

**TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
REGULAR MEETING  
Monday, November 27, 2017**

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

The meeting was called to order by Vice Chairman Borgstrom 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.

**Land Use Plan Amendment Route 130 Corridor:**

**Edward Fox** Regional Planning Manager with the Burlington County Bridge Commission was sworn in. He stated that David Gerken the planner that signed the study could not be there as he had personal issues to attend too, however Mr. Fox had worked closely with him on the document. He stated that the Burlington County Bridge Commission worked with CGP&H on this Land Use Plan Amendment. The previously adopted Land Use Plan did not have much of the Route 130 corridor included; therefore the board and Township Committee had requested it to be examined.

**Mr. Fox** stated that the document talks about the current zoning ordinance and the current Land Use Plan. The current Land Use Plan recommends changes that are different from the current zoning. There is a part of the document that talks about consistencies with other plans the Township has. Basically, it makes recommendations to get in line with the Township Wastewater Management Plan to see how the proposed Land Use Plan is consistent with those of adjacent towns.

**Mr. Fox** explained that there are some recommendations for what the board may want to recommend to the County in terms of the Burlington County Growth and Preservation Plan (GAP Plan). The GAP plan is based on the old Land Use Plan, so if one is changed the other should be changed as well. The last part is consistency with the State development and redevelopment plan which again is based upon the old land use plan, so it is recommended to change that as well.

**Mr. Fox** pointed out farmland parcels and the Tower Gate property, as well as the Wainwright Property and the Jones Farm. The Jones Farm was recently rezoned by the Township Committee into R-1. He discussed the large property owned PSE &G. He stated that there are fresh water wetlands in that area and some steep slopes. The Wainwright property is

located outside the study area. He explained the R-1 area is the 3 acre zoning area of the Township, and also includes the American park neighborhood. There is Light Industrial (LI), Heavy Industrial (HI) and there are two industrial uses in the study area; an asphalt plant and a concrete plant which are pre-existing non-conforming uses.

**Mr. Fox** mentioned the old crystal lake development that was purchased by the county at the request of the Township and is now Crystal Lake Park. There is a lot of industrial zoning that happens to be in the area with many environmental concerns. **Mr. Fox** also stated that in order to develop the C-2 zone portion sewer is required.

**Mr. Fox** stated the document talks about the potential for sewer; how the Bridge Commission with the County Planning Economic Development has been in discussions with the Township of Florence, and they may be interested in providing sewer to a certain section of the Route 130 Corridor. This would only be if that sewer would not adversely affect their Land Use Plan. Florence Township's Land Use Plan is to have Highway Commercial Development and Light Industrial Development such as warehouses. **Mr. Fox** further stated that if Mansfield Township were to have those things in its Land Use Plan, there would be no sewer extended into Mansfield Township.

**Mr. Fox** explained that they had identified two new zoning districts. It is recommended that the C-2, the Tower Gate property to be all R-1. This is because there is limited potential for commercial development, lack of sewer, and realistically their office believes it is more appropriate to be developed for housing. He recommends changing the Heavy Industrial Zone to something called General Industry which would have all the uses that are in the HI and LI, plus the two existing industrial uses that the town has which are the asphalt and concrete plant. It is also recommended that the parcel next to the Jones Farm which is a server farm be included in the Industrial Zone as well.

**Mr. Fox** stated there is some existing commercial development opposite the Tower Gate property and it is recommended changing that to C-2 to reflect the existing uses. There are existing commercial uses south of Hedding Kinkora Road, therefore a change from LI to C-2 is recommended. He further stated that the opportunity to develop warehouses was removed. It was recommended that the existing residential area of American park be changed to the same zoning district that you have in the town of Columbus, which is R-4. The minimum lot size for R-4 is 3 acres unless you have sewer in which case it can go down to 3,000sqft. The Land Use Plan recommends the Township to work with Florence to get sewer because many of these lots are small, have their own well and cess pool, and they are smaller than  $\frac{3}{4}$  of an acre which makes it difficult to sell.

