

TOWNSHIP OF MANSFIELD  
LAND USE BOARD

January 24, 2022  
7PM

The regular meeting of the Mansfield Township Joint Land Use Board was held on the above shown date with the following in attendance: Vice Chairman, William Tahirak, Douglas Borgstrom, Jeffrey Grouser, Committeeman, Brian Sisz, Deputy Mayor, Rudy Ocello, Jeff Grouser, Colleen Herbert, Ralph Wainwright, Frank Pinto, Carl Schwartz, Steve Coltre, Scott Senese, Dominick Marchetti, Secretary Linda Semus and Land Use Coordinator Ashley Jolly. Scott Preidel, Chairman, was not in attendance.

The meeting was called to order by Secretary Semus 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 published on January 13, 2022. Said Notice was published in the Burlington County Times and Trenton Times, filed with the Clerk of the Township of Mansfield and posted on the official website of the Township of Mansfield. Notice of which contained the date, time, and purpose of this meeting stating that formal action will be taken.

Approval of Minutes: November 22, 2021: A motion was offered by Douglas Borgstrom and second by Colleen Herbert to approve the minutes of November 22, 2021. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: PINTO, HERBERT, TAHIRAK, BORGSTROM, WAINWRIGHT,  
SCHWARTZ, SENESE, MARCHETTI**  
**NAY: NONE NOT VOTING: GROUSER, SISZ, COLTRE,**

Approval of Minutes: December 8, 2021: A motion was offered by Colleen Herbert and second by Frank Pinto to approve the minutes of December 8, 2021. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: HERBERT, PINTO, TAHIRAK, WAINWRIGHT, SCHWARTZ,  
GROUSER, SENESE, MARCHETTI**  
**NAY: NONE NOT VOTING: BORGSTROM, SISZ, OCELLO**

Application 2021-10:NFI Real Estate, Block 47.02, Lots 3.01,5,6: 1091 Florence-Columbus Rd.

Vice-Chairman Tahirak introduced this application for preliminary and major site plan with bulk variance for construction of a warehouse/distribution center in the ODL zone.

Ralph Wainwright recused himself from taking part in this application.

John Gillespie, Esq. from Parker, McCay, on behalf of the applicant, said tonight they are seeking only preliminary approval with parking variance to reduce the number of spaces to permit

a 1,105,000 square foot warehouse/distribution facility with approximately 10,500 square feet of office space within the building. This is a 216 acre parcel of which 118 acres are in Mansfield Township with the balance in Florence Township. The building is entirely within Mansfield as are most of the stormwater management facilities and the car parking spaces. The trailer parking spaces and loading docks are evenly divided between the two municipalities. Except for the car parking variance it is a conforming application. The variance they are seeking reduces the number of car parking spaces which indicates 4 acres less of impervious coverage which he felt was of benefit to the community. Attorney Gillespie reviewed the statutes for preliminary site plan approval and asked the Board members to defer many of the comments of the professional letters to final application approval.

Michael Landsburg, Chief Development Officer with NFI, was sworn in. He gave his background having been involved in warehouse development with NFI who has been involved for over 90 years with development all over the country. He noted that this area is situated near the interchange which was ideal. His company has completed 18 buildings at least 1 million square feet or larger. Usually, these warehouses are 24/7 operations and average three 8 hour shifts with about 100 employees on the first shift with about 60 on the second and 40 on the third. As of now, this is a spec building with no customer although they do prefer them to be long term. Although they don't know the end customer, all the facilities are in a similar range for this size building. The game plan for this warehouse would be high cube warehouse short term storage of goods in route to either a retail location or another warehouse. It will not be a fulfillment center or a parcel hub.

Rodman Ritchie, senior project manager with Taylor, Wiseman, and Taylor Engineer Firm was sworn in and explained that his firm prepared the engineering plan and submitted the documents and reports. He has been licensed in NJ for about 20 years and has testified in front of Land Use Boards including this board for the Vanco site. The board recognized his qualifications.

