motion to approve this amendment to the resolution. Motion made by Mr. Puglia and seconded by Mr. Walker. Motion carried on a roll call vote recorded as follows:

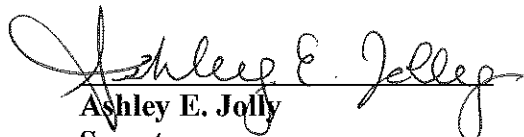
AYE: John Kampo, Scott Preidel, Robert Semptimphelter, LaVerne Cholewa, Arthur Puglia, Robert Higgins, Douglas Borgstrom, Douglas Walker

NAY: None **ABSTAIN:** None **ABSENT:** Gary Lippincott

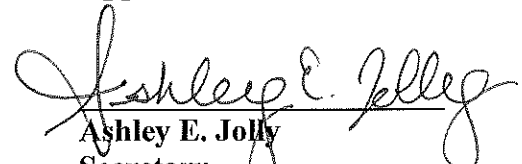
MOTION FOR ADJOURNMENT:

Motion made by Mr. Puglia to adjourn and seconded by Mrs. Cholewa. All ayes, motion carried.

Respectfully submitted,


Ashley E. Jolly
Secretary

Approved: 12/22/2014


Ashley E. Jolly
Secretary