**Mr. Fox** then explained the EP1 zone which is Environmental Protection 1 zone. Many of this contains wetlands or the areas in environmental constraints. Similar to the Water Buffer Conservation Zone. The last change would be the affordable housing overlay zone (including the Jones Farm). The Township needs to provide some units as per COAH. This would be a conditional use with minimum of 10 acres to develop and up to 16 units per acre, where 20% must be low & moderate housing. These projects cannot occur without sewer and it will absorb the townships housing obligation now and in the future. There should be no adverse affect on the school system; estimating 45 additional students into the schools.

#### **Public Hearing Regarding Land Use Plan Amendment:**

**Attorney Coleman** opened the meeting up for public hearing. There were no comments.

**Resolution 2017-11-16:**

**RESOLUTION NO. 2017-11-16  
RESOLUTION OF THE PLANNING BOARD  
OF THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON  
ADOPTING THE ROUTE 130 LAND USE PLAN ELEMENT AMENDMENT**

**WHEREAS**, the Planning Board of the Township of Mansfield, Burlington County, State of New Jersey (the "Planning Board"), adopted its current Land Use Plan Element pursuant to *N.J.S.A.* 40:55D-28 on September 26, 2016; and

**WHEREAS**, the Mansfield Township Committee endorsed the Land Use Plan Element as adopted by the Planning Board on September 26, 2016; and

**WHEREAS**, subsequent to the September 26, 2016 Planning Board adoption of the current Land Use Plan Element and the Township Committee endorsement, officials from the Township of Mansfield and the Township of Florence have discussed the extension of public sanitary sewer service to the U.S. Route 130 corridor to facilitate Mansfield Township's land use objectives in a manner which does not adversely impact the land use objectives of Florence Township, which may result in the prohibition of warehousing and light industrial/office development uses, while permitting mixed-use development, such as mixed residential and retail in Mansfield Township; and

**WHEREAS**, the Mansfield Township Committee authorized the Planning Board to undertake a study to determine whether the current Land Use Plan Element addresses the Master Plan's visions, goals and land use policy objectives in an area along U.S. Route 130; and

**WHEREAS**, the study area encompasses approximately 85 parcels in Mansfield Township along the eastern and western sides of U.S. Route 130 as it runs north from the Florence Township boundary to the Bordentown Township boundary (the "U.S. Route 130 Study Area"); and

**WHEREAS**, the Land Use Plan Element is a component of the Mansfield Township Master Plan, adopted by the Planning Board on September 26, 2016; and

**WHEREAS**, pursuant to *N.J.S.A.* 40:55D-28, the adoption and amendment of the Mansfield Township Master Plan or component parts thereof is the responsibility of the Planning Board; and

**WHEREAS**, through this Resolution, the Board memorializes its findings concerning the review and analysis of the "Land Use Analysis and Land Use Plan Amendment Route 130 Corridor, Township of Mansfield" prepared by David G. Gerkens, PP, AICP, New Jersey Professional Planner License No. 5614, of the firm Community Grants, Planning and Housing, and by Edward E. Fox, III, AICP, PP, New Jersey Professional Planner License No. 33LI00510400, Regional Planning Manager, Department of Economic Development and Regional Planning of the Burlington County Bridge Commission, (the "Route 130 Land Use Plan Element Amendment").

