

MANSFIELD TOWNSHIP

PLANNING BOARD

REGULAR MEETING

Monday, April, 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, Robert Semptimphelter, Gary Lippincott, Douglas Borgstrom, Doug Walker, John Kampo, and Secretary Ashley Jolly. LaVerne Cholewa was 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 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.

**Solicitor Coleman** asked for a change to the Agenda to move the Completeness Review for the APWC before the Redevelopment and Public Hearing. **Chairman Preidel** agreed. A motion was offered by **Mr. Semptimphelter** and was seconded by **Mr. Puglia** to move the APWC application before the redevelopment hearing on the agenda. All ayes. Motion carried.

**COMPLETENESS REVIEW:**

**Chairman Preidel** introduced the APWC Worship House. Application number PB2015-1PSP+FSP. Address is 210 White Pine Road, Block 6.01 Lot 1.14. They are asking for approval for a Preliminary and Final Major Site Plan.

Pat McAndrew, the attorney for APWC explained that this is the fourth lot of a four lot subdivision on White Pine Road. It is a 4.3 acre lot and a 16,000 square foot worship house. He understands that this application has been deemed incomplete. **Chairman Preidel** asked for the Planner and Engineer to give their reports.

**Planner Fegley** referenced her April 16, 2015 letter with a checklist that deemed this application incomplete. The letter included a review of the items missing.

**Engineer Malinowski** referenced his April 15, 2015 letter with a checklist and a review of the missing items. Because of the missing items, this application is deemed incomplete.

**Chairman Preidel** asked for a motion to deem application number PB2015-1PSP+FSP incomplete. A motion was made by **Mr. Puglia** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

**AYE:** Puglia, Semptimphelter, Borgstrom, Walker, Kampo, Lippincott, Allen, Preidel

**NAY:** None **ABSTAIN:** None **ABSENT:** Cholewa

**REDEVELOPMENT NEEDS STUDY:**

**Chairman Preidel** said the redevelopment needs study would now be discussed. The rehabilitation area has already been approved and is now going back to committee. First Ed Fox from the Burlington County Bridge Commission will discuss his report, then the public will be given the chance to comment. **Mr. Lippincott** asked to be recused. **Ed Fox** was sworn in.

**Ed Fox** with the Burlington County Bridge Commission introduced himself. He has conducted the Redevelopment Needs Study of Columbus Village. He said they were asked under the resolution to look at the commercial areas of Columbus, however an issue arose over condemnation and non-condemnation areas. The Corner House which is located at 24509 East Main Street meets redevelopment criteria (d). The only area that would be considered for condemnation is the Columbus Inn. The General Store meets criteria (d) because of a faulty arrangement that conflicts with the parking lot and adjacent property. There could be a title issue if they tried to sell the property because of this it meets criteria (e). The two vacant lots owned by the Township meet criteria (e). The residential area does not meet criteria for redevelopment, however it may need to be included as an inclusionary property. The old Firehouse and Police Station meet criteria (e) because of the faulty arrangement. Regarding the Grange the fire code official allows the first floor to be used as well as, the second, however there is an issue with off street parking. The Grange meets criteria (e) and (d). The Lumber Warehouse is obsolete and therefore it meets criteria (e). The Columbus Inn meets criteria (d) and (e) for faulty arrangement as well as, maintenance issues. 207 Atlantic Ave and 271 Atlantic Ave do not meet criteria. 24430 West Main Street has parking in the rear of the building which is where the septic is located, therefore this property meets criteria (d) and (e). The post office property is completely paved over which would included the septic therefore this property meets criteria (d) and (e). All the properties are for Non Condemnation except for the Columbus Inn.

**PUBLIC COMMENT:**

**Chairman Preidel** asked for public comment. There was none.

**COMMENTS FROM THE BOARD:**

**Chairman Preidel** asked if there was only one property being considered for eminent domain. **Mr. Fox** said yes the Columbus Inn only. **Chairman Preidel** asked for the reasons. **Mr. Fox** said that it has been is such a bad state for so long and has not been properly maintained. The Township needs to step in since work is not being done to fix the problems, however it will be the Townships decision if they are willing to do so. **Chairman Preidel** asked if that would be a Township Committee decision. **Mr. Fox** said yes.

