

TOWNSHIP OF MANSFIELD
PLANNING BOARD

July 27, 2015

The regular meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Vice-Chairperson Laverne Cholewa, Arthur Puglia, Robert Semptimphelter, Douglas Borgstrom, Gary Lippincott, John Kampo, Randy Allen, Attorney Thomas Coleman, Planner Barbara Fegley, Traffic Consultant Arnold Garonzik, Engineer Robert Stout, and Acting Secretary Barbara Crammer. Douglas Walker and Secretary Ashley Jolly were not in attendance.

The meeting was opened 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 February 23, 2015. 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 27, 2015.

**APPLICATION PB-2ASP: Homestead Plaza II Amended Site Plan & Variance,
Block 42.30, Lot 151**

Chairman Preidel reviewed the application for a modification of the originally approved site plan date June 25, 2007 and a variance to increase the height of the two existing signs.

Representing the applicant was Attorney Elizabeth Muhlbaier who explained the modification request which had originally been approved in 2007. However, due to the change in the times and the economy, they are seeking the modification to put a different retail building all within the approved uses as is currently zoned. They are also looking to increase the height of the signs to make more room for multiple retailers as opposed to one super market as originally planned. The height is necessary for safety concerns and to make signage more visible to the traffic pattern.

Attorney Muhlbaier introduced Engineer Rich McGuire who designed the plans and will present the new proposed site plan. She further explained that the overall square footage and height of the buildings is less. Access to the parking lot has been improved.

Engineer Richard McGuire from Taylor, Wiseman and Taylor was sworn in and presented a large map of the area marked as Exhibit A-1. This exhibit showed the existing basins and stores as well as the proposed buildings. The proposed improvements are reduced in square footage as compared to the original plan. There is ample parking because of the reduction in store size. He explained the change in circulation. He said the two signs in the front of the property will be raised about 4 feet. Mr. McGuire presented a larger version of the map marked as A-1. The larger map was marked as A-2.

Attorney Mulhbaier explained the need for the variance for the sign height for an extension of the existing signs by 4 feet to accommodate the change in the project to retail stores.

Engineer Maguire also reviewed the need for a 4 foot extension to the sign to accommodate the retail stores. He felt there was no detriment to the public and, from the traveling public's point of view, it is a safety issue for visibility to see the stores and the location of the entrances.

The Township Professionals were introduced, including Barbara Fegely, Planner, from Environmental Resolutions, Inc., Arnold Garonzik, traffic consultant, from Alexander Litwornia Associates, Robert Stout, Engineer from Stout and Caldwell.

Barbara Fegely, Planner, referred to the variance for this application and said variances were previously granted for the signs to allow those existing on the site. She agreed with the applicant in regard to safety with the signs. Ms. Fegely, in addressing her report dated July 24, 2015, said the application should provide testimony on the loading area, the proposed area and bulk data, as well as other comments in her report which Engineer Maguire has agreed to address as per the letter from Taylor, Wiseman and Taylor, dated July 27, 2015.

Michael Laino, principal of Homestead Plaza II, was sworn in and addressed the sign. He said that, rather than ask for another sign, the best way to address signage, in keeping with the existing design, the best way would be to raise the sign four feet. Planner Fegely agreed.

Planner Fegely questioned the need for the loading and unloading spaces. Mr. Laino said the loading and unloading will be exactly what they already have as there is no need any more for the tractor trailer parking sites. The streets were widened as requested by the engineer who felt it would be better if it is widened from 25 feet to 30 feet.

Engineer Maguire handed out another exhibit marked A-3 which is a blow up of the area in the rear to show the change of the widened driveway. In answer to Planner Fegely's questioning, Mr. Laino said the deliveries would be by box trucks during the operating hours of the store, most of which would be in the mornings. Deliveries wouldn't be after the hours of closing. All unloading would be done in the rear of the buildings. The architectural style of the proposed buildings would be consistent with the existing buildings, the highest of which will be 20 feet with no two story buildings. He said they plan to utilize the existing architect. The signs will be consistent with the current design.

Planner Fegely recommended that the alley between Buildings 23206 and 23203 be screened from the parking area and the pavement be replaced with a planting bed. However, Mr. Laino said that, for safety reasons and for flow of people, he did not want to do this. In addition, the rear of some of the stores exit into this area. Concrete pavers are utilized where pedestrians walk. Concrete is used in the rear. Although Planner Fegely recommended using red feather virburnums along Fieldcrest frontage, Mr. Laino said he wants to continue with what he is currently using and not held to a specific type of evergreen or trees. This was agreeable to Planner Fegely, as long as he uses evergreen and uses mulch also.

