

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
REGULAR MEETING
Monday, December 27, 2018**

The Regular Meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Randy Allen, Douglas Borgstrom, Frederick Cain, Shane Fleming, Delpat Patel, Chairman Preidel, Secretary Ashley Jolly, Attorney Douglas Heinold, Engineer Robert Stout, and Planner Edward Fox. Mayor Higgins, John Kampo, and Gary Lippincott 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 22, 2018. 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 25, 2018.

Review for Master Plan Consistency: Northern Burlington County Regional High School

Ted Hopkins, FVHD Architects, explained that he is working with Northern Burlington on some small projects, which he will be discussing this evening. He pointed out where the additions were that were already approved by the referendum back in March 2018. He explained that they plan to now add a fitness center, about 4,000 square feet between the Library and the Gymnasium locker room area. There will be access around the back of the building. The second addition that is being added is the auditorium. It is a 1,200 seat auditorium, currently the 500 building houses the auditorium events. The 500 building is serviceable, however the district would like a true auditorium with a slope floor, seating, stage etc.

Vice Chairman Borgstrom questioned if they had a plan to repurpose the 500 building. **Mr. Hopkins** stated that they do not at this time. They are looking at some options, such as, PARK Testing or additional music rooms. **Vice Chairman Borgstrom** then questioned the funding for the additions and whether or not it has been secured. **Mr. Hopkins** stated that they are getting funds for the auditorium that are outside of the current budget, but it is being funded through the Military Base. He is unsure of the allocation.

There were no further questions from the board. **Attorney Heinold** advised **Mr. Hopkins** that if the board is so inclined they could act on a resolution that his office prepared, which could then be sent to the Department of Education. **Mr. Hopkins** thanked the board.

Application PB2018-8: Patriarca, 315 & 328 1st Street Minor Subdivision & Variance

Attorney Roselli explained that the applicant is seeking a Minor Subdivision which is really in the nature of a lot line adjustment, between Block 58, Lot 14 (owned by Patriarca) and Block 58, Lot 12.01, which is an adjoining lot that circles around lot 13 and touches lot 14 in the back. There is a necessity for a bulk variance for lot area. Currently both lots are preexisting non-conforming with the 3 acre lot size. Lot 12.01 will be reduced in size from 1.51 acres to 1.24 acres, but lot 14 would be increased in size from .34

acres to .61 acres. Approximately 1/3 of an acre being transferred to lot 14. Currently there is an existing structure that is within 10ft of the rear lot line, as the result of the subdivision that condition will no longer exist and the lot coverage for lot 14 currently exceeds the 25% however as a result of the minor subdivision it would be down to 15.16% which would come into conformance.

Attorney Heinold swore in Mr. Patriarca. **Attorney Roselli** asked **Mr. Patriarca** to explain to the board where he resides. **Mr. Patriarca** stated that he resides at 328 1st Street. He explained he is seeking the subdivision because currently the lot depth is only 150ft, the backyard is small and needs a sanitary system, and currently it has a cesspool. He purchased the property about a year and a half ago and he needs to add a mound septic system. The beginning of the mound would be rather close and this additional property would allow him to push that back and be a more responsible distance from the well water. The County has approved the system currently, but they had reservations with how close it was to the well. A new application will be submitted to the County BOH for a new system if there is an approval this evening. He is willing to do the required perk tests. There are no new structures being proposed with this application. He has the permission from the lot owners of lot 12.01 for the subdivision.

Planner Fox questioned a few checklists items such as certification from the Tax Collector and proof of uncollected fees or escrows. **Attorney Roselli** stated they can get certification from the Tax Collector and the escrow fees were posted. **Planner Fox** questioned if there were any easements on the property. **Attorney Roselli** stated there is a title report that indicates there are no easements or anything of the like that are on lot 12.01 and with respect to lot 14 Mr. Patriarca testified that he is unaware of any easements on his property. **Planner Fox** mentioned some typographical errors that would need to be addressed on the plan.

Engineer Stout referenced his letter dated October 19th. Most of the items have been provided through testimony. He has no additional comments at this time.

Chairman Preidel asked how far the septic system will be from the well. **Mr. Patriarca** stated it would be over 100 feet.

