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Township of Mansfield

- County of Burlington -

PLANNING BOARD
3135 Route 206, Suite 1
Columbus, New Jersey 08022

Michelle L. Gable, Secretary
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MANSFIELD TOWNSHIP PLANNING BOARD

AGENDA

Tuesday, May 28, 2013

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

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.

Also notice was published in the Burlington County Times on Sunday, May 26, 2013 changing the location of the meeting as well as notification via e-mail to the Burlington County Times, Trenton Times, the Register News, the Clerk of the Township of Mansfield, the members of this body, each person who has requested copies of regular meeting schedules, posted on the official bulletin board at the Municipal Complex and to anyone who has prepaid any charge fixed for such service with all the e-mailing and posting being accomplished on May 24, 2013.

ROLL CALL:

Planning Board Members:

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

Professionals:

Thomas J. Coleman, III, Charles Petrone, Solicitor's; Louis Glass, Harry McVey – Planners; Robert R. Stout – Engineer; Al Litwornia – Traffic Consultant

PUBLIC COMMENTS:

The public may comment on non-agenda items.

MATTERS TO BE CONSIDERED BY THE BOARD:

COMPLETENESS ONLY:

Application Number PB13-01PSP,GDP, V: NAK Realty c/o American Properties Realty, Inc., Block 3, Lots 5.01 & 10.01 and Block 4 Lots 6.01 & 7:

Application for Preliminary Site Plan, General Development Plan and Variance to develop on both sides of Route 206, to contain a total of 398,930 square feet (SF) of retail space within several buildings. Development to the east of Route 206 will consist of approximately 362,335 SF of retail space, with the remaining 31,826 SF of retail space and 4,769 SF convenience store with gas station located west of Route 206.

Location: Route 206/Aaronson Road
Zoning District: C-2 Highway Commercial
Application Filed: March 20, 2013
(Formal Official Action Maybe Taken)

COMPLETENESS & PUBLIC HEARING:

Application Number 2013-02CU,PFSP: New Cingular Wireless PCS, LLC (AT&T), Block 45.01, Lot 2.02:

Application for Conditional Use, Preliminary and Final Site Plan to add three antennas and related equipment to the existing six antennas at 130' on an existing tower with an addition of two equipment cabinets to the existing compound.

Location: 22295 Columbus Road
Zoning District: ODL
Application Filed: April 25, 2013
PUBLIC HEARING
(Formal Official Action Maybe Taken)

AMENDMENT TO ANNUAL MEETING NOTICE:

RESOLUTION NUMBER 2013-05-07: Amendment to Annual Meeting Notice

APPROVAL OF MINUTES:

February 25, 2013 Regular & Joint Special Meeting with the Township Committee

REQUEST FOR APPROVAL OF ATTENDING CLASS TO KEEP CERTIFICATION:

Michelle Gable, Secretary to the Board is requesting the Planning Boards permission to attend the 13th Annual Current Issues in Planning & Zoning Conference to earn credits to maintain her current Certification as Planning Board/Zoning Board Secretary.

ACCEPT, RECORD & FILE CORRESPONDENCE:

Louis Glass Associates

- 1 Date: May 1, 2013
Re: NAK Realty – Promenade at Mansfield
Block 3, Lots 5.01 & 10.01; Block 4, Lots 6.01 & 7
Route 206 – Completeness Review
- 2 Date: May 8, 2013
Re: New Cingular Wireless PCS, LLC (AT&T)
Block 45.01, Lot 2.02 - 22295 Columbus Road – Zoning District ODL
Proposed Conditional Use, Preliminary & Final Site Plan

Litwornia Associates

- 3 Date: May 22, 2013
Re: NAK Realty – Promenade at Mansfield
Block 3, Lots 5.01 & 10.01; Block 4, Lots 6.01 & 7
Conflict of Interest
- 4 Date: May 13, 2013
Re: New Cingular Wireless PCS, LLC (AT&T)
Site: Sharp NJL03350
Block 45.01, Lot 2.02 – 22295 Columbus Road
No Traffic Impact – No traffic review required
- 5 Date: May 13, 2013
Re: Manheim Remarketing, Inc.
Block 3, Lot 2 – Demolition Project
No Traffic Impact – No traffic review required

Stout & Caldwell Engineers

- 6 Date: May 6, 2013
Re: NAK Realty – The Promenade at Mansfield
Preliminary Site Plan – Completeness Review
Block 3, Lots 5.01 & 10.01; Block 4, Lots 6.01 & 7
- 7 Date: May 10, 2013
Re: New Cingular Wireless PCS, LLC
Block 45.01, Lot 2.02 – 22295 Columbus Road

Burlington County Planning Board, John A. Engle, PE, PP, Planning Board Engineer

- 8 Date: April 29, 2013
- Re: New Cingular Wireless – Sharp Site Plan
Mansfield Twp. – Block 45.01, Lot 2.02
Application found to be deficient
- 9 Date: April 3, 2013
Re: NAK Realty – Promenade at Mansfield Site Plan
Block 3, Lots 5.01 & 10.01; Block 4, Lots 6.01 & 7
Route 206 & Aaronson Road

Burlington County Soil Conservation District

- 10 Date: March 20, 2013
Re: Community Swimming Pool Deck Redevelopment
Block 42.02, Lot 37 (Homestead Clubhouse)
Soil Erosion & Sediment Control Plan Certified
- 11 Date: May 9, 2013
Re: Great Northeastern Enterprises
Block 28, Lot 49.07
Soil Erosion & Sediment Control Plan Certified

NAK Realty

- Date: March 12, 2013
- 12 Re: Freshwater Wetlands Permit Application Notification Letter
- 13 Re: Flood Hazard Area Permit Application Notification Letter

Stout & Caldwell Engineers

- 14 Date: May 13, 2013
Re: The Promenade at Mansfield
Block 3, Lots 5.01 & 10.01; Block 4, Lots 6.01 & 7
Environmental Review

NJPO

- 15 Date: January/February 2013
- 16 Date: March/April 2013
Re: The New Jersey Planner

BILL LIST:

Litwornia Associates

Great Northeastern Inv.#9048 \$ 11.50

Raymond Coleman Heinold & Norman, LLP

Blue Sky (Tindall) Inv.#14432 \$ 28.00

NAK Realty Inv.#14561 \$ 119.00

New Cingular Inv.#14070 \$ 133.00

Stout & Caldwell Engineers

Bright View	Inv.#MPB-12-001-0003	\$ 93.75
NAK Realty	Inv.#MPB-11-003-0001	\$3,012.50

NEXT MEETING DATE: Regular meeting, June 24, 2013

MOTION FOR ADJOURNMENT:

Submitted by: Michelle L. Gable, Secretary