Mr. Ritchie referred to Exhibit A-1, an aerial photograph of the 218 acre site bounded by Route 295, NJ Turnpike, Old York Road, and Florence-Columbus Road and spans two municipalities, Mansfield on the eastern portion and Florence Township to the west. The existing site includes agricultural land, flood hazard areas, wetlands and state open waters associated with Craft's Creek. There is a large existing residential community to the north of the turnpike as well as farmland adjacent to existing Interchange 52 of Route 295.

Exhibit A-2 is a rendered overall site plan showing the warehouse, entirely within Mansfield in the ODL zone where warehousing is a permitted use. Floor plans were submitted as well as plans for 604 parking spaces, the majority of which are in Mansfield and loading docks. Electrical vehicle parking spaces will be provided and indicated at final. They will comply with the NJ Motor Vehicle Idling Regulations with include the possibility of providing no idling signage by the loading docks. There are 507 trailer parking spaces proposed and 220 loading docks which are evenly divided between townships. They are proposing one entrance from Florence-Columbus Road. Plans are to extend New Jersey American Water for the water supply and an on-site septic system for wastewater treatment and disposal system. The design will be defined through outside agencies.

Exhibit A-3 is a rendered overall site plan with the landscaping rendered. This shows the proposed landscape buffer along the front yard and landscaping within the car parking areas and around island as well as access drives. It includes landscaping associated with the bio detention areas. The plan includes

the stormwater management design meeting rules that went into effect March of last year. The lighting has been designed in accordance with Mansfield Township requirements. They are proposing solid waste compactors and recycling containers to be placed in some of the loading areas. No signs are proposed at this time but will be included at the time of final.

In referring to Exhibit A-2, they are seeking variance to provide 604 car parking spaces where 1,137 spaces are required per the ordinance. They feel, based on their experience, 604 spaces is all that is needed. The difference is 533 parking spaces. If they had to build all required spaces, it would take about 4 acres of additional impervious coverage. The benefit is a decrease in impervious coverage and associated decrease in stormwater run-off. They feel the numbers provided will adequately address their needs.

Mr. Ritchie referred to the submission to the Burlington County Planning Board on November 5<sup>th</sup> followed by a conference with the County on December 15<sup>th</sup> and are currently working on revised plans to address their comments. Burlington County Soils Conservation District application was also submitted on November 5<sup>th</sup> after which a review letter was received on December 6<sup>th</sup> to which they are working on a response to that review letter. They have submitted to the NJDEP a request to extend the LOI for the wetlands delineation that is currently in place for the site as well as the flood hazard application and some wetlands disturbance permits associated with the stormwater outfalls. They are currently requesting an extension from the DEP to address their review letters. Once they determine the flood way limits are determined, they will be able to fully define the conservation zone.

Mr. Ritchie said they submitted to the Florence Township Zoning Board to be heard at the February 7<sup>th</sup> meeting.

They will be making an application for a NJDEP Treatment work approval for the on-site septic system. They are currently working with a design and will be completing test pits to be witnessed by the Burlington County Board of Health. Once finalized, they will apply for an amendment to the Burlington County Wastewater Management Plan and submitting an application to the NJ Pollution Discharge Elimination System for a discharge to groundwater permit. This will take place prior to their TWA application to the NJDEP. Finally, they will need a Water Main Extension Permit from New Jersey American Water.

Paul Phillips was sworn in by Attorney Dasti.

Mr. Phillips is a principal in the firm of Phillips Price, a Planning and Real Estate Consulting Firm. He reviewed all of his qualifications and was recognized as a Planner.

Mr. Phillips is aware of the variance for the number of parking spaces. He reviewed the township requirements and felt the amount of parking proposed is more than sufficient for the current proposal and thought the ordinance was outdated. He has found that most ordinances in municipalities have not been updated to appropriately respond to changing industry trends for large scale distribution where demand for parking is well below what the municipalities have historically required. He felt that a more sensible way to regulate parking for this use is to look at it on a sliding scale. He suggested what he felt would be a better standard. The office is less than 1% of the total square footage. Their parking design has taken all of the employee generated parking into account. If all of the parking as in our ordinance was required, it would take up more paved surfaces, more black top on the site which would be equivalent to about 4 acres. Also, since there is no tenant at this point, the number of employees cannot be determined. He referred to as a C-2 type variance where the benefits granting the relief substantially outweigh any detriment. This is a better alternative than providing parking that is not going to be used and will add to lot coverage for no apparent reason plus increase stormwater runoff. It will also provide a better visual environment and conserve open space. He added that, in reviewing the master plan documentation, it recommends that the

Township review and amend its off street parking to be consistent with modern standards. Because of his statements, Mr. Phillips felt the Board should grant the parking variance.