**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 Planning Board has complied with the requirements of *N.J.S.A.* 40:55D-13 (Notice Concerning Master Plan) by publishing Notice of its November 27, 2017 Public Hearing (the "Notice") in the Burlington County Times, mailing by certified mail a copy of the Notice to the municipal clerk of each adjoining municipality, and by mailing by certified mail a copy of the Notice with a copy of the Route 130 Land Use Plan Element Amendment to the Burlington County Planning Board, the New Jersey Office of Planning Advocacy and the Commander of the Joint Military Facility. The publication and mailing of the Notice were completed at least ten days prior to the Planning Board's November 27, 2017 Regular Meeting,
2. The Planning Board has determined that the Route 130 Land Use Plan Element Amendment is consistent with the goals and objectives of the Township of Mansfield's Master Plan and that the adoption of the Route 130 Land Use Plan Element Amendment, including (i) the elimination of the Residential-3 (R-3), Light Industry (LI) and Heavy Industrial (HI) Zoning Districts; (ii) the creation of the Environmental Protection-1 (EP-1) and General Industry (GI) Zoning Districts; (iii) the relocation of the Highway Commercial (C-2) Zoning District recognizing existing patterns of development; and (iv) the creation of the Affordable Housing-1 (AH-1) Overlay District, is in the public interest and protects public health and safety and promotes the general welfare.

3. The Route 130 Land Use Plan Element Amendment, having been previously reviewed by the Members of the Planning Board and the Planning Board's Consulting Engineer, Planner and Solicitor, with no objection having been identified, and after a presentation at the November 27, 2017 regular meeting of the Planning Board by Edward Fox, and after the November 27, 2017 regular meeting was opened to the public for their comments and questions regarding the Route 130 Land Use Plan Element Amendment, is hereby Adopted by this Board.
4. The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action to provide notice to the Burlington County Planning Board, the municipal clerk of each adjoining municipality, the New Jersey Office of Planning Advocacy and to the Commander of the Joint Military Facility, including the Resolution and the Route 130 Land Use Plan Element Amendment, that the Route 130 Land Use Plan Element Amendment has been adopted by the Planning Board of the Township of Mansfield.
5. The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action that may be required to implement the recommendations listed in the Route 130 Land Use Plan Element Amendment, including the preparation of amendments to the Township's Land Use Development Regulations.
6. **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.
7. **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. Semptimphelter** and was seconded by **Mr. Allen**. Motion carried on a roll call vote recorded as follows:

**AYES: Semptimphelter, Allen, Kampo, Lippincott, Patel, Borgstrom**  
**NAYS: None ABSENT: Puglia, Preidel**

**Application PB 2017-3MSD: 191 Petticoat Bridge Road, Spain, Lot Line Adjustment**

Applicants William and Ellen Spain are asking the board to carry the application to the January 22, 2018 meeting. **Attorney Coleman** was concerned over the time period of when the application was received. He explained that he preferred the application to be re-noticed. He is aware the plans are not completed yet; however it has been a considerably period of time. He stated the board can carry it to January if they should choose to do so.

**Mr. Semptimphelter** made a motion, seconded by **Mr. Allen** to require the applicant to re-notice for the January 22, 2018 Planning Board meeting. Motion carried on a roll call vote recorded as follows:

**AYES: Semptimphelter, Allen, Kampo, Lippincott, Patel, Borgstrom**  
**NAYS: None ABSENT: Puglia, Preidel**

**Application PB2017-6MSD: 14 Sheffield Drive, Rockwell, Expired Minor Subdivision**

**Mr. Lippincott** recused himself as he has dealings with Mr. Rockwell. **Jonas Singer** attorney for the applicant introduced himself. He stated that he has the engineer for the project, John Kornick, available. He further stated that this is a renewal of a minor subdivision that had previously expired. He asked **Mr. Kornick** to give the history and explain what the application is for.

**Mr. Kornick** was sworn in by **Attorney Coleman**. **Mr. Kornick** stated that this application had been before the board previously. The minor subdivision had expired and they had submitted new plans. He explained that he will work with **Mr. Stout** to make sure the lot is in the original approval location, so it is consistent with the prior approvals. It will be filed by plat not by deed. Nothing has changed from what was proposed before this board for the site plan. Previously off site improvement fees that were required were paid. **Mr. Singer** stated that they subdivision lines will be the same as they were previously. **Mr. Kornick** confirmed that statement. He stated that information requested by the board professionals would be provided.

**Engineer Stout** referenced his review letter dated November 22, 2017. Stating that since the applicant has agreed to get the plan back to the original approved lot dimensions he has no further issues with this application.

