

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
REGULAR MEETING
Monday, August 22, 2016**

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, Gary Lippincott, Barry Winn, Alan Abramowitz, Attorney Tom Coleman, Planner Barbara Fegley, Traffic Engineer Al Litwornia, and Secretary Ashley Jolly.

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 25, 2016. 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, 2016.

DETERMINATION OF NON-CONDEMNATION REDEVELOPMENT AREA:

Planner Fegley was sworn in. She said everyone should have received the Preliminary Investigation for block 47.02, lots 3.01, 5, 6 & Block 45.02, Lot 4. It is a continuation of the lots that were looked at on June 27, 2016. This area is west of 295. There is certain criteria that certain properties have to meet. The area of investigation is in the ODL, office distribution laboratory district. It is consistent with the Master Plan; capitalizing on the turnpike and I295 location.

Another item we looked at was the consistency with the County plan. We looked at the northern Burlington county growth and preservation plan (GAAP), done in 2010, shows that it's in a planning region two area which is for suburban development and growth. It is also consistent with the State Plan, which talks about targeting economic growth to areas where it is planned and appropriate. Designating this area as in need of redevelopment is consistent with the Township's plan, the County plan, and the State plan.

We have found this property to meet specifically the C criteria as well as, the E and the H criteria. The area is in the franchise area of NJ American Water, however, it currently is not within the sewer service area. The County is working on changing that. The town only has so much land and this is a prime area for development. Most parcels being developed on, are being done so under redevelopment. In summary, we feel the area meets the criteria to be determined an area in need of non-condemnation redevelopment per the reasons stated.

Chairman Preidel, said the areas adjacent to this are in Florence, are they already in this? **Planner Fegley** said yes Florence needs to be in this, because there is only 90ft of frontage in Mansfield on the North side and on the South side there is only 50ft of frontage and being that

close to 295 on and off ramps you need excel and deceleration lanes, but Florence is working the County on this as well as, getting the sewer service.

PUBLIC HEARING:

Chairman Preidel opened the meeting to public hearing. There were no comments. Public hearing session closed.

RESOLUTION 2016-8-10:

RESOLUTION NO. 2016-8-10

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD UNDERTAKING A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS LOCATED IN THE TOWNSHIP AND DETERMINING WHETHER SUCH PARCELS SATISFY THE CRITERIA AS "AREAS IN NEED OF NON-CONDEMNATION REDEVELOPMENT" AS SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A

WHEREAS, the Township of Mansfield, is authorized by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Act"), to determine whether certain parcels of land in the Township constitute areas in need of non-condemnation redevelopment;

WHEREAS, the Township has established a general boundary area within the Township that merits evaluation to determine if the parcels located in this area would qualify as Areas in Need of Non-Condensation Redevelopment under the Act; and

WHEREAS, by its Resolution No. 2016-7-3, the Township Committee has authorized and directed the Planning Board to perform a preliminary investigation of certain parcels (the "Study Area") located in the Township to determine whether such parcels would satisfy the criteria as set forth in the Act, including N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3, to be designated as an Area in Need of Non-Condensation Redevelopment under the Act; and

WHEREAS, the Planning Board has performed a preliminary investigation of the Study Area parcels identified by the Township Committee in order to determine whether such parcels would qualify as Areas in Need of Non-Condensation Redevelopment under the Act; and

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

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board of the Township of Mansfield has conducted an investigation pursuant to N.J.S.A. 40A:12A-6 and has determined that certain parcels in the Study Area do satisfy the criteria set forth in the Act, including N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5, to be designated as an Area in Need of Non-Condensation Redevelopment.

2. **MAP TO BE PREPARED.** The Planning Board has prepared a map showing the boundaries of the proposed Non-Condensation Redevelopment Areas and the location of the various parcels contained therein.

3. **PUBLIC HEARING.** On August 22, 2016, the Planning Board, after giving due notice of the proposed boundaries of the Study Area and the date of the Public Hearing to any persons who are interested in or would be affected by a determination that all or a portion of the parcels of land within the Study Area is a non-condemnation redevelopment area, held a Public Hearing and heard from all persons interested in or would be affected by a determination that all or a portion of the Study Area is a non-condemnation redevelopment area. All objections to the determination by the Planning Board have been received and considered by the Planning Board and are made part of the public record.

