

**TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
Monday, January 23, 2017**

**Reorganizational Meeting**

The Reorganizational Meeting of the Mansfield Township, Planning Board was held on the above shown date with the following in attendance: Scott Preidel, Doug Borgstrom, Robert Semptimphelter, Arthur Puglia, John Kampo, Gary Lippincott, Planner Barbara Fegley, Attorney Thomas Coleman, and Secretary Ashley Jolly. Randy Allen and Barry Winn were 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 January 25, 2016. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times, and Trenton Times, 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 January 29, 2016.

**NOMINATION FOR CHAIRMAN:**

A motion to nominate Scott Preidel for Chairman was offered by **Mr. Puglia** and was seconded by **Mr. Lippincott**. Motion carried on a roll call vote recorded as follows:

**AYE: Semptimphelter, Puglia, Kampo, Lippincott, Borgstrom**  
**NAY: None      NOT VOTING: Preidel      ABSENT: Allen, Winn**

**NOMINATION FOR VICE-CHAIRMAN:**

A motion to nominate Douglas Borgstrom for Vice Chairman was offered by **Mr. Semptimphelter** and was seconded by **Mr. Preidel**. Motion carried on a roll call vote recorded as follows:

**AYE: Semptimphelter, Puglia, Kampo, Lippincott, Preidel**  
**NAY: None      NOT VOTING: Borgstrom      ABSENT: Allen, Winn**

**NOMINATION FOR SECRETARY:**

A motion to nominate Ashley Jolly for Secretary was offered by **Mr. Kampo** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

**AYE: Semptimphelter, Puglia, Kampo, Lippincott, Borgstrom, Preidel**  
**NAY: None      NOT VOTING:      ABSENT: Allen, Winn**

**RESOLUTON 2017-01-01:**

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2017-01-01  
ANNUAL MEETING NOTICE**

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., requires the adoption by a public body of a schedule of the regular meetings to be held during the calendar year; and

**WHEREAS**, upon proper notice pursuant to the act, no further notice of those meetings will be necessary, and **NOW, THEREFORE BE IT RESOLVED**, by the Planning Board of the Township of Mansfield, assembled in a public session on January 23, 2017, as follows:

The Planning Board hereby designates the following dates as the dates of its regular meetings until the next reorganization meeting to the Planning Board on Monday, January 22, 2018, and unless otherwise modified by Resolution of the Planning Board, there will be work session meetings beginning at 7:00 P.M. followed by the regular meeting. All meetings shall be held in the Mansfield Township Municipal Complex, 3135 Route 206 South, Columbus, New Jersey.

February 27, 2017	August 28, 2017
March 27, 2017	September 25, 2017
April 24, 2017	October 23, 2017
May 22, 2017	November 27, 2017
June 26, 2017	Wednesday, December 27, 2017
July 24, 2017	January 22, 2018- Reorganization & Regular

A motion to approve the above resolution was offered by **Mr. Puglia** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

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

**NAY: None NOT VOTING: ABSENT: Allen, Winn**

#### **RESOLUTON 2017-01-02:**

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2017-01-02  
APPOINTMENT OF PLANNING BOARD PROFESSIONALS**

**WHEREAS**, there exists a need for a Planning Board Solicitor, a Planning Board Engineer, a Planning Board Planning Consultant, and a Planning Board Traffic Consultant; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40a:11-et seq) Resolution authorizes the award of contracts for 'Professional Services' without competitive bids must be publicly advertised.

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

1. The Chairman and Secretary of the Planning Board are hereby authorized and directed to execute agreements with:

**THOMAS J. COLEMAN, III**, Esquire from the Firm of Raymond Coleman Heinold & Norman, LLP, 325 New Albany Road, Moorestown, NJ for services as Solicitor for a term of January 1, 2017 to December 31, 2017, and

**STOUT & CALDWELL ENGINEERS, LLC**, 705 Route 130 South, Cinnaminson, NJ for Engineering services for a term of January 1, 2017 to December 31, 2017, and

**ENVIRONMENTAL RESOLUTIONS**, 815 East Gate Drive, Mt. Laurel, NJ for services as Planning Consultant for a term of January 1, 2017 to December 31, 2017, and

**LITWORNIA ASSOCIATES**, 3 Trading Post Way, Medford, NJ for services as Traffic Consultant for a term of January 1, 2017 to December 31, 2017

2. These contracts are awarded without competitive bidding as "Professional Services" under the provisions of the Local Public Contracts Law because of the specialized nature of the work.
3. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

A motion to approve the above resolution was offered by **Mr. Puglia** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

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

**NAY: None NOT VOTING: ABSENT: Allen, Winn**

**RESOLUTION 2017-01-03:**

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2017-01-03  
DESIGNATION OF OFFICIAL NEWSPAPERS**

**NOW, THEREFORE, BE IT RESOLVED**, by the Mansfield Township Planning Board, of the County of Burlington, State of New Jersey that the following are designated as the official newspapers until December 31, 2017:

Primary: Burlington County Times

Secondary: Trenton Times

A motion was offered by **Mr. Semptimphelter** and was seconded by **Mr. Puglia** to approve the above resolution. Motion carried on a roll call vote recorded as follows:

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

**NAY: None NOT VOTING: ABSENT: Allen, Winn**

**REGULAR MEETING**

**APPROVAL OF MINUTES:**

A motion to approve the minutes from December 27, 2016 was offered by **Mr. Borgstrom** and seconded by **Mr. Lippincott**. Motion carried on a roll call vote recorded as follows:

**AYE: Kampo, Lippincott, Winn, Borgstrom, Preidel**

**NAY: None NOT VOTING: Semptimphelter, Puglia ABSENT: Allen, Winn**

**COMMENTS FROM THE BOARD:**

**Chairman Preidel** asked about the changes in height and setbacks/buffer zones. **Planner Fegley** said in Bridgeton for the industrial district every building height is 40ft, and setback/side yard is 50ft. if you want to go higher than that for every foot higher you want to go you have to go that much further back and in. So if you wanted to have a higher building, you can but then you have to tighten up your footprint. Florence put up a large wall for sound control in one of their redevelopment sites.

**Chairman Preidel** said he understands that they want to bring these warehouses in, however he still wants to be sure the residents are protected. The ordinance was 35ft and we raised it to 50ft. **Planner Fegley** said in the C2 shopping district the height is 65ft with a 50ft setback. **Vice-Chairman** asked Planner Fegley to put together instances showing any instances where there is a height that exceeds the 35ft. **Chairman Preidel** said he is concerned with a developer coming in and if it's not in the ordinance he can do whatever he wants, however if it is then we could work with him a little bit. **Planner Fegley** said the maximum building height for a lot of it is two stories. It doesn't even say two stories or 50ft. So then what is the definition of a story? The building could be two stories and 100ft tall.

**Vice-Chairman Borgstrom** asked Planner Fegley to recommend changes to any holes she finds within the Ordinance. **Chairman Preidel** asked Attorney Coleman if the new zoning and master plan changes were ever adopted by the Township Committee. **Planner Fegley** said she just got email asking if the governing body had to pass a resolution for the master plan, but the board did what it needed to do

now the Township Committee needs to implement it through ordinances. With all the recommendations in there, such as the new zoning map, this doesn't mean its official until it goes through the ordinance.

**MOTION FOR ADJOURNMENT:**

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

**Respectfully Submitted:**

**Date Approved:**

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**Ashley Jolly, Land Use Coordinator**

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