

**TOWNSHIP OF MANSFIELD  
PLANNING BOARD  
REORGANIZATIONAL  
&  
REGULAR MEETING  
Monday, January 22, 2018**

The Reorganizational & Regular Meeting of the Mansfield Township, Planning Board was held on the above shown date with the following in attendance: Scott Preidel, Douglas Borgstrom, Mayor Robert Higgins, Frederick Cain, John Kampo, Randy Allen, and Shane Fleming. Attorney Thomas Coleman, Engineer Mark Malinowski, Planner Barbara Fegley, and Secretary Ashley Jolly were also present. Gary Lippincott and Dalpat Patel 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 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.

**Nomination for Chairman:**

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

**AYE: Kampo, Allen, Higgins, Cain, Fleming, Borgstrom**  
**NAY: None                    ABSENT: Lippincott, Patel**

**Nomination for Vice-Chairman:**

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

**AYE: Preidel, Allen, Higgins, Cain, Kampo, Fleming**  
**NAY: None                    ABSENT: Lippincott, Patel**

**Nomination for Secretary:**

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

**AYE: Borgstrom, Kampo, Allen, Higgins, Cain, Fleming, Preidel**  
**NAY: None                    ABSENT: Lippincott, Patel**

**Resolution 2018-1-1:**

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2018-1-1  
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 22, 2018, 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 28, 2019, 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 26, 2018	August 27, 2018
March 26, 2018	September 24, 2018
April 23, 2018	October 22, 2018
Tuesday, May 29, 2018	November 26, 2018
June 25, 2018	Thursday, December 27, 2018
July 23, 2018	January 28, 2019- Reorganization & Regular

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

**AYE: Borgstrom, Kampo, Allen, Higgins, Cain, Fleming, Preidel**

**NAY: None**                      **ABSENT: Lippincott, Patel**

**Resolution 2018-1-2:**

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2018-1-2**

**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, 2018 to December 31, 2018, and

**STOUT & CALDWELL ENGINEERS, LLC**, 705 Route 130 South, Cinnaminson, NJ for Engineering services for a term of January 1, 2018 to December 31, 2018, and

**ENVIRONMENTAL RESOLUTIONS**, 815 East Gate Drive, Mt. Laurel, NJ for services as Planning Consultant for a term of January 1, 2018 to December 31, 2018, and

**LITWORNIA ASSOCIATES**, 3 Trading Post Way, Medford, NJ for services as Traffic Consultant for a term of January 1, 2018 to December 31, 2018

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 adopt the above resolution was offered by **Mr. Allen** and was seconded by **Mr. Kampo**. Motion carried on a roll call vote recorded as follows:

**AYE: Allen, Kampo, Higgins, Cain, Fleming, Borgstrom, Preidel**

**NAY: None**                      **ABSENT: Lippincott, Patel**

**Resolution 2018-1-3:**

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2018-1-3  
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, 2018:

Primary: Burlington County Times

Secondary: Trenton Times

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

**AYE: Allen, Borgstrom, Higgins, Cain, Fleming, Kampo, Preidel**

**NAY: None**                      **ABSENT: Lippincott, Patel**

**Application PB2017-3MSD Spain 191 & 193 Petticoat Bridge Rd:**

**Attorney Roskos** for the applicants explained that these are family owned properties. Lot 14, which is owned by the Spain's, has 2 old septic fields and 1 operating septic field; none of which however are on their property. What they would like to do is make Lot 14 more conforming to the zone by increasing the size of that Lot and at the same time put the septic fields into the Lots they belong too. Also, they are creating another driveway for lot 13.02. There were never cross easements on the single driveway, so what they are planning to do is separate the two driveways; giving each homeowner their own private driveway.

Professional Land Surveyor **Frank Klapinski** was sworn in. Exhibit A-1 (lot line adjustment plan) was displayed. **Attorney Roskos** stated that there was an earlier plan that showed certain out buildings which have now been either removed or relocated. **Mr. Klapinski** stated that they are changing the configuration of lot 14. Originally, the septic field went well beyond Mr. Spain's property line and the lot size was 1 acre. They are proposing to make lot 14 1.5 acres roughly. Lot 13.02 was about 3.7 acres and will now be 3.013 acres.

**Mr. Klapinski** spoke about the shared driveway (with no cross easements). The new configuration will put all the utilities onto the lot they serve; particularly the gas and electric

lines. There will be a separate driveway ingress and egress to the rear lot. **Attorney Roskos** asked about the out buildings. **Mr. Klapinski** stated that there are some buildings being removed and the remaining buildings are not higher than 12ft.

**Attorney Roskos** stated that along with the subdivision approval, they would need a frontage variance and a variance to allow one extra accessory building on lot 13.02. He explained that they are trying to make the situation better as much as possible. **Attorney Coleman** asked if they could clarify the amount of out buildings that are remaining. **Mr. Klapinski** stated on lot 14 there is one small shed and on lot 13.02 there are a total of three out buildings.

**Engineer Malinowski** stated that they received an updated survey and a wetland investigation report. The latest submission of plans indicated a submission of metes and bounds description, however it was not included; a copy will be required as well as lot calculations. **Engineer Malinowski** questioned who the owners were of each lot. **Attorney Roskos** stated that the Spain's own lot 14 and the Leonard's own lot 13.02. **Engineer Malinowski** stated that both owners need to be included on the revised set of plans. He asked if they would be filing by plat or by deed. **Mr. Klapinski** stated they would be filing by deed. **Vice Chairman Borgstrom** asked about the 10ft driveway apron requirement. The applicant agreed to put that in.

There were no further questions from the Board or Professionals. **Attorney Coleman** stated that the board would be approving a minor lot line adjustment, minor subdivision with three variances; a lot frontage variance for lot 13.02, a lot area variance for lot 14, and the variance for lot 13.02 to allow the three accessory buildings where the ordinance permits only two. The board will also approve all applicable conditions.

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

**AYE: Borgstrom, Allen, Higgins, Cain, Kampo, Fleming, Preidel**  
**NAY: None**                      **ABSENT: Lippincott, Patel**

#### **Resolution 2017-12-19 Diocese of Trenton:**

**Attorney Coleman** asked the board to table the Diocese of Trenton Resolution for about a month. The Diocese Attorney **Mr. Roskos** asked for the resolution to be tabled as they wanted to have their Engineer review it.

A motion to table the above resolution to the February 26<sup>th</sup> meeting was offered by **Chairman Preidel** and was seconded by **Mr. Allen**. Motion carried on a roll call vote recorded as follows:

**AYE: Preidel, Allen, Higgins, Cain, Kampo, Fleming**  
**NAY: None**                      **ABSENT: Lippincott, Patel**

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

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

**AYE: Allen, Kampo, Borgstrom, Preidel**  
**NAY: None**                      **ABSENT: Lippincott, Patel**

**Comments from the Board:**

**Chairman Preidel** asked about the Master Plan Updates, specifically the TDR program. **Mayor Higgins** explained that it's something that they will be looking at moving forward.

**Public Comments:**

There were no comments from the public.

**Motion for Adjournment:**

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

Respectfully Submitted by:

Date Approved:

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Ashley Jolly, Land Use Coordinator

2-26-2018  
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