4. **PLANNING BOARD RECOMMENDATIONS.** After conducting its investigation, preparing a map and conducting a public hearing at which all objections to the designations have been received and considered, recommends that the Township Committee include those parcels identified in the August 4, 2016 "Preliminary Investigation For the Determination of an Area in Need of Non-Condensation Redevelopment Block 47.02, Lots 3.01, 5, 6 Block 45.02, Lot 4 Mansfield Township, NJ" prepared by Barbara J. Fegley, AICP, PP (attached hereto as Exhibit A), as Areas in Need of Non-Condensation Redevelopment.

5. **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.

6. **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.

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

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

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

NAY: None ABSTAIN: None ABSENT: None

TOWNSHIP ORDINANCE 2016-12:

Attorney Coleman explained that the Township Committee has introduced this Ordinance and MLUL requires that anytime the zoning code is amended that the Planning Board have an opportunity to review that modification to the Land Use ordinance before it's finally adopted. It seems rather straightforward to be a modification of the checklist. An affirmative vote would be telling the Township Committee that this board is comfortable with these modifications.

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

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

NAY: None ABSTAIN: None ABSENT: None

RESOLUTION 2016-8-11:

RESOLUTION NO. 2016 -8-11

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
ENDORING ORDINANCE NO. 2016-12
OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD
AMENDING CHAPTER 27 OF THE CODE OF THE TOWNSHIP OF MANSFIELD
ENTITLED
"LAND USE PROCEDURES", SECTION 27 ATTACHMENT 1, CHECKLIST A,
WHICH WAS AMENDED ON JANUARY 18, 1977 BY ORDINANCE 1977-1
AND AMENDED ORDINANCE 2008-28 ADOPTED OCTOBER 8, 2008**

WHEREAS, pursuant to the Section 51 of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-64), the Planning Board of the Township of Mansfield is obligated to review any and all proposed land use control ordinances prior to adoption by the Committee of the Township of Mansfield;

WHEREAS, the Township Committee introduced Ordinance 2016-12 at its July 13, 2016 meeting and has submitted to the Planning Board Ordinance 2016-12 proposing to amend Chapter 27 of the Township Code ("Land Use Procedures"), to add a Number 20 to Chapter 27, Checklist A, Attachment 1, requiring all applicants to provide a copy of all plans/reports and estimates in electronic format on a CD disc after all revisions are made to the final Site Plans and Mylars are endorsed by the Township Engineer and Township Planner;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments to the Township's existing Land Use Procedures in the Township of Mansfield;

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 amendments to Chapter 27 of the Land Use Procedures Ordinance of the Township of Mansfield as set forth in an ordinance identified by the Township Committee as Ordinance No. 2016-14, having been previously reviewed by the consulting engineer, planner and solicitor to the Planning Board and no objection having been identified, are hereby endorsed by this Board for adoption by the Township Committee.

2. Ordinance No. 2016-12 is not inconsistent with the Master Plan of the Township of Mansfield.

3. The Planning Board's solicitor, consulting engineer, planner and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

4. This Resolution shall constitute the report of the Planning Board required pursuant to Section 17 of the Municipal Land Use Law (N.J.S.A. 40:55D-26) for the Planning Board's review of proposed Township Ordinance No. 2016-12.

5. This Resolution shall take effect immediately.

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

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

NAY: None ABSTAIN: None ABSENT: None

MINUTES JULY 25, 2016:

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

PUBLIC COMMENT:

Bob Talon, speaking about the billboards that will be coming before the zoning board. He said he went to the grand opening for Crystal Lake Park and Delaware River Heritage trail will be right in the same area as these signs. He said there would be a possible devalue on the properties. He talked about a study that was done on this issue and the findings showed that any home within 500ft of the billboards, it devalues up to \$33,000.00. Any offset in taxes would be lost. He also discussed a study regarding the safety issues with billboards causing accidents.

Chairman Preidel said the re-examination of the Master Plan is going to public hearing in September, there is something in there limiting the areas you can put billboards in or something in there not to allow anymore, but that is not passed yet. It will go to public hearing in September and then to Township Committee for approval. **Attorney Coleman** said there was discussion about limiting the area where billboards would go. The zoning board does have applications on billboards coming in.

ADOURNMENT:

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

Respectfully Submitted:

Date Approved:



Ashley Jolly, Land Use Coordinator

9-26-16