

TOWNSHIP OF MANSFIELD
PLANNING BOARD
Tuesday, February 7, 2012
Work Session

A work session meeting of the Mansfield Township Planning Board was called to order by Chairman Scott Preidel at 7:00 P.M. on the above shown date 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 23, 2012. Said resolution was published in the Burlington County Times on February 1, 2012, 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 30, 2012.

Those in attendance are as follows:

Board Members: Douglas Borgstrom, LaVerne Cholewa, Robert Higgins (arrived 7:09 p.m.), Gary Lippincott, Dalpat Patel, Scott Preidel, Douglas Walker (arrived 7:07 p.m.) and Michelle Gable, Secretary. Arthur Puglia and Robert Semptimphelter were absent.

Professional Staff: Harry McVey, Planner

MATTERS TO BE DISCUSSED:

Chairman Preidel noted the following items will be discussed and then turned the meeting over to Harry McVey:

1. Brief explanation of TDR: Why in Mansfield, Why the proposed boundaries: benefits, etc.
2. Sending and Receiving area boundaries; parcel identification of properties that will be part of the program; draft number of TDR credits.
3. TDR work items and schedule.
4. Discussion of the Real Estate Marketing Analysis (REMA) - the economic basis and justification of the TDR program.

Harry McVey – He thanked the Board for having a work session. He said we would be in a position to finalize and adopt the TDR program this year. He went onto say that we still do not have a Wastewater Management Plan and when the DEP is contacted first it was they were going to have a public hearing because of the warehouse, then they were not going to have a public hearing and they were going to sign it after sixty (60) days and as of Friday they have come up with another one. He said as part of the whole TDR program one of the items we are going to be required to do is stream protection ordinance and it has to do with the categories of streams and wetlands and some of the streams are going to have a 300-foot setback, which is a significant impact on the new sewage plant. He said they drafted an ordinance with the DEP's assistance and somehow it got up to the Township Committee and got adopted without no one knowing about it and part of the problem is the supporting data for the ordinance was never done in particular the mapping so as a result they pulled the ordinance.

Dalpat Patel – Said this has been going on since 1998-1999 then 2001 it was dying now who is forcing to get the TDR again.

Harry McVey – Said Dalpat is correct it has been incremental approach and it has been reinventing the wheel basically but as I have indicated the wastewater management plan will be

resolved on its own and we will proceed as if it is going to be approved because at some point it is going to be and it has to be otherwise we don't get the Reed farm and we need the Reed farm to provide sewer. If we do not have sewer we do not have a TDR program but the type of densities we are talking we have to have sewer. He then backed up and noted that TDR is something we have been talking about as a Township since he started with Lou just about nine years ago and it started slowly and approximately between 2000 and 2002 we had a major jolt and we actually produced some draft ordinances and some draft maps and since then we have backed up again and changed course in terms of how we are going to deal with the TDR program but before he moves on he is not sure if everyone knows what transfers development rights are and what we are doing and why we are doing it and how we are doing it.

What is TDR?

TDR is the Transfer Development Rights program it basically takes the development credits from the area indentified as the sending area and allows them to be transferred into an area that is identified as the receiving area.

What is a credit?

What is a credit? It is different in every Township so what it was in Chesterfield or any other Township is not what it is going to be here. A TDR credit in this Township is based on the underlying zoning, which is the R-1 Zone. R-1 Zone allows one (1) unit for every three (3) acres. In a perfect world, you take your acreage and divide it by three and that is the number of credits that you have. This is not a perfect world, we have wetlands, we have unusually shaped properties, and we have all sorts of topography issues. What we are attempting to do is identify the number of properties keeping it as simple as possible and look at the environmental constraints, which in our case are going to be wetlands and wetland buffers. There are going to be some properties that are going to have literally almost zero development credits because there are so many wetlands, there are others that are going to have barely because of their rectangular shape, they have the correct street frontage and may have next to no wetlands on them they are going to get the maximum, you are never going to exceed one per three acres that is the maximum. Therefore, that is how we established it and that is done for both the sending and the receiving areas. At this point, they have identified approximately 150 properties, 129 in the sending area will participate and there are 19 in the receiving that will be eligible to participate. There are minimum lot sizes to qualify. The receiving area the base density does not change it is going to be 1 to 3 but because of sewer we are going to allow higher density for example it could be 3 to 3.

Why we are doing TDR?

