

**TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
SPECIAL MEETING  
Tuesday, March 1, 2016**

The Special Meeting of the Mansfield Township, Planning Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Vice-Chair Douglas Borgstrom, John Kampo, Gary Lippincott, Randy Allen, Barry Winn, and Alan Abramowitz. Attorney Chuck Petrone, Planner Barbara Fegley, Engineer Mark Malinowski, Traffic Engineer Al Litwornia, and Secretary Ashley Jolly. Arthur Puglia and Robert Semptimphelter were absent.

The meeting was called to order by Chairman Preidel followed by the flag salute and the following opening statement:

Adequate Notice has been provided for this Special Meeting and has been posted on the Official Bulletin Board of the Township of Mansfield, noticed to the Burlington County Times and Trenton Times on February 28, 2016 and filed with the Clerk of the Township of Mansfield, notice of which contained the date, time, place, and purpose of this meeting stating that formal action may be taken.

**ORDINANCE 2016-4:**

Edward Fox, Burlington County Bridge Commission, sworn in by Attorney Petrone. 12 years ago the Planning Board approved an area in need of redevelopment study for a certain section of the ODL zone off of Interstate 295 and exit 52 it included all the ODL zone that wasn't already owned by the county and preserved. The Township committee in 2005 approved the designation and the designation did not have to be submitted to the department of community affairs at the time because it's under the old rules. The township committee asked our office for a redevelopment plan for the area that was designated back in 2005 because there's been some interest in developing different parts of the parcels. Also there's been some productive conversations regarding the extension of sewer service from Florence Township. Our office prepared the redevelopment plan which consists of five different elements. One is to define what the redevelopment area is and what the parcels are. The plan is to continue the zoning in the existing ODL zone, how it relates to local objectives, how it relates to residents and population. It is a non-condemnation redevelopment area. The plan, which is to continue the ODL zone permissions that you have is consistent with the master plan. You do not need any affordable housing provisions. No suggested changes to the land development regulations that you use in the ODL. I would be happy to answer any questions.

**Chairman Preidel** asked if the township committee could at any point change the area to include condemnation. **Mr. Fox** said yes, if the Township Committee approves it.

**Mr. Fox** said the ODL is the warehouse zone and with a redevelopment plan in place you can offer tax emptions or payments or loans that you could not do without a redevelopment plan.

**Chairman Preidel** explained that the Township Committee had its first reading and the Planning Board was required to make its recommendation. **Attorney Petrone** said by regulation they are required to review and endorse whether or not the Ordinance is consistent with the Master Plan and in the proposed resolution refer to the study that this board previously had with respect to parcels that were designated in the Township Ordinance. We had the preliminary investigation that was required, this is just a continuation of the process in which one the Township has designated itself as the redevelopment entity in accordance with the redevelopment statute as well as, identifying this parcel as the redevelopment plan which is an amendment to Chapter 65 of the Township code which is the zoning ordinance. **Mr. Fox** said they want to maintain the zoning and everything that's there however in order to encourage development the Township Committee is considering offering small interim property tax abatements. Instead of paying their full taxes they pay a guaranteed tax rate that will take care of the municipal costs, for existing property owners such as Margolis.

**RESOLUTION 2016-3-6:**

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD  
RESOLUTION NO. 2016 -3-6  
RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD  
ENDORING ORDINANCE NO. 2016-4**

**OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD**

**AMENDING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF MANSFIELD**

**ENTITLED "ZONING" BY ADDING AN ARTICLE XXXIII, ENTITLED**

**REDEVELOPMENT ENTITY AND A CERTAIN REDEVELOPMENT PLAN OF THE**

**TOWNSHIP OF MANSFIELD ESTABLISHING A REDEVELOPMENT ENTITY AND A CERTAIN  
REDEVELOPMENT PLAN IN THE TOWNSHIP OF MANSFIELD**

**WHEREAS**, pursuant to the Section 51 of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-64), the Planning Board of the Township of Mansfield is obligated to review any and all proposed land use control ordinances prior to adoption by the Committee of the Township of Mansfield;

**WHEREAS**, the Township Committee introduced Ordinance 2016-4 at its February 24, 2016 meeting and has submitted to the Planning Board Ordinance 2016-4 proposing to amend Chapter 65 of the Township Code ("Zoning"), to add Article XXXIII ("Redevelopment Entity and Redevelopment Plan") establishing the redevelopment entity and redevelopment plan for the Township of Mansfield;

**WHEREAS**, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments to the Township's existing land development ordinance concerning the redevelopment entity and redevelopment plan in the Township of Mansfield;

**NOW, THEREFORE, 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 amendments to Chapter 65 of the Zoning Ordinance of the Township of Mansfield as set forth in an ordinance identified by the Township Committee as Ordinance No. 2016-4, having been previously reviewed by the consulting engineer, planner and solicitor to the Planning Board and no objection having been identified, are hereby endorsed by this Board for adoption by the Township Committee.

