

MANSFIELD TOWNSHIP

PLANNING BOARD

REGULAR MEETING

Monday, May, 26, 2015

The regular meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Vice-Chair LaVerne Cholewa, Robert Semptimpfelter, Douglas Borgstrom, John Kampo, and Secretary Ashley Jolly. Scott Preidel, Arthur Puglia, Gary Lippincott, Doug Walker, and Randy Allen were not in attendance.

The meeting was called to order by Vice-Chair Cholewa 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.

PRESENTATION/REVIEW:

William Hopkins, Vice President of FVHD Architects-Planners introduced himself, Richard Kaz and Dr. Sarruda. He explained that they would like to address a couple of options for what they would like to do. First, they would like to connect the east and west buildings so the children will no longer have to walk outside to go to the different buildings. He further explained that they would add parking and make drop off and pick up areas between the buildings. They would like to create a new entrance to the building as well as, create a new auditorium and gymnasium which is now undersized. We think we have solved some of the problems while adding space to the building. **Doug Walker** now present at 7:14p.m. There will also be an additional entrance/exit.

Mr. Borgstrom, said it looks like there will be more parking spaces. **Mr. Hopkins**, said yes about 300-400 more. **Herbert Seaburger**, engineer with association said they plan up to 378 parking spaces as shown on the plan. There will be visitor parking as well as, additional space for projected student increase. **Mrs. Cholewa**, asked if it was possible to put the road around the building to make it easier. **Mr. Hopkins**, said they thought about bringing the road around to connect to the middle school, however that would be difficult because you would lose the varsity baseball field. **Mrs. Cholewa**, said that there tends to be a standstill with cars and busses when kids are getting in and out the traffic doesn't flow. **Mr. Seaburger** explained that they want to get this new entrance further away to help out with the peak hour in the morning by separating staff, parent, and student parking. **Mr. Kampo**, asked what the projected number of students would be. **Mr. Hopkins**, said around 2,100-2,200 projected students but it is designed for about 2,400 students. **Mr. Kaz**, said that the current enrollment was 2,150 students.

Mr. Borgstrom, asked if there would be security improvements. **Mr. Hopkins**, said yes there would be security improvements such as secure doors and areas. **Mr. Borgstrom**, asked for a timeline. **Mr. Hopkins**, said if it passes in September from that time it would probably take two

and a half years until completion. So most likely September of 2018.

Planner Fegley, asked about the three small greenhouses. **Mr. Hopkins**, said that they would be relocated. **Planner Fegley** added that the job of the Planning Board was to review for consistency with the Master Plan. She asked how much of the project would be increasing security or improved programs. **Mr. Hopkins**, said one hundred percent for curriculum both security and improved programs dovetailed together. The academic programs project with security as a strong component of that. **Planner Fegley**, asked about the increase in capacity. **Mr. Hopkins**, said they are projecting up to 2,400 students. **Planner Fegley**, said she believes that the expansion is consistent with the Master Plan.

Mr. Litwornia asked about phasing. **Mr. Seaburger** said that was still to be determined. They may have to restrict certain areas. **Mr. Litwornia**, asked about the possibility of an accident on the back line. **Mr. Seaburger**, said that was a good point and they need to have emergency access.

Attorney Petrone, said that **Planner Fegley** comments said that the expansion was consistent with the Master Plan. He said the board can make a recommendation to modify the plans to address the Traffic Engineer's report. All the board can do is make a recommendation.

PUBLIC COMMENT:

Mayor Higgins, said his concern was complaints from Four Seasons regarding the traffic from Mansfield Road West. He wanted to know if this would be addressed. **Mr. Seaburger**, said that they have taken into consideration going around campus however, because of practicality and cost effectiveness that was taken off the table. **Mrs. Cholewa**, asked if they could consider an entrance and exit from Route 68. **Dr. Sarruda**, said that when they ran the numbers it didn't make sense to move forward for traffic that only occurs twice a day during the school year. However, if the board wants to make that recommendation that's fine. We will look at the numbers again and see if it makes sense, and if it does not we will not move forward.

Attorney Petrone, said the board would like to make a recommendation that the Board of Education consider an additional entrance and exit from site off of New Jersey Route 68 in order to reduce the amount of traffic on Mansfield Road. **Mr. Semptimphelter**, said that it may be a good idea just to get that information and if it's not cost efficient than at least they've considered other options. **Dr. Sarruda**, said the Board of Education will revisit those numbers and to send the resolution to the department of education with the recommendations to consider Litwornia's report as well as, the additional entrance and exit off of Route 68. **Mrs. Cholewa**, asked if there were any further public comments. There were none.

