

**TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
REGULAR MEETING  
Monday, June 26, 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, John Kampo, Randy Allen, Barry Winn ,and Delpat Patel. Attorney Thomas Coleman, and Secretary Ashley Jolly. Gary Lippincott was 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.

**Diocese of Trenton – Chairman Preidel** let the people in attendance know that the Diocese of Trenton application is being carried to the August 28<sup>th</sup> meeting. **Attorney Coleman** noted that professional reviews did not go out until recently, so the applicant needed time to address the concerns.

A motion to carry the above application to August 28<sup>th</sup> at 7:00pm was offered by **Mr. Puglia** and seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

**AYE: PUGLIA, SEMPTIMPHELTER, KAMPO, ALLEN, WINN, BORGSTROM,  
PREIDEL**

**NAY: None NOT VOTING: None ABSENT: LIPPINCOTT**

**Mansfield Realty North – Chairman Preidel** stated that he would need to recuse himself from this application. **Attorney Coleman** stated that he could do so during roll call since the application is not being heard tonight. **Chairman Preidel** stated that this application was being carried to the July 24<sup>th</sup> meeting. **Attorney Coleman** noted that they have yet to advertise.

A motion to carry the above application to July 24<sup>th</sup> at 7:00pm was offered by **Mr. Borgstrom** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

**AYE: PUGLIA, SEMPTIMPHELTER, KAMPO, ALLEN, WINN, BORGSTROM,  
NAY: None NOT VOTING: PREIDEL ABSENT: LIPPINCOTT**

**Columbus Village Former Municipal Complex Redevelopment Plan:**

**Mark Remsa, Burlington County Bridge Commission** was sworn in by **Attorney Coleman. Mr. Remsa** stated that the board is looking for Master Plan consistency. He summarized items in the plan including new opportunities for the Columbus Village area by introducing a new zone. The properties are currently zoned residential and therefore couldn't be used for retail/office or the like. The economic development zone creates more flexibility and diversity of land use. He briefly discussed page 12 which explains land use regulations. He gave some examples of permitted uses such as, affordable housing, banks, eating and drinking establishments, daycare centers etc. The septic system and parking area was briefly discussed.

**Chairman Preidel** asked about the septic system for the old municipal complex. **Mr. Remsa** explained that there is one system for the entire complex. **Chairman Preidel** asked about the ballfield. **Mr. Remsa** stated that the ballfield is not included, however it may be a valuable piece of property later for the right developer.

**Resolution 2017-06-05:**

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD  
RESOLUTION NO. 2017-06-05  
RESOLUTION OF THE PLANNING BOARD  
OF THE TOWNSHIP OF MANSFIELD  
RECOMMENDING THE TOWNSHIP COMMITTEE  
ADOPT A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE  
COLUMBUS VILLAGE REDEVELOPMENT AREA  
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A -7**

**WHEREAS**, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act"), the Planning Board of the Township of Mansfield adopted Resolution No. 2015-04-01 and Resolution No. 2015-10-04, that Block 28, Lots 5, 6 and 38, located in Columbus Village, satisfied 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 and recommended that the Township Committee include these parcels as Areas in Need of Redevelopment and Areas in Need of Rehabilitation; and

**WHEREAS**, on December 29, 2015, the Township Committee of the Township of Mansfield adopted Resolution No. 2017-12-17 declaring Block 28, Lots 5, 6 and 38 as an Area in Need of Redevelopment (the "Columbus Redevelopment Plan") pursuant to the Act; and

**WHEREAS**, the Township of Mansfield received notice from the New Jersey Department of Community Affairs ("DCA") on January 12, 2016, that the designation of Block 28, Lots 5, 6 and 38 as An Area in Need of Development became effective upon the Township's filing of the designation with DCA; and

**WHEREAS**, at its June 14, 2017 meeting, the Township Committee introduced Ordinance No. 2017-9 "An Ordinance of the Township of Mansfield Adopting a Redevelopment Plan for Parcels Within Columbus Village Redevelopment Area Consisting of the Former Municipal Complex, the Fire Station and the Municipal Police Station" in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq. and has referred Ordinance 2017-9 to the Planning Board for the Board's report and recommendation as required by N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, on June 26, 2017, the Planning Board held a hearing and reviewed the "Redevelopment Plan for the Columbus Village Redevelopment Area Consisting of the Former Municipal Complex and Fire Station and the Municipal Police Station, Block 28, Lots 5, 6 and 38" and prepared for The Township of Mansfield by Mark A. Remsa, AICP, PP, ASLA, LLA, Director, Burlington County Bridge Commission, Department of Economic Development and Regional Planning, dated June, 2017 (the "Redevelopment Plan"); and

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

1. **HEARING ON THE REDEVELOPMENT PLAN.** The Planning Board of the Township of Mansfield at its regular meeting on June 26, 2017, reviewed the Redevelopment Plan, heard a presentation by Mark A. Remsa, and afforded the public with an opportunity to make comments and ask questions concerning the Redevelopment Plan, in accordance with N.J.S.A. 40A:12A-7(e).

2. **FINDINGS AND CONCLUSIONG OF THE PLANNING BOARD.** The Planning Board, following the presentation by Mark A. Remsa and an opportunity for public comments, finds that the Redevelopment Plan satisfies the requirements of N.J.S.A. 40A:12-7(a) and that the Redevelopment Plan is substantially consistent with the Master Plan of the Township of Mansfield.

3. **PLANNING BOARD RECOMMENDATIONS.** The Planning Board resolves that the Redevelopment Plan, as considered by the Planning Board at its June 26, 2017 hearing, and after the presentation by Mark A. Remsa and the opportunity for public comments, be ADOPTED by the Township Committee. This Resolution shall constitute the Planning Board's Report and Recommendation required in accordance with N.J.S.A. 40A:12A-7(e).

4. **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.

5. **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.

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

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

**AYE: PUGLIA, SEMPTIMPHELTER, KAMPO, ALLEN, WINN, BORGSTROM, PREIDEL**

**NAY: None NOT VOTING: None ABSENT: LIPPINCOTT**

#### **Approval of Minutes:**

**May 22, 2017** – A motion to approve the minutes was offered by **Mr. Puglia** and was seconded by **Mr. Borgstrom**. Motion carried on a roll call vote recorded as follows:

**AYE: PUGLIA, SEMPTIMPHELTER, KAMPO, WINN, BORGSTROM, PREIDEL**

**NAY: None NOT VOTING: ALLEN ABSENT: LIPPINCOTT**

#### **Public Comments:**

**Bob Tallon, Axe Factory Road** – had some concerns regarding the Mansfield Realty North application. **Attorney Coleman** asked that Mr. Tallon wait for the public hearing so the applicant can address his concerns. Mr. Tallon also mentioned some concerns with traffic on Axe Factory Road. It will be brought up to the Township Committee.

#### **Motion for Adjournment:**

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

**Respectfully Submitted:**

**Date Approved:**

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**Ashley Jolly, Land Use Coordinator**