There are several things involved, quality of life issues, the residents like to see wide open space, they like to see the farmland preserved, the more we get extended out the more difficult it is to provide services, you have additional roads and equipment plus you cannot get from point A to point B unless you have a car. The idea was to do that but at the same time the idea was we have an existing septic issue in the Village of Columbus, which is a public health issue. There was gallons reserved to service Columbus at the Homestead plant but the problem was who is going to pay to get it from here to the Village of Columbus that has always been the hang up. There was a development, Calton Homes, in negotiating with the Township and the end result was that there was a court settlement where they would be able to build age restricted homes with a low and moderate income housing component which is still part of our program and they would get the sewer from the Homestead plant but the alternative was that they would provide us with land to build our own sewer treatment plant or provide the money to fund the

first phase of that treatment plant which would serve the existing Village. The plant will also be able to be expanded at the Reed site in our opinion it is large enough to be able to take the effluent so there is no pipe going to a river or creek we are going to discharge to the ground, you have to have a fairly large property surface for that. That is how this came about it was the ability for the Township to actually provide sewers to the Village of Columbus and take care of that public health problem and at the same time be able to look at the TDR program and say it makes sense to try to put in people in certain area and to concentrate that development. It is also related to the State policy and State programs just about everything is, even though the State keeps changing what has been called the State plan it is still the goal to concentrate development in centers and centers is not something we use as terminology anymore but when this program started the only way we were going to get sewer and water in the existing Village was to have Columbus designated as a Center and to be designated as a center it had to be a growth center, which is again why the TDR program fit into that. The State is not going to allow the sewers to be extended into Columbus without the TDR program, so it is something we want to do but it is also something we are being required to do in order to get the sewer and water. That is how the program came about and why it came about. Originally, it was envisioned as being voluntary but now there is going to be an element of mandatory and by that as a receiving area property, you must use TDR, you must acquire credits to build up what you want to do. The sending area is going to get a little more flexibility, you don't have to do it but at the same time we are doing the TDR program there is going to be a down zoning so that if you participate you get full credits you don't lose anything, if you go to develop and you choose not to do TDR then it is going to be a lesser number of units, that is to encourage participation and it is probably going to be 1 to 10 is what his guess is he does not know that for a fact. If you are a farm or your land is fallow, at this point it is not going to impact you. The impact comes when you actually sell credits or develop at that point it would kick in.

Real Estate Marketing Analysis (REMA)

It basically sets the value of what a developable lot would run and sets the value of the transferred credit. It also establishes what the residual value of farmland would be because there is value to farmland with or without the development credits. It also analyzes the amount of land available in the receiving based on how we proceed when we once set up the zoning within the receiving area, is there enough land to support the number of credits out there so the credit values remain tame. The first draft of the report is done it just came out late last week; he just has not had a chance to review it and talk about it. It is important because without that there is no TDR program. It is a mandatory element that the State requires and County the requires. The value is flexible; we are not going to set a value. What the real estate marketing analysis does is say based on today's economy/period of time what are land values going for, what are approved lots going for in this Town even though we have 1 unit to 3 acre zoning most new lots are 1 to 2 acre lot size and that is because we are going to cluster. It does not set the value but it anticipates what the values are going to be based on the market conditions.

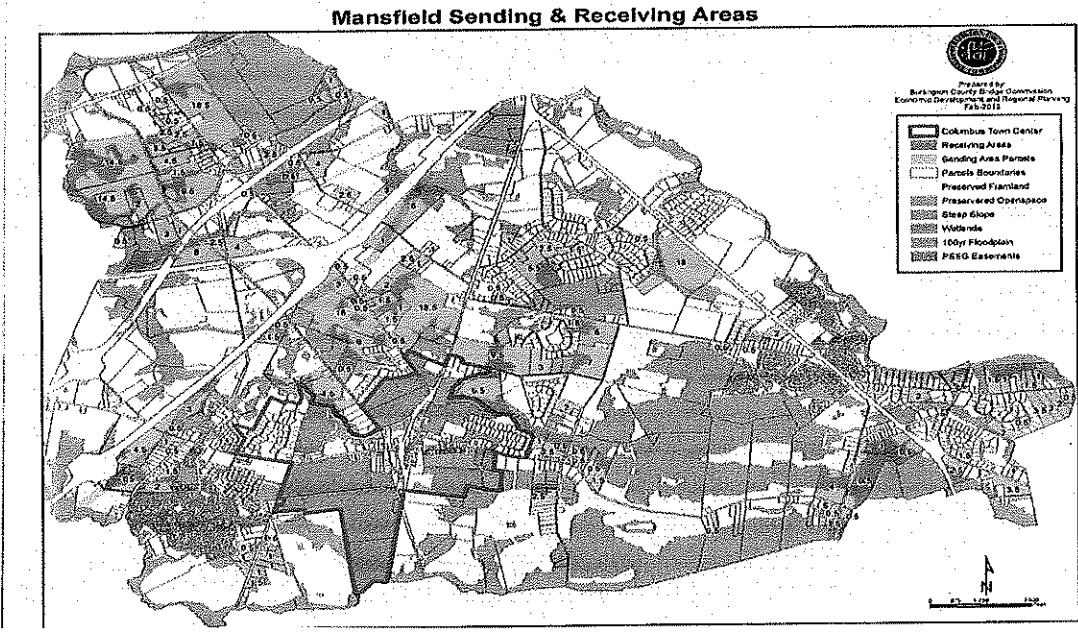
Dalpat Patel asked about the sending districts. **Mr. McVey** said what we were ending up with was a series of cul-de-sacs out in the middle of nowhere with surrounding open space that was not necessarily usable as farmland even though it could be used as farmland, that is apparently not what the residents of this town wanted to see. They do not want to see homes spouting up on farms, they want to see the farmland preserved and used as farmland so the intent here is also to maintain the value of that farmland. If you do that, you do not have some sort of mandatory requirement to do so then it is a hit or miss whether could even develop the Town