Public Comment Re: Above Application:

There were no comments from the public.

Board Decision Re: Above Application:

Vice Chairman Borgstrom made a motion to approve with the conditions noted by Mr. Fox. It was noted by Mr. Fox that the applicant does not need to submit to the Environmental Commission as there are no environmental concerns. **Chairman Preidel** seconded the motion. Motion carried on a roll call vote recorded as follows:

AYE: Allen, Borgstrom, Cain, Fleming, Patel, Preidel

NAY: None ABSENT: Higgins, Kampo, Lippincott

Resolution 2018-11-15: Ad-Dawah Center, 3191 Route 206, Site Plan

Because **Attorney Roselli** is also the Attorney for Ad-Dawah whose resolution is on the agenda, **Chairman Preidel** and the members of the Board amended the agenda to move the Ad-Dawah resolution before the Ordinance review. **Attorney Resolution** stated that he had no objection to carrying the resolution to January 28th because the regular Planning Board Attorney is on vacation. **Attorney Heinold** stated that

he talked to **Attorney Petrone** and they agreed it would be best to carry it to the next meeting. All agreed to carry said resolution

Review Ordinance 2018-18:

Chairman Preidel stated that this was an Ordinance to amend Ordinance 2017-9 which adopted a redevelopment plan for parcels within the Columbus Village redevelopment area consisting of the former Municipal Complex, Fire Station, and Municipal Police Station.

A motion to recommend the adoption of Ordinance 2018-18 was offered by **Mr. Patel** and seconded by **Mr. Allen**. Motion carried on a roll call vote recorded as follows:

AYE: Allen, Borgstrom, Cain, Fleming, Patel, Preidel

NAY: None ABSENT: Higgins, Kampo, Lippincott

Approval of Minutes: November 26, 2018

Vice Chairman Borgstrom made a motion to approve the minutes shown above. Motion was seconded by **Chairman Preidel**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Fleming, Patel, Preidel

NAY: None NOT VOTING: Allen ABSENT: Higgins, Kampo, Lippincott

Comments from the Board:

Chairman Preidel brought up the Forester who is a volunteer, and the Tree Removal Ordinance which is under the Environmental Commission. He mentioned the Daycare Center which had received approval prior to noticing the Forester of the trees to be removed. He questioned whether the Tree Removal Ordinance is something that should fall under the Planning Board. **Planner Fox** explained that a member of the Environmental Commission can be appointed to the Planning Board. He believes that would help with a lot of environmental resources issues.

There were no further comments from the Board.

Public Comments for Non-Agenda Items:

There were no comments from the public.

Resolutions Previously Acted on:

**RESOLUTION OF THE MANSFIELD TOWNSHIP PLANNING BOARD
OF THE COUNTY OF BURLINGTON
RESOLUTION NO. 2018-12-17
CAPITAL PROJECT REVIEW OF THE
NORTHERN BURLINGTON COUNTY REGIONAL SCHOOL DISTRICT
FITNESS CENTER AUDITORIUM ADDITIONS TO THE
REGIONAL HIGH SCHOOL WEST BUILDING**

WHEREAS, pursuant to the Section 22 of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-31), the Planning Board of the Township of Mansfield, County of Burlington, is obligated to review any and all capital projects proposed by the Northern Burlington County Regional School District (the "School District") necessitating the expenditure of public funds prior to the School District taking action necessitating such public fund expenditure;

WHEREAS, the Board of Education, through its architect, William D. Hopkins, III, AIA, LEED AP, of Fraytak, Veisz Hopkins, Duthie, P.C., reviewed and highlighted the fitness center and auditorium additions proposed for the Northern Burlington County Regional High School buildings, together with other site improvements;

WHEREAS, the Mansfield Township Planning Board reviewed this proposed capital project of the School District at its December 27, 2018 meeting;

WHEREAS, through this resolution, the Planning Board wishes to provide its report and recommendations concerning the proposed capital project of the School District for the fitness center and auditorium additions proposed for the High School, located in the Township of Mansfield;

NOW, THEREFORE, ON THE 27th DAY OF DECEMBER, 2018, 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 Mansfield Township Planning Board, at its December 27, 2018 meeting, conducted its review of the proposed capital project of the School District for the fitness center and auditorium additions at the Regional High School, located in the Township of Mansfield, as required by N.J.S.A. 40:55D-31(a), as shown on a plan presented to the Planning Board by the School District.