**Planner Fegley** referenced her review letter dated November 22, 2017 and stated that **Mr. Stout's** concern was her only concern therefore she had no further comments.

**Vice-Chairman Borgstrom** stated that there was a fire suction point that was going to be provided. He then asked if the dumpster would be moved. **Mr. Kornick** stated that no, the trash enclosures were worked out during the site plan process. They have two trash enclosures and one is staying on lot 9.23, the other is going onto the connecting driveway between 9.23 and 9.01. **Vice-Chairman Borgstrom** asked if they were ample size as there were some issues with some of the occupants taking trash onto the street. **Mr. Kornick** stated that they have them as 12x12 but the size could be increased and they will work with Mr. Stout on that.

**PUBLIC HEARING** – There were no comments from the public.

**Attorney Coleman** stated that this is an application for James and Teresa Rockwell for block 33.04, lots 9.01 & 9.23. This is for re-approval of the minor subdivision that was granted in 2012. The approval would reapprove the minor subdivision creating the two lots with the original lot dimensions as referenced by the applicant's engineer. He stated that the variances will be reapproved that were previously granted for the maximum lot frontage, lot coverage, and the side yard setbacks, as well as the waivers.

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

**AYES: Semptimphelter, Allen, Kampo, Patel, Borgstrom**

**NAYS: None**

**ABSENT: Puglia, Preidel**

**NOT SITTING: Lippincott**

**Resolution 2017-11-17:**

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD  
RESOLUTION NO. 2017-11-17  
RESOLUTION OF THE TOWNSHIP OF MANSFIELD PLANNING BOARD  
CONCERNING THE APPLICATION OF  
NFI REAL ESTATE  
FOR PRELIMINARY SITE PLAN APPROVAL**

**WHEREAS**, NFI Real Estate has applied to the Planning Board of the Township of Mansfield for Preliminary Site Plan Approval for property located at the intersection of Florence-Columbus Road and Burlington Columbus Road, known as Block 45.01, Lots 2.01, 3.01 and 3.02 (the "Property")<sup>1</sup>, for the purpose of developing the Property with warehouse distribution facility; and

**WHEREAS**, the Property is located within the Office Distribution Laboratory (ODL) Zoning District and the Interstate 295 Florence-Columbus Road Redevelopment Area; and

<sup>1</sup> Block 168.01, Lot 7, located in Florence Township, is also part of the Property being developed by the Applicant; however, no improvements are proposed on this Lot.

**WHEREAS**, the warehouse distribution facility is a permitted use; and

**WHEREAS**, variances are not required for the proposed development of the Property as the Applicant has eliminated the need for variances by agreeing to consolidate the three (3) Mansfield lots, providing the necessary landscaping to enclose the rear of the front building line and otherwise complying with the requirements of the Mansfield Land Development Ordinance and the Interstate 295 Florence-Columbus Road Redevelopment Plan; and

**WHEREAS**, the Applicant is proposing to construct a 698,500 square foot building on the Property, consisting of approximately 681,340 square feet of warehouse space and approximately 17,160 square feet of support office space;

**WHEREAS**, the application was deemed complete by the Planning Board on October 23, 2017; and

**WHEREAS**, a public hearing to consider the application was held by the Planning Board on October 23, 2017, after public and personal notice was provided to all property owners within 200 feet of the Property and published in the Official Newspaper of the Township, as required by the land development regulations of the Township of Mansfield and the statutes of the State of New Jersey; and

**WHEREAS**, the Applicant presented evidence to the Board through testimony, plans and other evidence; and

**WHEREAS**, the following exhibits were presented by the Applicant during the Public Hearing:

- A-1 Color rendering of Site Plan;
- A-2 Conceptual rendering scheme;
- A-3 Overall Site Plan showing wetlands lines; and

