

**TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
REORGANIZATIONAL MEETING  
Monday, January 25, 2016**

The regular meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Scott Preidel, Douglas Borgstrom, Arthur Puglia, Robert Semptimphelter, John Kampo, Randy Allen, Attorney Thomas Coleman, Planner Barbara Fegley, Engineer Robert Stout and Secretary Ashley Jolly. Gary Lippincott was absent.

The meeting was called to order by Secretary Ashley Jolly 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.

**NOMINATION FOR CHAIRMAN** – Secretary Ashley Jolly asked for a nomination for Chairman. **Mr. Puglia** made a motion to nominate **Mr. Preidel**. **Mr. Borgstrom** seconded that motion. Secretary Ashley Jolly asked for any other nominations. There were none. Motion carried on a roll call vote recorded as follows:

**AYE:** Puglia, Borgstrom, Semptimphelter, Kampo, Allen  
**NAY:** None **ABSTAIN:** Preidel **ABSENT:** Lippincott

The meeting was then turned over to **Chairman Preidel**.

**NOMINATION FOR VICE CHAIRMAN** - **Mr. Preidel** made a motion to nominate **Mr. Borgstrom** for Vice Chairman. **Mr. Puglia** seconded that motion. **Mr. Preidel** asked for any other nominations. There were none. Motion carried on a roll call vote recorded as follows:

**AYE:** Puglia, Preidel, Semptimphelter, Kampo, Allen  
**NAY:** None **ABSTAIN:** Borgstrom **ABSENT:** Lippincott

**NOMINATIONS FOR SECRETARY** – **Mr. Preidel** asked for a nomination for Secretary. A motion was offered by **Mr. Borgstrom** and seconded by **Mr. Puglia**. **Mr. Preidel** asked for any other nominations. There were none. Motion carried on a roll call vote recorded as follows:

**AYE:** Puglia, Preidel, Borgstrom, Semptimphelter, Kampo, Allen  
**NAY:** None **ABSTAIN:** None **ABSENT:** Lippincott

RESOLUTION 2016-01-01: **Mr. Preidel** asked for a motion to approve the annual meeting notice. A motion was offered by **Mr. Semptimphelter** and was seconded by **Mr. Borgstrom** to approve the resolution. Motion carried on a roll call vote recorded as follows

**AYE:** Puglia, Preidel, Borgstrom, Semptimphelter, Kampo, Allen  
**NAY:** None **ABSTAIN:** None **ABSENT:** Lippincott

RESOLUTION 2016-01-02: **Mr. Preidel** asked for a motion to approve the appointment of planning board professionals for 2016. A motion was offered by **Mr. Borgstrom** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

**AYE:** Puglia, Preidel, Borgstrom, Semptimphelter, Kampo, Allen  
**NAY:** None **ABSTAIN:** None **ABSENT:** Lippincott

RESOLUTION 2016-01-03: **Mr. Preidel** asked for a motion to approve the designation of official newspapers. **Mr. Puglia** offered a motion to approve and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

**AYE:** Puglia, Preidel, Borgstrom, Semptimphelter, Kampo, Allen  
**NAY:** None **ABSTAIN:** None **ABSENT:** Lippincott

## REGULAR MEETING

**DISCUSSION** – January 2016 Land Use Plan Update Amending C-2 District to Conditionally Permit Logistics Industrial Uses:

Edward Fox Regional Planning Coordinator, Department of Economic Development and Regional Planning, Burlington County Bridge Commission, was sworn in by **Attorney Coleman**.

**Mr. Fox** said at the request of the governing body our office prepared an amendment to the Land Use Plan Element. There has been interest in development of large scale logistics business along 206, on a previously approved application; the promenade. We have received wastewater approval. The concepts discussed before were to allow properties to amass up to at least 30 acres in size to develop a large scale warehouse facility. We suggest that it would be a conditional use based upon the 30 acres and having frontage on Rt 206 or Rt 68, north of Mansfield Road East. We had discussed having the southern end of this boundary and a branch of Spring Hill Brook. We were wondering if you all would be interested in incorporating another large 30 acre property, that is zoned C-2, by Mansfield Road West on one side and Mansfield Road East on the other side. The reason for this rezoning is our office has received many request for development parcels for logistics uses. Essentially the industrial development areas, in Florence and Burlington Twp. around exit 6 are all built up. People are looking at this Township which is around two miles of the interchange. The purpose is to meet the economic need, but also to be consistent with the Master Plan which says, to encourage development of

economic non-residential uses appropriate in location, type, and scale. These uses will be similar to those you have in the ODL zone. The Planning Board makes the decision on what you would like to have in the Land Use Plan Element and the amendments there too. One typographical error, on page 1 of the document the second to the last line where it says three acre size, should be 30 acre size. This would be very similar in terms of the ratio which would be 30% and the 70% impervious coverage ratio that you have in the ODL district.

