

MANSFIELD TOWNSHIP

PLANNING BOARD

REGULAR MEETING

Monday, August 25, 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, Robert Higgins, Douglas Walker, John Kampo, and Acting Secretary Barbara Crammer. LaVerne Cholewa and Gary Lippincott were not in attendance.

The meeting was 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:

No comment from the public

APPLICATION Number ZB14-7MNSD: Minor Subdivision for creation of two lots, one new, and one existing dwelling

Scott Preidel, introduced the applicants as Vincent and Alice Monastero, and the location of the property is 25852 Mount Pleasant Road, Block 23, Lot 14.11. The zone is R-1. Mr. Joseph Pinto introduced himself as the Attorney for Vincent and Alice Monastero. He asked for approval with conditions that have yet to be resolved. Mr. Pinto is asking for a subdivision of one lot, into two. Everyone has a copy of the plans. Mr. Pinto went to the County last month because of the proposed driveway in the remaining lot. The County would not permit because the site triangle was not sufficient. They are now proposing to create an easement to cut across the front of the proposed lot to the existing entrance. Both lots go out onto Mt. Pleasant Road through the existing driveway. After this they will need to go back to the County Planning Board.

Harry McVey stated that the plans show the new driveway for existing home, but he is not sure where the shared driveway is located. Mr. Pinto explained that they had soil

borings done stating it was acceptable for septic purposes. The County will not approve until they get plans for the septic. Mr. Pinto stated that the wetlands on the back of the lot have a buffer area that intrudes into the proposed lots. They are having wetlands delineation which will be indicated on the final plans. Furthermore, the buyer requested that if there is an easement in the front, he would want some sort of screening of the driveway as it cuts across the front of his lot. Mr. Pinto asked for approval subject to wetland delineation, easement copy, and submittal of the deed.

Tom Coleman stated that they need two variances and that the lot frontage and wells need to be separated by 200 feet. Alice Monastero spoke about the septic and well. She said the septic is in the front and the well is in the back. They have not had any problems with their septic or quality of water. She said she does not have a problem with their septic and wellbeing close. She explained that they would like a variance for their well and septic separation. Solicitor Coleman felt they should grant a variance that the well and septic cannot be any closer than 100 feet, which is a County requirement.

Harry McVey referred to his July 9th report stating that he recommended it deemed complete. He said that it is worthwhile to grant the variance to give the buyer some flexibility. There is no negative connotation to grant the variance for the lot width. He spoke with the owner of the metal building in front of property and it is not used for business. He stated that it needs to meet sub standards, sidewalks, and shade trees. He further explained that it will be subject to affordable housing fees at the time of building. They need to make a revised plan to show driveways, easements, and landscaping to make sure they are not outside the site distance triangle. Mr. Pinto asked for a waiver form sidewalk donation. **Mr. McVey** explained that we require construction in lieu of payment. **Mr. Borgstrom** thought there was a reduction on Great Northeastern. **Mr. McVey** explained where the funds are placed. He stated that the sidewalk money can be used in other parts of the township. Mr. Pinto asked if the sidewalk will be limited to the new lot. **Mr. Puglia** said he would not have a problem with just the new lot. **Engineer Walsh** referred to the July 15th report from Robert Stout stating that they need to have the wetlands are shown on the plans.

Open to the Public-

No comments

Mayor Higgins made a motion deeming the application complete and **Mr. Puglia** second the motion. Motion carried.

Tom Coleman read the conditions of the approval in which the minor subdivision of two lots is subject to the July 15th letter from Stout and Caldwell and July 9th correspondence, in lieu of payment subject to new lot only. The new plan must show shading of trees, the easement showing where the new driveway will be placed, and the easement language. It is also subject to the affordable housing fee. The two variances, lot width variance and separation between well and septic. They can have separation of no more than 100 feet on all well and septic's. The revised plan needs to show driveway locations and wetlands delineation.

Douglas Borgstrom made a motion to approve and **Douglas Walker** second the motion. Motion carried on a roll call vote.

ROLL CALL

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

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

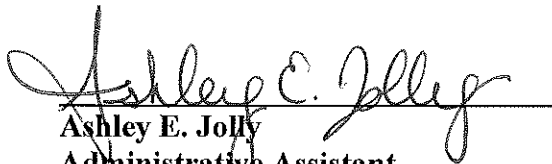
APPROVAL OF MINUTES:

A motion was made to approve the Minutes from March 24, 2014 by Douglas Walker and second by Robert Semptimphelter. Motion carried.

MOTION TO ADJOURN:

A motion was offered by Arthur Puglia to adjourn. Motion carried.

Respectfully submitted,


Ashley E. Jolly
Administrative Assistant