2. This Resolution shall constitute the report and recommendation of the Planning Board required pursuant to Section 21 of the Municipal Land Use Law (N.J.S.A. 40:55D-31) for the Planning Board's review of the proposed capital project of the School District with recommendations listed on Exhibit A, attached hereto and made a part of this Resolution as if fully set forth herein.

3. The School District's proposed capital project is consistent with the Master Plan of the Township of Mansfield.

4. The Planning Board's Secretary is hereby authorized to submit this Resolution to the office of School Facilities of the New Jersey Department of Education, representing this Board's recommendations concerning the School District's proposed capital project for the fitness center and auditorium additions at the Regional High School.

5. 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.

6. A copy of this Resolution shall be available for public inspection at the Office of the Planning Board of the Township of Mansfield.

7. This Resolution shall take effect immediately.

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

AYE: Allen, Borgstrom, Cain, Fleming, Patel, Preidel

NAY: None ABSENT: Higgins, Kampo, Lippincott

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
RESOLUTION NO. 2018-12-16
RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF MANSFIELD
RECOMMENDING THE TOWNSHIP COMMITTEE
ADOPT TOWNSHIP ORDINANCE 2018-18 AMENDING THE 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 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" (the "Columbus Redevelopment Plan") in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq.

and 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, the Planning Board adopted Resolution No. 2017-06-05 at its June 26, 2016 meeting finding that the Columbus Redevelopment Plan for Block 28, Lots 5, 6 and 38 satisfied the requirements of N.J.S.A. 40A:12-7(a) and that the Redevelopment Plan was substantially consistent with the Master Plan of the Township of Mansfield; and

WHEREAS, at its December 6, 2018 meeting, the Township Committee introduced Ordinance 2018-18 "AN ORDINANCE TO AMEND ORDINANCE 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" and has referred Ordinance 2018-18 to the Planning Board for the Board's report and recommendation required by N.J.S.A. 40A-12A-7(e); and

WHEREAS, on December 27, 2018, the Planning Board held a hearing and reviewed Township Ordinance 2018-18 amending the Columbus Redevelopment Plan for Block 28, Lots 5, 6 and 38; and

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

1. **HEARING ON THE COLUMBUS REDEVELOPMENT PLAN.** The Planning Board of the Township of Mansfield at its regular meeting on December 27, 2018, reviewed the amendment to the Columbus Redevelopment Plan and afforded the public with an opportunity to make comments and ask questions concerning Township Ordinance 2018-18 proposing an amendment to the Columbus Redevelopment Plan, in accordance with N.J.S.A.40A:12A-7(e).

2. **FINDINGS AND CONCLUSIONG OF THE PLANNING BOARD.** The Planning Board, after discussion and an opportunity for public comments, finds that the proposed amendment of the Columbus Redevelopment Plan as provided in Township Ordinance 2018-18 satisfies the requirements of N.J.S.A. 40A:12-7(a) and that the Columbus Redevelopment Plan, as amended, is substantially consistent with the Master Plan of the Township of Mansfield.

3. **PLANNING BOARD RECOMMENDATIONS.** The Planning Board resolves that Township Ordinance 2018-18, amending the Columbus Redevelopment Plan, as considered by the Planning Board at its December 27, 2018 hearing, and after discussion 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 was offered by **Mr. Patel** and seconded by **Mr. Allen**. Motion carried on a roll call vote recorded as follows:

AYE: Allen, Borgstrom, Fleming, Patel, Preidel

NAY: None NOT VOTING: Cain ABSENT: Higgins, Kampo, Lippincott

Motion to Adjourn:

Vice Chairman Borgstrom made a motion to adjourn the meeting, which was seconded by **Chairman Preidel**. All ayes. Motion carried.

Respectfully Submitted by:

Date Approved:

Ashley Jolly, Land Use Coordinator

January 28, 2019