Attorney Dasti swore in Norm Dotti, principle with Russell Acoustics. He is a Professional engineer and went through all of his qualifications, including working on multiple warehouse applications. His qualifications were accepted by the Board.

Mr. Dotti felt this site has a lot more room around it than many sites do. He referred to a graphic prepared by Taylor, Wiseman, and Taylor noted at Exhibit A4 said that the closest residential development is over a quarter of a mile away which is about 1400 linear feet from the closest truck operation. Mr. Dotti explained the normal sound from a truck at a warehouse site as being less than one driving close to residents and felt no resident will be able to hear it. He felt the sound from the turnpike would be louder. If the trucks at the warehouse don't meet the projected sounds, the owners will have to fix it.

Exhibit A5 as presented showed the dimensions of the residential neighbors across the turnpike. The turnpike traffic running in between the warehouse site and residents would be the dominate sound according to Mr. Dotti.

Robert Hoffman was sworn in by Attorney Dasti.

Robert Hoffman, regional manager with Traffic, Planning and Design, Inc. with 25 years' experience exclusively in transportation engineering, design and planning. He is a licensed professional engineer in the State of New Jersey and also certified as a professional traffic operations engineer. Said qualifications were recognized by the Board.

Mr. Hoffman prepared the traffic impact study for this development. There is one primary full access driveway proposed. He developed the traffic for the proposed warehouse based on the trip generation manual used to determine trip determination for warehouse developments. During the morning peak hour, the trip generation will be 144 trips of which 11 are truck trips. During the pm peak hour, there will be 188 trips will be identified for the site of which 28 will be truck trips. Over the course of the day, the site will demonstrate about 1,547 trips of which 243 will be truck trips or about 122 trucks per day. This information was based on the Institute of Transportation Trip Generation Manual for warehouse facilities. About 80% of the anticipated truck traffic will use the 295 Interchange. The remaining 20% will be headed west to and from Route 130. The impact on Columbus is anticipated to be about 10% of the traffic with no truck traffic anticipated to be headed that way. The 10% which is passenger vehicle traffic will amount to about 14 days during the morning peak hour and 16 trips during the pm peak hour. He felt this is relatively small and he would not anticipate any negative impact associated with it. The study indicated there would be no overall impact on the Florence Columbus and Old York Road to the west and found no change in the overall levels of service. It is recommended that the traffic signal timings at the intersection of Old York Road would be optimized consistently with the signal at Route 543 and Florence Columbus. The road along the frontage of this site would be widened to provide a dedicated left hand turn lane to access into the site and the access coming out of the site would be a two lane egress to accommodate the traffic. They are in discussion with the County in regard to work to be done on the road. They are working on fine tuning this scope of improvement on Florence Columbus Road. As part of the County Approval, they are going to attach the requirement for a post development study to be done consisting of 6 months after full occupancy of the facility, traffic counts need to be conducted to verify that the counts are consistent with the traffic impact study. If there is a deviation, there is a requirement for a re-evaluation of the study area to determine if any additional mitigation needed.

Mark Malinowski referred to his report dated December 23, 2021. He referred to engineering detail comments made in his report and, in speaking to Mr. Ritchie, they went over the letter. He pointed out the item pertaining to a requirement that Mansfield has for sidewalks along major roadways of which Florence-Columbus Road would be included. Since the majority off frontage is in Florence Township, in lieu of construction sidewalk along our frontage, a payment could be made but, in this case, since it is such a small amount, the board may consider waiving those requirements. This is contingent upon Florence Township and the County requiring any type of walkway in this location.

Attorney Gillespie asked for said waiver from sidewalks.