Center. If you have people who want to buy credits but you don't have willing sellers then you don't have a program so that is a rational behind it and they don't want to see development out in these areas so therefore you require people if you want to develop you sell your credits. You can either sell to someone in the receiving area or you can sell to the TDR credit bank. It still depends on what you as a property owner wants to do today.

Chairman Preidel asked is this just for our Township or is there any possibility of it ever expanding, the State or County coming and saying no since you cannot get enough and nobody is willing to sell them and we went forth and passed everything and your town center is not developing now we want Springfield to be a part of it too and you guys have to take them on. **Mr. McVey** said there is nothing in the current State law, State policy or County policy that would even remotely indicate that this is a possibility.

Gary Lippincott asked we do the TDR and build the sewer plant how much of this area has to be built out before that sewer plant can be practical to run without being an overburden to the town. **Mr. McVey** said we have what we believe is the ultimate build out capacity of that plant, it has not been designed, he believes there is an RFP that the Township is going to be putting out for the design of that plant. It is going to be designed so it can be incrementally built, it will be designed solely initially to serve Columbus, which you are dealing with approximately 200 homes.

CURRENT MAP OF THE SENDING & RECEIVING AREAS:



Harry McVey – As you look at this map just immediately to left of the red area at the bottom that large lot that is the Reed farm and that is where the sewer treatment plant is going to be located. The area was chosen because it is compact, it surrounds the existing Village and what we are looking at is expanding the Village not coming up with necessarily something new and yet has enough land that would be able to support what we are trying to do. The two large red pieces at the bottom look like a lot of land but that is also the property that is going to be impacted by the 300-foot setback from that stream. If you draw a line up the middle of those properties that is about what is developable, it is not the whole property. The by-pass would be

through there and that is another benefit to the TDR program. We have been having problems with the amount of traffic coming through Columbus and we have almost always had a by-pass along the southern edge of the Township which would connect Columbus Road to Route 206 and in preparation for that when the County bought the farmland on the East side of Route 206 they actually reserved the jug handle for the by-pass. So we know where it is going to come in, we know where our existing stream crosses and obviously it will tie into Columbus Road over near Petticoat Bridge Road. The by-pass is to direct traffic around Columbus and not through Columbus. It is not going to be a high speed road, it is not going to be a multilane road, it is going to be a road with driveways attached to it, it is going to be separated with a median island, it will give the appearance more of a boulevard type approach and again it is not a high speed, it will be able to handle the volume. **Robert Higgins** asked what defines a high-speed road. **Mr. McVey** said probably a 35 mile per hour road. A discussion then followed regarding the by-pass that was originally talked about at the County work session meetings with the residents in that it was to be a major road where houses were going to be built not facing the road. It was also noted that the County decided that they wanted that to be streetscape with all the houses facing it and it was a two-lane road with a grass island in the middle.

Harry McVey – The numbers represent the credits for each parcel that is going to be part of TDR sending area. As the part of the ordinance each of these lots will be identified, number of acres, number of buildable acres and the number of credits that we are signing based on the attributes of those properties, which has to be all part of the ordinance. Also within the ordinance, there will be an appeals process so it is not just take it or leave it. Everybody knows there own property better than somebody that is looking at State maps. If they are of the opinion that they are being under funded by TDR credits there is an appeals process. It is not necessarily easy and not necessarily inexpensive; it is not just going to the Township Committee and saying I believe I should have five more credits. You are going to have to actually design a subdivision with enough engineering to show that it will support the number of units that you are going to be asking for without variances and without impact the environmentally sensitive land primarily the wetlands and if you can show that you should get more credits then it will be amended to allow the extra credits. He said to develop the credits we are taking every property, number of acres coming up with a net buildable acres based on what is there and then dividing it by three (3). **Douglas Walker** asked what is each credit worth. **Mr. McVey** said that is what the Real Estate Marketing Analysis will give you an indication based on the market today over the last six to ten years, what properties are going for, both improved properties as well approved and unapproved lots and also farmland and that will set at least for discussion purposes what the initial value is, obviously somebody is coming in and lets say the value is \$60,000 if that is what the Marketing Analysis indicates that based on the history that is what they would expect credit to be and that is all they would it expect to be. The buyer and the seller get together, if it goes up to \$70,000 or drops down to \$50,000 the market is going to set the value. From the Townships perspective we need to have a good idea about what we believe those credits are going to be worth and at this point the first draft is out and \$60,000 is in the ballpark. **Mr. Walker** asked if the systems are failing due to age or to the soil conditions. **Mr. McVey** said he would say it is a combination. Number one you are dealing with a lot of small lots that brings close development that is not conducive to septic and could not develop these lots on septic today with the standards that are in place. **Gary Lippincott** said soils go when you get down. **Mr. Walker** asked if the homeowner's will be made to hook up to the sewer. **Mr. Higgins** said you cannot make them. **Mr. Walker** asked if the sewer line is going to run in back of the houses or in the street. **Mr.**