**WHEREAS**, the following review letters were submitted to the Board by its Professionals:

- October 18, 2017 Review Letter of the Board Engineer, Stout & Caldwell Engineers and Surveyors, by Robert S. Stout, PE, PLS;
- October 18, 2017 Review Letter of the Board Planner, Environmental Resolutions, Inc., by Barbara J. Fegley, AICP, PP; and
- September 21, 2017, September 27, 2017 and October 23, 2017 Review Memoranda of the Board Traffic Engineer, Litwornia Associates, Inc., by Alexander J. Litwornia, PE, PP, and

**WHEREAS**, the Board after carefully considering the evidence presented by the Applicant in support of its application for Preliminary Site Plan Approval, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the contract-purchaser owner of the Property, located at the intersection of Florence-Columbus Road and Burlington-Columbus Road in the ODL Zoning District and Interstate 295 Florence-Columbus Road Redevelopment Area. The total area of the Property is 40.09 acres, inclusive of the tracts located in both Mansfield and Florence Townships. The Property is improved with the Vanco USA trailer manufacturing facility.

2. The Applicant has submitted an application for Preliminary Site Plan Approval, providing the Board with a proposed set of plans, reports, studies and testimony.

3. The Applicant is proposing to construct a warehouse/office building use on the Property consisting of the following:

- a. One (1) 698,500 square foot building consisting of approximately 681,340 square feet of warehouse space and approximately 17,160 square feet of office space supporting the warehouse;
- b. One (1) full movement driveway along Florence-Columbus Road;
- c. Two (2) full movement driveways along Burlington-Columbus Road;
- d. Parking for 225 cars and 80 trailers;
- e. Site improvements, including stormwater management facilities, lighting, signage and landscaping.

4. The taxes on the Property are current or exempt.

5. The Applicant has paid and/or posted all required fees and agreed to keep its review escrow current.

6. Proper notice of the application for Preliminary Site Plan Approval has been given, based upon the certified list from the Offices of the Mansfield Township and Florence Township Tax Assessors.

7. The Applicant has not provided all of the information listed on General Checklist A and Site Plan Checklist B<sup>2</sup>.

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<sup>2</sup> A detailed listing of the waivers requested is included in the October 18, 2017 Review Letter of the Board Engineer, Stout & Caldwell Engineers and Surveyors.

8. The Applicant was represented at the October 23, 2017 Public Hearing by John C. Gillespie, Esquire, of Parker McCay P.A. Michael Landsburg, Edward Brady, P.E. and Deanna R. Drumm, P.E. testified on behalf of the Applicant during the October 23, 2017 Public Hearing.

9. Mr. Landsburg testified as follows:

- a. He is the Applicant's Vice President of Real Estate;
- b. The Applicant is a family-owned full service logistics company;
- c. The Applicant will demolish the existing building and construct a new warehouse distribution center for an end user to be determined;
- d. The Applicant has completed a Phase I and Phase II Environmental Study of the Property and has retained a Licensed Site Remediation Professional ("LSRP") to clean the environmental contamination resulting from the previous industrial use;
- e. A "No Further Action" letter from the New Jersey Department of Environmental Protection ("DEP") is anticipated for the environmental contamination remediation;
- f. The Property is situated in a great location for a warehouse distribution facility as it is close to the highway system with available public water and sewer;
- g. Water service will be provided by New Jersey American Water Company and sanitary sewer service will be provided by Burlington City or Burlington Township;
- h. Describes the site improvements and the location and appearance of the proposed building as shown on Exhibits A-1 and A-2;
- i. The warehouse distribution use will operate 24 hours a day, 7 days a week;
- j. Confirms that the 3 separate lots located in Mansfield Township will be consolidated into one (1) lot, thus eliminating the requirement that a "use" variance be obtained to permit a stormwater basin to be the principal use on a lot and eliminating a proposed non-conforming side yard setback condition;
- k. Stacked trailer parking is typical for a warehouse distribution facility and the stacked trailer parking will not negatively impact fire truck access to all parts of the Property, once improved.