**Mr. Borgstrom** asked about access from Rt 206. **Mr. Fox** said the access would probably be at a signalized intersection. The large parcel that sits on Rt 206 and Mansfield Road West, if it were developed there would have to be a signalized intersection put in at the intersection of Mansfield Road East.

**Mr. Preidel** said this intersection is the worst stretch of traffic, we have in this whole township. There is constantly accidents. It is a major road for our school buses. The state has closed down Hedding and Kinkora Road to go down that way so all the traffic comes down Mansfield Road East. A lot of people take the back way in because it's faster. With trucks pulling out and school buses and all that traffic; all I can see is more accidents. **Mr. Fox** said that he presumes the Chairman would like to have the southern boundary at the big stream. **Mr. Preidel** said yes a little further south. That would be my opinion. **Mr. Borgstrom** said he thinks moving it to the creek would be better for the safety of the general public. He asked how much interest there is on the parcel on Mansfield Road West. **Mr. Fox** said there is not as much interest in that as the other parcel.

**Mr. Preidel** asked if this could go through anyway, without their approval. **Mr. Fox** said the Committee could make changes to the Zoning Ordinance, based upon this board's recommendations, but they do not have to take your recommendations.

**Mr. Borgstrom** asked if they was any way to manipulate that parcel to ensure that Mansfield Road West got moved to meet up with Mansfield Road East, before any of that development took place, to eliminate the potential hazard with an unsignalized road coming out of a four lane highway. **Attorney Coleman** said that under the assumption that you will have an applicant before the board who wants to do something, it is a risk because I understand the comments about traffic, but you are also risk having the applicant having his own traffic engineer sitting here saying it's not an issue. Then the pressure would be on Mr. Litwornia to support the report that says they need to do certain things. Until we have an applicant that has a concrete application before us, it is difficult to say.

**Mr. Litwornia** said if the applicant came in with the total parcels, then we can get them to follow the master plan. **Mr. Puglia** said so we should put it in the Master Plan because if it's not in the Master Plan, they can force you to go to court. **Mr. Litwornia** said yes the best thing would be to put it in the Master Plan, we believe that it is in there so we just have to reaffirm that. **Planner Fegley** asked if we could put more conditions in there especially for some of these. 65:45 special regulations, put the additional conditions in there to permit this. That might address some of the concerns. So we can put it in the Master Plan but also put it in the Zoning Ordinance as well.

**Mr. Litwornia** asked **Mr. Fox** to give him a call so they could discuss the traffic impact. **Mr. Borgstrom** asked if the only change was the line at spring hill brook be moved up to Mansfield Road East. **Mr. Fox** said that is what is recommended, but the board can make whatever changes it likes.

**Engineer Stout** said Ms. Fegley's idea is a great idea, to put it into your ordinance. So if they did not meet that they would have to go before the Zoning Board to get a use variance. If they do meet it, there should be a threshold that AI could put out, that if they exceed that it would require realignment of the road. **Mr. Preidel** asked how they make sure if would come to the Planning Board. **Attorney Coleman** they would have to comply with the conditional uses if they didn't they would go before the Zoning Board. **Mr. Puglia** said he thinks it would be better if they had to go before the Planning Board instead. **Engineer Stout** said what you have to do is put a quantified item in there. So if they went over that number in the zoning ordinance, they would have to realign and acquire two parcels, and you can put in there that they would have to do A, B, and C.

**Mr. Borgstrom** asked if they needed more time to decide. **Mr. Fox** said that the Engineer made a good suggestion in changing the lot size to something that would require them to take those two housing lots. 35 acre gives you that number. **Mr. Coleman** asked if they were comfortable with the boundary area, taking it to the road or to the creek. **Mr. Preidel** said it's his opinion that even if you go to the creek you aren't eliminating the traffic hazard. **Mr. Borgstrom** asked if they could make the changes with it going to the creek with the possibility of enlarging that in the future to make it safer. He did not want to lose the development potential there.

**Attorney Coleman**, said that the Township Committee needs to send back to the Planning Board a proposed Ordinance that tightens up the issues that Barbara and Bob want to see. **Mr. Fox** said he thinks that some people seem very comfortable that there are conditions that they go down to Mansfield Road East if it were 35 acres and there was a condition that the roads were aligned. Some concern is that it would stop at the stream and that it would be amended in the future if the developer were to come along to amend and extend it. **Attorney Coleman** said he wants them to understand what they are approving tonight. **Mr. Fox** said as long as they have the Element read before they do the Ordinance.