Mr. Malinowski referred to drainage in regard to Class 4 Dams. He asked Mr. Ritchie to include information in his stormwater report. An item noted in the Environmental Commission Report was the requirement for surface water testing in the Crafts Creek area pre and post construction. The applicant has requested to defer some items in his report to final approval, specifically the outside agency reports.

Frank Pinto referred to the Environmental Commissions concern regarding possible additional flooding. Mr. Malinowski referred to Stormwater Management Regulations and restrictions with the amount of run-off rates. The applicant needs to comply with these regulations.

Chris Noll, Traffic Consultant for ERI said he has the Litwornia memo from October 28<sup>th</sup> wherein all the comments have been addressed. If there are changes between now and the time for final, the traffic study should be revised. He requested from the sound engineer a copy in report form of the testimony in regard to noise pollution control prior to final.

Frank Pinto asked how far the entrance to the facility from the off ramp of 295 going west on Florence-Columbus Road. He was told it is approximately 1500 to 1600 feet.

Attorney Dasti asked Mr. Gillespie if the applicant will agree to provide a written report regarding the noise pollution study. He was told yes.

Frank Pinto referred to the 77 decibel levels used to come to conclusions with respect to distance. He questioned back-up alarms which are much louder. Mr. Noll said most over the road trucks don't have back-up alarms as they are not required to by OSHA. If they do have them, they are not as loud.

Carl Schwartz questioned any additional factors with multiple trucks accelerating at the same time.

Mr. Dottie responded saying that the dominating sound to the neighbor is the closest set of trucks.

Ed Fox, Planner, reviewed his report dated January 18, 2022 referred to submission waivers as well as the water resource buffer conservation zone requiring a conservation deed of easement which will be provided as part of final due to pending reports from the DEP. Mr. Fox further referred to their request for less parking spaces and, although there is no tenant at this point, he questioned whether there should be some areas ghosting for parking which will them impact stormwater management.

Attorney Gillespie responded said they would ghost some parking spaces over the planned 400. The number to be ghosted could be considered at final.

Mr. Fox recommended the parcels to be consolidated as part of final approval. He also referred to the plans for the undeveloped land. Mr. Landsburg said they aren't sure although it is in the agriculture zone in Florence Township. It is currently being farmed which will probably be continued in the near future.

Mr. Fox conferred with the applicant that they will contribute to the Affordable Housing Fund. Attorney Gillespie said they will agree to this requirement.

Mr. Fox noted that this development will not contribute to any significant cost to Mansfield Township although emergency services should be dealt with in the future between the two Townships.

Mr. Ritchie has agreed to work with Mr. Fox on landscaping and buffering as well as circulation issues inasmuch as Mr. Fox felt there were too many sidewalks. Signage and solid waste management has been addressed. He as deferred to the Environmental Commission regarding any concerns on the impact statement or the tree removal protection although no disturbing of trees on the Mansfield tract has been mentioned by the applicant.

Frank Pinto asked if the developer agreed with Mr. Fox's comments regarding landscaping and buffering. Mr. Fox said the applicant has said they will work out these items. Mr. Pinto asked what, if any impact, this facility has on our COAH obligation. Attorney Dasti explained they will pay a fee of 2.5% of the total assessed value as determined by the Municipal Assessor.

Frank Pinto further asked if the number of employees at the facility increased our obligation. Attorney Gillespie explained no, as we don't have growth sharing. Mr. Fox concurred.

Mr. Schwartz asked Mr. Dottie that, if there is an issue with the acoustics not matching up and need to be fixed. He asked what they will do to reduce the noise level. Mr. Dottie referred to activities at the site and the responsibility of the managers to keep control over the sound to reduce it. Mr. Schwartz also questioned if there could be a season change to the employee counts. Mr. Landsburg said this could happen but having a cushion on the parking counts could solve the issue.

Mr. Schwartz asked if one entrance/exit ok for emergency purposes or should there be an alternate entrance for emergency vehicles.

Doug Borgstrom responded saying they spoke of sizing the entrance two lanes wide and this wouldn't be a big concern for emergency vehicles.

Jeff Grouser spoke of the total trips which appears to be in excess. Mr. Noll said if there will be a higher amount of trips, the impact statement should be revised.