2. Ordinance No. 2016-4 is not inconsistent with the Master Plan of the Township of Mansfield.

3. Ordinance No. 2016-4 is consistent with the Planning Board's preliminary investigation in determining that certain parcels in Mansfield Township did qualify as Areas in Need of Redevelopment, as required by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

4. The Planning Board's solicitor, consulting engineer, planner and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

5. This Resolution shall constitute the report of the Planning Board required pursuant to Section 17 of the Municipal Land Use Law (N.J.S.A. 40:55D-26) for the Planning Board's review of proposed Township Ordinance No. 2016-4.

6. This Resolution shall take effect immediately

A motion was offered by **Vice-Chair Borgstrom** and was seconded by **Mr. Allen** to approve resolution 2016-3-6. Motion carried on a roll call vote recorded as follows:

**AYE:** Scott Preidel, Douglas Borgstrom, John Kampo, Gary Lippincott, Randy Allen, Barry Winn, Alan Abramowitz

**NAY:** None    **ABSTAIN:** None    **ABSENT:** Puglia, Semptimphelter

**DISCUSSION:**

Mansfield Township TDR program Participating Parcel Analysis. **Mr. Fox** said this is a continuing program. We were asked to put together documentation to see where the sending and receiving areas were, identify the way we calculated estimated credits. The large map you received shows all the different parcels involved. The seven bullet points on the first page of the document entitled Mansfield Township TDR Program Participating Parcel Analysis explains what the TDR program objectives are.

The Township has stopped preserving farms. The program that would be most similar to this one is Chesterfield Township where the developers pay for most of the processing costs, staff costs, and professional costs.

We were asked to provide an estimate for what the development capacity is in the R-1 zone which would include the sending and receiving area. We went through the ordinance and the different ways that one could estimate build out. Currently your zone is 3 acres per unit. Your township does not have a requirement for parking; just a minimum lot size of 3 acres. If someone were to come in to subdivide a parcel you couldn't tell them no even if there land didn't perk. You could do individual septic systems and that might work on problem lots. It all depends on how much you want to spend.

We estimate about 312 new units in the R-1 Zone. That's assuming every property owner sells their property for housing. On page 3 of the document we assumed all the residential zones in your township will be on sewer. The R-5 and the R-6 zones would be sewer. The R-4 zone is already built out. Also looked at the non-residential zones. Your minimum lot size in C-2, ODL, LI, and HI is two acres and the size of the building is at least 20,000 square feet. They may not be able to operate on septic. If you built something it would have to meet the standard that it wouldn't negatively impact the watershed. The R-1 zone is the contributor for the contaminations for nitrate nitrogen. We looked at the hunk 11 density required by the DEP and you're allowed a total of 1470 units or equivalent units in your township and you're only at 312 so not impact on your wastewater management. The last thing we did is talked about the sending and receiving areas and areas not identified. We have identified 62 farm parcels that includes the area just north of the redevelopment area we just talked about.

We looked at 19 parcels as receiving areas. The township hired an urban planner and they laid out a subdivision plan on ¾ acre lots that you could build up to 333 new units on the 19 parcels. We only have the capacity to build 277 units in the sending area. WE designed a village that's bigger than can actually be built in. If one or two of the farmers don't want to be involved it may defeat the purpose of having the TDR program. You want to have more available options.

The last thing we did was identify 27 remaining parcels that have development opportunity but were not included because they were not farmed or they farmed but less than 10 acres in size or surrounded by another development. All together based upon minimum acre zoning we have a 312 unit build out this includes 277 units from participating sending and receiving parcels and 33 homes that can be built on the non TDR farms and parcels. On the receiving area a total of 293 units, so we think that the program can work based upon the estimates for build out.

Chairman Preidel requested more information that needs to be discussed next meeting. The board agreed that they want to continue holding the meeting during regular Planning Board sessions so the public can come and express their views. Mr. Allen had a question regarding the sending and receiving credits asking how it benefits or hurts the landowner. Mr. Fox said if you're in a receiving area the property owner could be their own developer and say that they want to build out or maximize their properties, instead of building on 3 acre lots they'd be building on ¾ acre lots. The farmer could sell the land to a developer who would go out to the sending area lots and buy out their credits. Those farms would be deed restricted out from future development. The farmer does not have to participate in the sending or receiving areas if they do not want too. The record of available credits would be on file with the Township Clerk. In order to make this program work the baseline zoning, in the sending and receiving would be changed to one unit per ten acres from the existing one unit per three acres. You still have the ability to sell your credits at one unit per three but if not involved in the TDR program you need ten acres.

Mr. Fox said the R-1 would be the farmland preserved and the sending area. The R-2 would be the receiving area and R-3 would be those parcels that are not involved and they would stay at one unit per three acres. It was decided that this would be discussed further at the next meeting on March 28<sup>th</sup>.

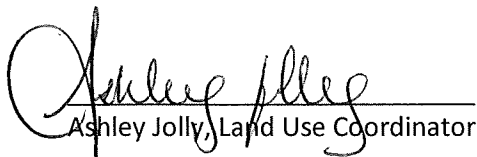
**PUBLIC COMMENT:**

Chairman Preidel opened the meeting to the public. There was no public comment.

**MOTION FOR AJDOURNMENT:**

A motion was offered by Mr. Allen to adjourn the meeting and was seconded by Vice-Chair Borgstrom. All Ayes. Motion carried.

Respectfully Submitted,

  
Ashley Jolly, Land Use Coordinator

Date Approved:

3-28-16