In returning to the subject of the signs, along with the height, they are also over in square footage. Planner Fegely asked for the reasons for the variance. Attorney Mulhbaier said that, in 2013, a variance was granted for the size as well as the height. Mr. Laino explained the sign will be exactly the same width as it is now, it will be 4 foot higher. It will go from 8x10 to 8x14.

Engineer Robert Stout reviewed his report dated July 24, 2015 and said that Taylor, Wiseman, and Taylor have agreed to most comments. He referred to the existing entrance off Fieldcrest Drive is an entrance only with a "Do Not Enter" sign. He recommended this sign remain although the applicant proposed to remove it. Mr. Laino explained why they wanted to move it. However, upon explanation by Mr. Stout about full circulation, Mr. Laino agreed to keep the sign as is.

In responding to Mr. Stout's remarks, Mr. Laino said all land improvements will be done at once. The buildings will come after or perhaps during site work. Mr. Stout referred to a small sink hole that has to be addressed. He suggested that the applicant look at LED lighting which is more efficient. Mr. Laino agreed to this.

Traffic Consultant Arnold Garonzik questioned how they were going to keep construction traffic away from the people. Mr. Laino said it would be in his best interest to make sure the existing stores are disrupted in any way. He wants to eliminate any possibility of problems as far as customers going to existing stores. He plans to put a temporary fence around the pad site which is at one end of the commercial area. The existing stores are in one area, so there would be no reason to enter that area.

Planner Fegely asked if there was any use designated for the building number 23204 in the front area. Mr. Laino said he hopes to have an urgent care facility although he has reached out to some but has no definite tenant. He said he does not have any specific retailers for the other buildings. He is undertaking this because he wants to finish the project.

The application was opened for comments from the board.

Art Puglia asked what square footage was proposed originally compared to the square footage currently proposed. Mr. Laino said 43,000 total was planned for the super market, 40,000 on the first floor. The proposal now is for 30,000 square feet, a reduction of almost. Engineer Maguire said the total difference between this project and the prior is about 12,000 square feet, inclusive of everything.

John Kampo asked what was being kept in the storage shed. Mr. Laino said there would be snow clearing equipment, salt, filters for air conditioners, fertilizer, paint, a tractor for snow removal, and anything related to maintenance of the property.

Chairman Preidel clarified that the storage shed is for this site only. Mr. Laino added that this would include maintenance for the original commercial area adjacent to this one also.

Chairman Preidel referred to the architectural design of the building out front. Mr. Laino responded saying he hasn't spoken to the architect about this as they don't know who the tenant

will be. As for the outside, it will be similar to the architecture of the other buildings. The hours of operation will be the same as now, 6 am to 11pm.

Chairman Preidel opened the public hearing.

Marisa Keck, 8 Stoneybrook Court, was sworn in and asked how they can get a speed hump on Fieldcrest Drive. She was told to address a letter to the township committee requesting a speed hump.

With no further questions or comment, the public hearing was closed.

Mr. Gary Lippincott stepped down from participating in this application.

A motion was offered by Doug Borgstrom and second by Robert Semptimpfelter to grant amended preliminary and final site plan approval with a waiver for the no load zone, variance to permit an increase in the height of the sign from its current height of 14.8 to 18 feet, a variance to allow additional tenant signs to be consistent with the tenants that will occupy the new buildings, variance approval to all the existing sign to increase in size from 8 x 10 to 8 x 14. This approval is subject to the Litwornia letter dated July 21, Robert Stout letter dated July 24, and Barbara Fegley letter dated July 24. The motion was second by Robert Semptimpfelter and carried on a Roll Call Vote, recorded as follows:

AYE: BORGSTROM, SEMPTIMPFELTER, ALLEN, KAMPO, PUGLIA, CHOLEWA, PREIDEL
NAY: NONE ABSTAIN: NONE ABSENT: WALKER
NOT SITTING: LIPPINCOTT

APPROVAL OF MINUTES

A motion was offered by Doug Borgstrom and second by Laverne Cholewa to approve the minutes of the May 26, 2015 meeting. Motion carried on a Roll Call Vote, recorded as follows:

AYE: BORGSTROM, CHOLEWA, SEMPTIMPFELTER, KAMPO
NAY: NONE ABSENT: WALKER
NOT VOTING: PREIDEL, PUGLIA, ALLEN, LIPPINCOTT

PUBLIC COMMENT: There were no comments from the public.

BOARD COMMENTS: There were no comments from the board.

MOTION FOR ADJOURNMENT: A motion was offered by Arthur Puglia and second by Robert Semptimpfelter to adjourn. Motion carried.

Respectfully submitted,

Date Approved:

Barbara A. Crammer, Acting Secretary

August 24, 2015