10. Mr. Brady testified as follows:

- a. He is the Applicant's Project Manager, a Professional Engineer licensed in the State of New Jersey, qualified to provide expert testimony in the area of site engineering based on his education, experience and licensing;
- b. Locates the wetlands line, as shown on Exhibit A-3;
- c. The Letter of Interpretation for the wetlands was issued by the DEP in 2015;
- d. Existing wetlands on the Property will be filled, requiring a DEP Permit;
- e. The new stormwater basin will be re-designed so that it will be located entirely in Mansfield Township;
- f. The gates will be reduced from a height of 8 feet to 6 feet to comply with the height limit;
- g. The Applicant is proposing to retain the existing guard house;
- h. The Environmental Studies reported high levels of beryllium contamination but which was localized within the existing building and will not contaminate ground water;
- i. The Environmental Studies/Reports will be submitted;
- j. The Applicant will comply with the comments and concerns of the Mansfield Environmental Commission;
- k. Site signs will be Tenant dependant and cannot be shown as the Applicant does not currently have an end-user for the warehouse distribution facility;
- l. The sanitary sewer will be by force main and may include the Margolis site;
- m. The Applicant will comply with the comments contained in the review letters of the Board Professionals and will work with the Board Engineer on whether stormwater recharge is required.

11. Ms. Drumm testified as follows:

- a. She is the Applicant's Traffic Engineer, a Professional Engineer licensed in the State of New Jersey, qualified to provide expert testimony in the area of traffic engineering based on her education, experience and licensing;
- b. The number of parking spaces complies with the requirements of the Zoning Ordinance and the applicable redevelopment plan;

- c. The Applicant will work with the Board Traffic Engineer regarding the amount of the off-site contribution required for the traffic impact at the intersections of the Route 206 southbound ramp and Columbus Road and Petticoat Bridge Road and Columbus Road.
  - d. The Applicant will re-evaluate the retention of the guard house and its impact on queuing and stacking and the ability of trucks to enter the site once a tenant is identified;
  - e. Truck traffic towards Route 206, driving through Columbus Village, will be minimal as the Route 295 entrance is in the immediate vicinity of the Property; it is more reasonable for trucks to utilize Route 295, not Route 206.
12. The October 23, 2017 Hearing was opened to the Public with the following interested persons appearing:
- a. Robert Tallon who raised concerns regarding isolated wetlands on the Property; and
  - b. Carol Bryant, a resident of the Homestead Residential Development, who raised concerns about the additional traffic in this area of the Township.
13. The Board Professionals discussed their respective review letters and addressed concerns raised by the Board and the Public, as follows:
- a. Robert Stout, P.E., Board Engineer, who was not concerned with isolated wetlands as the Applicant has an LOI issued by the DEP; the submission waivers identified in his October 18, 2017 Review Letter have been addressed through the testimony of the Applicant's witnesses or can be a condition of Preliminary Approval to be addressed prior to Final Approval; and that the Applicant has agreed to work with his office prior to Final Approval to further address his October 18, 2017 Review letter;
  - b. Barbara Fegley, P.P., A.I.C.P., Board Planner, who did not object to Preliminary Site Plan Approval as the Applicant has agreed to comply with her review letter; and
  - c. Alexander Litwornia, P.E., Board Traffic Engineer, who was comfortable with the number of parking spaces proposed for the site and with the Traffic Study submitted by the Applicant's Traffic Consultant; the Applicant's contribution toward a traffic signal will assist traffic control.

**AND WHEREAS**, based upon the above factual findings, the Planning Board has come to the following conclusions:

- 1. The Applicant has submitted a Complete set of plans in connection with its application so that the Board has the necessary information to make a decision on the application for Preliminary Site Plan Approval.
- 2. The granting of the submission waivers, as identified in the October 18, 2017 Review Letter of the Board Engineer is warranted, as the Applicant provided the testimony requested, the waiver has been recommended and/or can be a condition of approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Mansfield, on the 23<sup>rd</sup> day of October, 2017, that this Board hereby grants to the Applicant Preliminary Site Plan Approval to develop the Property with a 698,500 square foot warehouse/office building with approximately 681,340 square feet of warehouse space and approximately 17,160 square feet of office space supporting the warehouse use, together with the required site improvements for stormwater management, utilities, parking, landscaping, lighting and security, in accordance with the Application, Plans, Reports, Studies, Letters and Testimony submitted by the Applicant, which approval is subject to the following conditions:

- a. Subject to the Applicant obtaining all other approvals that may be required for the development, including, but not limited to Burlington County Planning Board approval, Burlington County Soil Conservation District approval, Burlington County Board of Health Approval, New Jersey Department of Environmental Protection Approval and New Jersey Department of Transportation approval. Copies of all other approvals shall be submitted to the Township upon receipt.
- b. Subject to the testimony by the Applicant's agents and representatives at the October 23, 2017 Planning Board Public Hearing.
- c. Subject to the submission of revised plans complying with the comments of the Board's professionals and with this Approval.
- d. Subject to the comments of the Board Engineer as contained in the October 18, 2017 Review Letter of Stout and Caldwell Engineers, LLC, by Robert R. Stout, PE, PLS, except as may be modified in this Resolution.
- e. Subject to the comments of the Board Planner as contained in the October 18, 2017 Review Letter of Environmental Resolutions, Inc., by Barbara J. Fegley, AICP, PP, except as may be modified in this Resolution.



f. Subject to the comments of the Board Traffic Engineer as contained in the September 21, 2017, September 27, 2017 and October 23, 2017 Review Memoranda of Litwornia Associates, Inc., by Alexander J. Litwornia, PE, PP, except as may be modified in this Resolution.

g. Subject to the Applicant's escrow account for the review of its Application being current. Failure of the escrow account to be current may result in the non-issuance of permits.

h. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

i. Subject to this approval not guaranteeing the issuance of any zoning permit, construction permit or certificate of occupancy; the Applicant is subject to the applicable requirements in obtaining said permits or certificates.

j. Subject to the Applicant providing all necessary testimony at the time of Final Site Plan Approval regarding the business operations of the prospective tenant(s).

k. Subject to the Applicant's professionals working with the Board's professionals to address all outstanding comments prior to Final Site Plan Approval, including but not limited to stormwater recharge; impact of the guard house, if retained, on queuing, stacking and trucks entering the site; the off-site traffic contribution; and truck traffic on Florence-Columbus Road.

l. Subject to all signage, once determined, complying with the requirements of the Township Zoning Ordinance and Redevelopment Plan.

m. Subject to trucks exiting the site onto Florence-Columbus Road restricted to right turns only; cars shall be permitted right and left turns when exiting the site onto Florence-Columbus Road.

n. Subject to the submission of the Environmental Reports and Studies referenced during the testimony of the Applicant's witnesses.

o. Subject to the Applicant complying with the review comments from the Mansfield Environmental Commission.

p. Subject to the Application and Site Plan being reviewed by the Mansfield Fire Official.

q. Subject to this Approval being Preliminary Site Plan Approval only. Final Site Plan Approval is required prior to the commencement of construction.

r. Subject to the three (3) Mansfield Lots (2, 3.01 and 3.02) being consolidated into one (1) lot. The new lot number shall be coordinated with the Mansfield Tax Assessor. The Deed of Lot Consolidation shall be submitted for the review and approval of the Board Engineer and Board Solicitor prior to recording.

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

**AYES: Semptimphelter, Allen, Kampo, Patel, Borgstrom**

**NAYS: None      ABSENT: Puglia, Preidel      NOT SITTING: Lippincott**

**Approval of Minutes:**

A motion to approve the minutes from October 23, 2017 was offered by **Mr. Allen** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

**AYES: Semptimphelter, Allen, Kampo, Patel, Borgstrom**

**NAYS: None      ABSENT: Puglia, Preidel      NOT SITTING: Lippincott**

**Public Comment:**

There were no comments from the public.

**Adjournment:**

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

**Submitted by:**

**Date approved:**

  
Ashley Jolly, Land Use Coordinator

12-27-17

