

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
REGULAR MEETING
Monday, May 22, 2017**

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

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 January 23, 2017. 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, 2017.

DISCUSSION:

Mark Remsa, Director of Economic Development, Burlington County Bridge Commission discussed the Route 130 study area. This area includes the northern part of Mansfield. There are some industrial uses in this area. This study will take a couple of months to do. This is very similar to the other studies we have done. Chairman Preidel asked Mr. Remsa if he could bring back the County's plans for rails to trails. Mr. Remsa said he would locate them. No further questions. The board agreed to do the Master Plan Land Use Study update for selected parcels along US Route 130 corridor.

APPLICATION THE DIOCESE OF TRENTON – PB2017-2PSD+FSD

Michael Butler, Attorney for the applicant, said they advertised for the meeting in June. They have just received the review letter from the professionals and based on those letters they should be deemed complete.

Attorney Petrone said the board could do completeness reviews first and has the ability to adjourn until June without re-noticing.

Planner Fegley said she is okay with deeming the application complete as they can address her concerns through testimony.

Traffic Engineer Litwornia said he deems the application complete for traffic

Engineer Stout said he deems the application complete provided they provide testimony during the hearing of their concerns.

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

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

NAY: None NOT VOTING: ABSENT: Alan, Winn

A motion to approve moving the hearing to June 26th without the applicant having to re-notice was offered by Mr. Semptimphelter and was seconded by Mr. Puglia. Motion carried on a roll call vote recorded as follows:

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

NAY: None NOT VOTING: ABSENT: Alan, Winn

APPLICATION MANSFIELD REALTY NORTH-PB2017-1PSP+FSP

Chairman Preidel had to recuse himself as he has land that abuts the property. Vice Chairman Borgstrom asked the professionals if the application was complete. All the professionals agreed to deem the application complete.

A motion to deem the application complete was offered by Mr. Semptimphelter and was seconded by Mr. Puglia. Motion carried on a roll call vote recorded as follows:

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

NAY: None NOT VOTING: ABSENT: Alan, Winn

APPROVAL OF MINUTES:

A motion to approve the minutes of February 27, 2017, was offered by Mr. Puglia and was seconded by Mr. Kampo. Motion carried on a roll call vote recorded as follows:

AYE: Puglia, Kampo, Borgstrom, Preidel

NAY: None NOT VOTING: Semptimphelter, Lippincott, Patel

ABSENT: Alan, Winn

COMMENTS FROM THE BOARD:

Mr. Patel, thanked everyone for coming out and said he is happy to be back on the Planning Board.

PUBLIC COMMENT:

There was none.

MOTION FOR ADJOURNMENT:

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

Respectfully Submitted:

Date Approved:

Ashley Jolly, Land Use Coordinator