RESOLUTION OF THE MANSFIELD TOWNSHIP PLANNING BOARD OF THE COUNTY OF BURLINGTON

CAPITAL PROJECT REVIEW OF THE NORTHERN BURLINGTON COUNTY REGIONAL BOARD OF EDUCATION ADDITIONS, RENOVATIONS AND ALTERATIONS CONNECTING THE REGIONAL HIGH SCHOOL EAST AND WEST BUILDINGS

WHEREAS, pursuant to the Section 22 of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-31), the Planning Board of the Township of Mansfield, County of Burlington, is obligated to review any and all capital projects proposed by

the Northern Burlington County Regional Board of Education necessitating the expenditure of public funds prior to the Northern Burlington County Regional Board of Education taking action necessitating such public fund expenditure;

WHEREAS, through its Architect, William D. Hopkins, III, AIA, LEED AP, of Fraytak, Veisz Hopkins Duthie, P.C., submitted a plan titled Proposed High School Connection Study – Option 2, dated 04/27/15, for additions, renovations and alterations connecting the East and West High School buildings, together with other site improvements;

WHEREAS, the Mansfield Township Planning Board reviewed this proposed capital project of the Northern Burlington County Regional Board of Education at its May 26, 2015 meeting;

WHEREAS, through this resolution, the Planning Board wishes to provide its report and recommendations concerning the proposed capital project of the Northern Burlington County Board of Education for the additions, renovations and alterations of the East and West High School Buildings located in the Township of Mansfield;

NOW, THEREFORE, ON THE 26th DAY OF MAY, 2015, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY THAT:

1. The Mansfield Township Planning Board, at its May 26, 2015 meeting, conducted its review of the proposed capital project of the Northern Burlington County Regional Board of Education for the additions, renovations and alterations of the East and West High School Buildings located in the Township of Mansfield, as required by N.J.S.A. 40:55D-31(a), as shown on a plan titled Proposed High School Connection Study – Option 2, dated 04/27/15.

2. The plan has been reviewed by the Planning Board’s consulting engineer, planner, solicitor and traffic engineer for their comments.

3. This Resolution shall constitute the report and recommendation of the Planning Board required pursuant to Section 21 of the Municipal Land Use Law (N.J.S.A. 40:55D-31) for the Planning Board’s review of the proposed capital project of the Northern Burlington County Regional Board of Education for the additions, renovations and alterations of the East and West High School Buildings.

4. The proposed capital project is consistent with the Master Plan of the Township of Mansfield.

5. The following recommendations are hereby made to the Northern Burlington County Regional Board of Education for the proposed additions, renovations and alterations of the East and West High School Buildings:

a. That the Board of Education consider the addition of an additional entrance and exit to and from the site off of New Jersey State Route 68, in order to reduce the amount of traffic on Mansfield Road;

b. That the Board of Education consider incorporating the comments of the Board Traffic Engineer, Alexander J. Litwornia, PE, of Litwornia Associates, Inc., as contained in the May 14, 2015 Memorandum attached hereto.

4 The Planning Board's Secretary is hereby authorized to submit this Resolution to the office of School Facilities of the New Jersey Department of Education, representing this Board's recommendations concerning the proposed capital project of the Northern Burlington County Regional Board of Education for the additions, renovations and alterations of the East and West High School Buildings

A motion was offered by **Mr. Semptimphelter** and was seconded by **Mr. Kampo** to adopt the resolution for the capital project review of the Northern Burlington County Regional Board of Education additions, renovations, and alterations connecting the regional high school east and west buildings. Motion carried on a roll call vote recorded as follows:

AYE: Semptimphelter, Borgstrom, Walker, Kampo, Cholewa

NAY: None **ABSTAIN:** None **ABSENT:** Preidel, Puglia, Allen, Lippincott

APPROVAL OF MINUTES:

A motion was offered by **Mr. Semptimphelter** and was seconded by **Mr. Borgstrom** to approve the minutes from April 27, 2015. Motion carried on a roll call vote recorded as follows:

AYE: Semptimphelter, Borgstrom, Walker, Kampo, Cholewa

NAY: None **ABSTAIN:** None **ABSENT:** Preidel, Puglia, Allen, Lippincott

MOTION FOR ADJOURNMENT:

A motion was offered by **Mr. Semptimphelter** and was seconded by **Mr. Kampo** to adjourn the meeting. All ayes. Motion carried.

Respectfully Submitted:

Date Approved:

Ashley Jolly, Secretary

July 27, 2015