



Founded 1688

Township of Mansfield

- County of Burlington -

PLANNING BOARD

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MANSFIELD TOWNSHIP PLANNING BOARD

AGENDA

Monday, February 25, 2013

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

CALLED TO ORDER:

FLAG SALUTE:

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 28, 2013. Said resolution was published in the Burlington County Times on February 1, 2013, e-mailed to the Burlington County Times, Trenton Times, and Register News, 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, 2013.

ROLL CALL: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Puglia, Robert Semptimphelter, Douglas Walker

PUBLIC COMMENTS:

The public may comment on non-agenda items.

APPROVAL OF MINUTES: January 28, 2013

ACCEPT, RECORD & FILE CORRESPONDENCE:

Natural Systems Utilities Applied Water Management – Jacob R. Quick, E.I.T., Project Engineer II

Date: January 31, 2013

Re: Treatment Works Approval (TWA)

Homestead WWTP Fine Screen – NJDES-DSW Permit #NJ0098663

Mansfield Township, Burlington County, New Jersey

**JOINT SPECIAL MEETING
TOWNSHIP COMMITTEE & PLANNING BOARD
AGENDA
Monday, February 25, 2013**

Transfer of Development Rights Briefing

The notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given in the following manner:

Filed with the Mansfield Township Municipal Clerk; posted on the official bulletin board in the Municipal Complex, faxed to the Trenton Times and Register News; mailed to each person who has prepaid any charge fixed for such service and published in the Burlington County Times as a legal advertisement on Friday, February 15, 2013.

ROLL CALL:

Township Committee: Fred Clark, Janice DiGiuseppe, Sean Gable, Robert Higgins, Arthur Puglia

ROLL CALL:

Planning Board: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Puglia, Robert Semptimphelter, Douglas Walker

1. Transfer of Development Rights (TDR) – General (*McVey/Remsa/Fox*)
 - a. What is TDR?
 - b. Why consider the use of TDR?
 - Benefits
 - Costs
 - c. How does TDR operate?
 - Sending and receiving areas
 - + How are boundaries established?
 - + Infrastructure constraints and opportunities
 - Credits
 - + What are credits?
 - + How are credits assigned to a property?
 - + Buying and selling of credits.
 - + How are credits used, and by whom?

 2. TDR as proposed in Mansfield Township (*McVey/Remsa/Fox*)
 - a. What is the Township trying to accomplish?
 - b. Specific benefits and cost to the Township
 - c. Sending and receiving areas
 - Sanitary sewer service
 - Environmental constraints
 - State agency input: DEP, AG, DOT, Smart Growth, etc.
 - d. Credits
 - How are credits to be assigned?
 - Full Build-out: How many credits remain for both the sending and receiving area?
 - How are credits used?
 - Impact on and from the Farmland Preservation Program
 - REMA (Real Estate Marketing Analysis)
 - e. Visioning Process
 - Public outreach and participation
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Joint Special Meeting Agenda
Monday, February 25, 2013
- Developing the Vision Statement and Plan
 - + Housing types: single family detached, townhouses, flats

- + Commercial location(s): convenience retail and office
- + Parks and open space
- + Aesthetics

- Infrastructure
 - + Columbus By-pass
 - + Local streets: connectivity, parking permitted? Street widths
 - + Pedestrian and bicycle access
 - + Storm water basins
 - + Sanitary sewer treatment plant and capacity, disposal fields
- f. Form-based Code (*Melvin*)
 - Relationship to existing zoning
 - Differences from traditional zoning standards
 - Follows Vision Plan
 - Housing types and densities
 - COAH, or affordable housing, numbers and locations, scattered sites
 - Deleted potential alleys
 - New open space is to be owned and maintained by HOA's
 - Architectural standards
 - Roadway standard

NEXT MEETING DATE: **Joint Special Meeting, March 18, 2013**
 Regular meeting, March 25, 2013

MOTION FOR ADJOURNMENT:

Submitted by: Michelle L. Gable, Secretary