Mr. Grouser further asked how the road improvements on the Florence-Columbus Road are being addressed. He was told they have been asked to provide the JLUB copies of the plan being provided to the County. This will then be compared to the traffic impact statement.

Attorney Dasti confirmed that there will be "no idling" signs near the loading docks. Mr. Ritchie said this was a consideration and he would recommend it. Mr. Landsburg said they will try to limit the idling but was uncertain about the "no idling" sign on the outside of the building at the docks. They are posted but not in that specific location. Mr. Landsburg further noted that electric trucks are being considered. Attorney Dasti was concerned over the lack of "no idling" signs in the loading zone. Mr. Landsburg explained that the signs are located at the "check-in" if this is planned. The ultimate tenant would determine this. Engineer Malinowski said, in other

applications for warehouses, these signs have been required at the loading docks. Mr. Landsburg said they are willing to comply with the no idling requirement and asked that this can be worked out with an agreeable solution. He also added that sometimes, it is striped on the pavement as opposed to the on the building behind them.

Attorney Dasti referred to the traffic when employees and coming and going and trucks are also entering and leaving, he asked for clarification of the trips in a shift. Mr. Ritchie explained that this is a preliminary design presented to the county. This can change based on the County Engineering feedback. This will all be worked out.

Frank Pinto asked if the driveway on this parcel will be lined up with the driveway on the other application before the board tonight. He was told yes. Mr. Pinto further questioned the septic system and whether it will have to be elevated at all based on the estimated seasonal high ground water table. He was told the system will be based on the rules. The final grading and final elevations will be determined as the final detail design. Mr. Pinto was concerned that, if it has to be elevated, whether it will impact any of the buffering along the County Road.

Mr. Pinto referred to the DEP Letter of Interpretation dated April 7, 2017 and whether this is the one that the applicant has asked to extend. He was told yes. Mr. Pinto asked if the applicant was aware that this letter does not include Blocks 47.02, Lot 5 or Block 167.01, Lot 3.02. He was told yes, they are responding to the DEP and will address this.

Mr. Pinto referred to the Environmental Report, Phase I, dated September 30, 2021 which shows that the only sampling done was to look at historical pesticide use and was this correct. Mr. Landsburg said they will go back and confirm in the report but they followed the current guidelines for Phase I testing across a site of this size. Mr. Pinto suggests sampling historic pesticide storage area. If they are just basing the sampling on apparent staining, this can be covered up or changed. He felt sampling should be done in the pesticide storage area and in the vicinity of the AST's. Mr. Landsburg will review the area that was tested and will inform the Board.

Mr. Marchetti referred to the stormwater basins and, in reviewing the plan, noticed there were a couple of wet ponds. He felt that only dry basins were permitted under the new guidelines. He questioned whether this is a special plan to allow wet ponds or basins. Mr. Ritchie explained that wet ponds are listed on the DEP's list of acceptable practices to control storm warm runoff along they meet certain criteria. They have met those conditions.

Frank Pinto asked for the applicant to be specific about the DEP's approval needed for a wetlands permit or encroachment.

Mr. Ritchie said they are proposing discharge locations for the stormwater management facilities which will be adjacent to wetlands. One of the general permits under the DEP's rules is specifically for stormwater outfalls as long as the criteria is met. They are proposing the stormwater outfalls meet the conditions but a permit is needed from the DEP to do that. They are also proposing a Wetland Buffer Averaging, another permit that is allowed whereby the buffering width is reduced in one location but compensated in another. This work is proposed in the Northeast corner, adjacent to the wet pond location.

The Public Comment portion of the meeting was opened.

John O'Callaghan, 53 Oak Lane, New Egypt, NJ was sworn in. He commented at the 200 bay warehouse with 507 truck parking and 604 employee parking. He felt the traffic numbers were inconsistent. He asked the Board to consider that the plans be consistent before granting preliminary approval. Mr. O'Callaghan was concerned with the increase in the traffic and asked the board to consider, before granting preliminary, that the plans be made consistent with either the warehouse and parking and the amount of traffic exiting the property or the ITE standard or he recommended a sensitivity study be done on the ITE standard itself as if this was a much traffic development.