**Mr. Borgstrom** said he's okay with approving the Element. We can add the conditions to it. The 35 acre minimum and that they need to align the roads. **Mr. Preidel** said he doesn't see how they can force them to align the road. **Attorney Coleman** said no. **Engineer Stout** said it's got to be a condition. Those issues can be addressed in your ordinance. **Mr. Borgstrom** asked if all of that could be done if they approve this. **Mr. Fox** said no, you would have to come back on February 1, 2016.

#### **PUBLIC HEARING:**

**Mr. Preidel** opened the meeting up to the public. **Robert Higgins** commented that the Planning Board needs to make a decision so that it can go before the Township Committee on Wednesday for possible approval to come back. We have a

possible developer that wants to move forward with a project. I did not hear a lot of the conversation, but a lot seemed to deal with Mansfield Road West and East. Route 206 is very important for anyone who wants to develop on that property. A light is very important. Any developer would see that. We are looking for development in this Township. Without this happening tonight you would probably be pushing them back a month. The whole purpose of the meeting in February is to move forward. So if you delay it tonight, he had a 60 day time frame, it was explained to the public. It's for warehousing for American Properties. Think what we are doing for the Township. We are trying to do what's best for the Township. **Mr. Preidel** asked for any other comments. There were none. **Mr. Preidel** closed public comment.

**BOARD COMMENTS:**

**Mr. Preidel** asked if they could move the boundary to Spring Hill Brook. **Mr. Borgstrom** asked if it was for them to make the changes for the other section and maybe talk about that and work on that next month. **Mr. Fox** said they can do that. **Mr. Borgstrom** said that way we can get progress on the American Properties and not let the other issue go to sleep. **Mr. Fox** said the only way to connect east and West is through development. He will speak with Mr. Litwornina and the professionals to get the conditions.

**RESOLUTION 2016-01-04:**

**RESOLUTION NO. 2016-01-04  
RESOLUTION OF THE TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
CONCERNING JANUARY 2016 AMENDMENT  
TO LAND USE PLAN ELEMENT OF THE MASTER PLAN**

**WHEREAS**, N.J.S.A. 40:55D-28 provides for the adoption or amendment of a Master Plan, or component parts thereof, to guide the use of land within the Municipality in a manner which protects public health and safety and promotes the general welfare; and

**WHEREAS**, the Planning Board has undertaken a review of the Land Use Plan Element of the Master Plan and proposes the following changes:

1. Recommend that additional compatible industrial use alternatives should be conditionally permitted on large parcels near New Jersey Turnpike Interchange 7. This recommendation would amend the C-2 Highway Commercial District to conditionally permit certain logistics industrial uses, such as warehouse, trucking and

distribution facilities and wholesale establishments, on adjacent parcels totaling 30 acres or more north of Mansfield Road East with frontage on either US Route 206 or NJ Route 68.

**WHEREAS**, an amendment to the Land Use Element of the Master Plan was prepared by Edward Fox, P.P., and employee of the Burlington County Bridge Commission; and

**WHEREAS**, a public hearing on the proposed amendment to the Land Use Element of the Master Plan was held on January 25, 2016 upon proper notice and in accordance with N.J.S.A. 40:55D-13;

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Mansfield that it does hereby adopt the aforementioned amendment to the Land Use Element of the Master Plan for the reasons set forth below:

1. The amendment would enable owners of larger parcels along US Route 206 and NJ Route 68 alternative compatible uses for their properties, which are currently zoned for only farming and highway commercial uses but have not been developed due to transportation and real estate market factors and the absence of sewer service;

2. The amendment would respond to the current and future real estate development demand for logistics industrial uses, such as warehouse, trucking and distribution facilities and wholesale establishments, within proximity to New Jersey Turnpike Interchange 7.

**BE IT FURTHER RESOLVED**, that the Planning Board directs that a copy of this resolution and the amendment be transmitted to the clerks of Burlington and Chesterfield townships and of the Burlington County Planning Board in accordance with N.J.S.A. 40:55D-13.

**Mr. Preidel** made a motion to change the line from Mansfield Road East to the Southern property lines Spring Hill Brook and keep everything else in the Resolution the same. So we can approve the resolution tonight with those changes to the amendment document. **Mr. Borgstrom** seconded that motion. Motion carried on a roll call vote:

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

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

**APPROVAL OF MINUTES:**

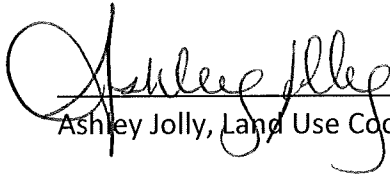
Mr. Preidel asked for a motion to approve the minutes from December 28, 2015. A motion was offered by Mr. Borgstrom and was seconded by Mr. Semptimphelter. All ayes. Motion carried.

**MOTION FOR ADJOURNMENT:**

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

Respectfully Submitted:

Date Approved:

  
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Ashley Jolly, Land Use Coordinator

3-28-16