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD**

**RESOLUTION NO. 2015-04-01**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD  
UNDERTAKING A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS LOCATED IN THE  
COLUMBUS VILLAGE SECTION OF THE TOWNSHIP AND DETERMINING WHETHER SUCH**

**PARCELS SATISFY THE CRITERIA AS “AREAS IN NEED OF REDEVELOPMENT” AS SET FORTH  
IN THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A**

**WHEREAS**, the Township of Mansfield, is authorized by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Act”), to determine whether certain parcels of land in the Township constitute areas in need of redevelopment;

**WHEREAS**, the Township has established a general boundary area within the Township that merits evaluation to determine if the parcels located in this area would qualify as Areas in Need of Redevelopment under the Act; and

**WHEREAS**, the Township Committee has directed the Planning Board to perform a preliminary investigation of certain parcels (the “Study Area”) located in the Columbus Village section of the Township to determine whether such parcels would qualify as Areas in Need of Redevelopment under the Act; and

**WHEREAS**, the Planning Board has performed a preliminary investigation of the Study Area parcels identified by the Township Committee in order to determine whether such parcels would qualify as Areas in Need of Redevelopment under the Act; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Mansfield as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board of the Township of Mansfield has conducted an investigation pursuant to N.J.S.A. 40A:12A-6 and has determined that certain parcels in the Study Area do satisfy the criteria set forth in the Act, including N.J.S.A. 40A:12A-5, to be designated as an area in need of redevelopment.
2. **MAP TO BE PREPARED.** The Planning Board has prepared a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels contained therein.
3. **PUBLIC HEARING.** On April 27, 2015, the Planning Board, after giving due notice of the proposed boundaries of the Study Area and the date of the Public Hearing to any persons who are interested in or would be affected by a determination that all or a portion of the parcels of land within the Study Area is a redevelopment area, held a Public Hearing and heard from all persons interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area. All objections to the determination by the Planning Board have been received and considered by the Planning Board and are made part of the public record.
4. **PLANNING BOARD RECOMMENDATIONS.** After conducting its investigation, preparing a map and conducting a public hearing at which all objections to the designations have been received and considered, recommends that the Township Committee include those parcels identified in the February 2015 Determination of Redevelopment Needs Study and Determination of Rehabilitation Needs Study, prepared by Edward E. Fox, III, AICP, PP, Regional Planning Coordinator (attached hereto as Exhibits A and B), as Areas in Need of Redevelopment and Areas in Need of Rehabilitation.
5. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

6. **AVAILABILITY OF THIS RESOLUTION.** A copy of this Resolution shall be available for public inspection at the Office of the Planning Board of the Township of Mansfield.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

**Chairman Preidel** asked for a motion to approve Resolution 2015-04-01 determining whether such parcels satisfy the criteria as “areas in need of redevelopment”. A motion was offered by **Mr. Semptimphelter** and was seconded by **Mr. Puglia**. Motion carried on a roll call vote recorded as follows:

**AYE:** Semptimphelter, Puglia, Borgstrom, Walker, Kampo, Allen, Preidel

**NAY:** None **ABSTAIN:** Lippincott **ABSENT:** Cholewa

**APPROVAL OF MINUTES:**

**Mr. Semptimphelter** offered a motion to approve the minutes from February 23, 2015. **Mr. Borgstrom** seconded that motion. Motion carried on a roll call vote recorded as follows:

**AYE:** Semptimphelter, Borgstrom, Lippincott, Kampo, Allen, Preidel

**NAY:** None **ABSTAIN:** Puglia, Walker **ABSENT:** Cholewa

**MOTION FOR ADJOURNMENT:**

**Chairman Preidel** asked for a motion for adjournment. **Mr. Semptimphelter** made the motion, which was seconded by **Mr. Puglia**. All ayes. Motion carried.

**Respectfully Submitted:**

**Date Approved:**

**Ashley Jolly, Secretary**

**May 26, 2015**