Attorney Gillespie rejected the premise of Mr. O'Callaghan's suggestion that the plan is inconsistent with traffic information. He felt it was not inconsistent and there was no testimony to the contrary. He further gave a summary of the preliminary approval and information presented to the board is what is planned for that site, it is an interchange and what should go there and it meets the zoning requirements. He respectfully asked the board to grant the approval subject to the conditions.

A motion was offered by Doug Borgstrom and second by Colleen Herbert to grant preliminary approval with the bulk variance. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: BORGSTROM, HERBERT, TAHIRAK, GROUSER, SISZ, OCELLO, SCHWARTZ**  
**NAY: NONE ABSTAIN: PINTO, COLTRE**  
**NOT VOTING: SENSE, MARCHETTI ABSENT: PREIDEL**  
**NOT SITTING: WAINWRIGHT**

#### **RESOLUTION 2022-1-1**

**(A copy of this Resolution is spread on the following pages.)**

A five minute break was taken.

Upon conclusion of the break, the meeting commenced. Another Roll Call was taken ensuring all present.

#### **Application 2021-11: NFI Real Estate, Block 45.02, Lot 4, 2115 Florence-Columbus Road (Lounsbury Tract), Preliminary Major Site plan for 2 Warehouses**

**Attorney Gillespie** explained this application is for the opposite side of the road. The same witnesses are in attendance. He asked the Board to take notice of the testimony just received earlier this evening from Mr. Lounsbury regarding NFI and what would be redundant information. This was ok with the board. **Attorney Gillespie** also requested that the prior testimony of Mr. Hoffman utilizing the standards for the warehouses. This was agreeable to the JLUB professionals.



**Attorney Gillespie** referred to the ERI report of January 18, 2022 and clarified this application for just preliminary. He asked that the Board defer conditions to final. They are asking for a total of 1,426,230 square feet on a 133...4 acre lot in both Mansfield and Florence Townships. In this case, the entirety of one building is in Florence Township and all but a few thousand square feet are in Florence Township as well. Only a small portion of the 870,480 square foot, warehouse number 1, or less than ½ of a percent will be located on roughly 7.24 acres in Mansfield Township. The remainder of the Mansfield portion will include off-street parking, loading, utilities, and storm water management facilities. This is for the warehouse associated infrastructure in Mansfield.

Mr. Ritchie was sworn in and presented Exhibit A-1 indicating the Lounsbury parcel showing the two townships. Exhibit A-2 showed the overall site plan rendered showing the two proposed buildings with the small portion of one building of about 4,000 square feet in Mansfield. Also in Mansfield are about 37 of the 589 car parking spaces. Of the 404 trailer parking spaces and 332 loading docks, most of those are in Florence Township. A few are along the back in Mansfield. They are proposing one entrance drive in Florence Township to access the Florence-Columbus Road. This drive will line up with the driveway of the project across the road. In addition a second access point is proposed along the Burlington-Columbus Road on the southern side and this is in Florence Township.

Mr. Ritchie said the water supply will be with the New Jersey American Water main extension. An on-site wastewater treatment system, on-site septic system is proposed generally within Florence Township. Landscaping are being some improvements within Mansfield. Site lighting is proposed, stormwater management facilities, solid waste compactors and recycling containers will be placed along the buildings within the loading dock areas. No signs are proposed but will be during final application. No waivers or variances are required for the Mansfield portion. Application was made to the Burlington County Planning Board, Burlington County Soil Conservation District, NJDEP, and Florence Township Zoning Board. Applications will be made to the DEP for treatment works approval as well as the County Board of Health and the NJ Pollution Discharge Elimination System for discharge to groundwater permit, and the NJ American Water Main Extension Permit.

Mr. Hoffman was sworn in explained the studies he undertook regarding the square footage being sought for approval on the Mansfield site and the conclusion reached regarding traffic impact. He spoke of the access as well as the traffic generation from the site. Since this project is larger than the Wainwright tract, higher trip counts are anticipated. Morning peak will be 185 peak hour trips, 14 of which are truck trips. The PM peak hour will be 242 trips, 38 trucks. Over the course of the day, 1997 total trips of which 314 truck trips or 157 trucks per day.

In speaking of the ERI letter, Mr. Hoffman spoke of the traffic impact to the Columbus area. The morning trips traveling through the village would be 18 trips. The evening would be anticipated to be 20 trips. He felt this would have no negative effect on the operation or the level of service to the intersections in that area.

Mark Malinowski said his report concentrated on the improvements within Mansfield Township. Some infrastructure in Florence does impact Mansfield Township, specifically

drainage and storm water control and some underground systems. His report, dated December 23, 2021 was reviewed. Frank Pinto asked if there is a DEP approved LOI for this site. He was told not yet, although it was applied for.

Chris Noll went over his traffic report stating his comments are basically similar, if not identical, to the previous application. He requested a copy of the plans for the intersection improvements at the site accesses as well as the noise report relative to this application.

Colleen Herbert questioned the access on the Burlington-Columbus Road and whether this was for access only. She was told this is a two way access. With that in mind, Mrs. Herbert was concerned that the trucks will go toward the light on the Florence-Columbus Road and it will be a nightmare. Mr. Hoffman explained the County also had concerns about this area and they are currently working through their comments. Mrs. Herbert was concerned that the traffic does not come toward Columbus. Mrs. Herbert was also concerned about the Board's awareness of the communication with Florence. Mr. Noll said we do get review letters from the County. It was noted that this road is under County jurisdiction and concerns are being addressed.

Mr. Fox referred to his December report. His comments were the same as the prior application. In discussion with Mr. Ritchie, they agreed things will be worked out now or during final approval. Mr. Fox questioned the parking spaces and felt some could be ghost spaces. Mr. Ritchie said that based on a 4,000 square foot building, 4 spaces are required. 37 of which are in Mansfield. Mr. Fox questioned why there are more spaces than needed. Mr. Phillips was sworn in and said they were based on the overall project, Mr. Fox asked that, if there is opportunity to ghost some spaces and not build them, this be considered in the final approval. This was agreeable to the applicant.

Frank Pinto said he was led to believe questions can be addressed for the whole application. With respect to the noise, Mr. Pinto noted that there are residents close to the facility and whether the study looked into those lots as far as the noise requirements. **Attorney Gillespie** said they will agree to the same condition as on the prior application. This will be submitted before final. Mr. Pinto asked for a general idea of the amount of wetland disturbance. This information was not available as this was not defined fully yet although they are in the process of obtaining a LOI. Once these are defined, they will know the potential impact.

Jef Grouser asked if a traffic light is anticipated at the two driveways. He was told this is an item the County is requiring more information. They will be willing to install on if warranted.

Mrs. Herbert asked the applicant to consider "real life" over studies. She felt traffic is a big issue in this area, including Liberty Lake.

The public portion of the meeting was opened. There being no public comment, this portion of the meeting was closed.

A motion was offered by Douglas Borgstrom to approve this preliminary application. The motion was second by Carl Schwartz and carried on a Roll Call Vote, recorded as follows:

**AYE:** BORGSTROM, SCHWARTZ, TAHIRAK, GROUSER, HERBERT, SISZ,  
OCELLO, COLTRE  
**NAY:** NONE           **ABSTAIN:** PINTO  
**ABSENT:** WAINWRIGHT, PREIDEL  
**NOT VOTING:** SENESE, MARCHETTI

**RESOLUITON 2022-1-2**  
(A copy of this Resolution is spread on the following pages.)

**BOARD COMMENTS**

Colleen Herbert complimented Mr. Tahirak on his leadership and thanked Mr. Dasti.

Chairman Tahirak welcomed Mr. Dasti aboard.

**PUBLIC COMMENT**

There were no comments from the public.

**MOTION TO ADJOURN**

A motion was offered by Colleen Herbert and second by Carl Schwartz to adjourn. Motion carried.

**PREPARED BY:**

**RESPECTFULLY SUBMITTED BY:**

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**Barbara A. Crammer**  
Deputy Clerk

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**Linda Semus, Secretary**