McVey said more than likely in the street but it has not been designed yet but he would suspect it would be in the street just for ease of maintenance. **Mr. Walker** said it will require the residents for plumbing purposes for discharge of the residential dwelling to be turned around so the drain goes out the front rather than out the rear. A discussion then followed regarding hook up of the sewer, the design, how it is going to be paid for and who is going to possibly build the facility. A discussion was also held regarding the failing systems and how they will not fall into today standards. Public water allocation to the Township was commented on as well.

Harry McVey – The receiving area in red is in the area that has grown since we first started talking about the program. It has grown because partially it is conditional land but also partially, it made sense to attach into areas that should be part of the Town Center. For instance when the Township bought the new building out on 206 it will ultimately be the Municipal Building, it makes sense to pull in those properties and have that property as part of the Town Center or again regardless of whether the waterline are there it is not part of the Town Center there is no water to the building. Therefore, this allows that to happen and also allows them to look at the old Albanesi farm and bring that in. Again, that is why that was done to expand in certain areas. This is the final plan in terms of what the receiving area is going to look like and what the sending area parcels identified will be. The next step is finishing up the REMA as he indicated and when that happens he would expect that would be the topic of discussion for the March meeting that we would have because this Board has to understand it before we go to the residents. We would have meetings with both sending and receiving area property owners to explain the process to them, probably a two-stage meeting. The first meeting would be to just explain the process, how we identify the properties, why the properties are part of the program and how we are getting to the credit generation. There would not be a map like this to show the number of credits. The second meeting then would be to answer individual questions, how many credits is my property getting and why this and why that type of thing. Those meeting will probably be scheduled late March early April. Again, it is not a public hearing; they are work sessions similar to this because nothing is being adopted at that point. At any point that we are talking about any of this material it is still subject to being modified. Harry does not want to give the impression when he gives the Board something it is a done deal. If there is some particular concern as they are bringing materials here, they need to hear it and talk about it.

Mr. Higgins asked how many units are in the receiving area. **Mr. McVey** said as of today based on the number of credits we see being generated by the 148 properties, we are talking about 400 credits. **Mr. Higgins** asked how did they get that number. **Mr. McVey** said the total buildable property divided by three (3) and the sending area is approximately 295 the other 105 comes from the receiving they also have residual value.

Chairman Preidel said you are gaining commercial in this area as well and you are rezoning residential to commercial because the way it was explained there was going to be a lot more commercial in this Township. **Mr. McVey** said we are looking at about 150,000 square feet. **Chairman Preidel** asked there is no TDR from commercial to commercial. **Mr. McVey** said no.

Mr. Higgins asked in the receiving area is there any multifamily homes or are they all single-family homes. **Mr. McVey** said there are 400 credits we are going to be dealing with, right now the building lots for the Town Center are single family detached homes about 6,000 square feet. He said there are approximately 960 of those lots that they have identified as doable within the constraints and putting in the needed street pattern. The vast majority will stay single-family lots. They have a COAH component we are going to have to deal with, there will be

some Townhouse units he believes the number is about 10% and essentially is going to happen is within certain limited areas of the Town Center it will be designated that certain percentage of those lots can be converted to Townhouses and a certain percentage of Townhouses can be converted to low and moderate income units. The idea is to have scattered sites because he knows that is something they talked about. We originally felt we would have a group maybe 200 low and moderate units by the ball fields but the Committee indicated that was not happening so they have gone back in and they are going to be a scattered site, which means that you are not going to get a house here and house here but you will within certain developments get small groupings of Townhouses and low and moderate homes there. He thinks one important aspect of the low and moderate-income housing if going to be different. There is no COAH but the rules and regulations are still in effect because it has been transferred to the DCA and the way the rules and regulations are set up 20% of all the housing units are to be affordable units. If we assume approximately 1,000 homes that equates to 200 units. We are taking an opposite stance and we are saying we should not be penalized because we are doing what the State is mandating in terms of smart growth. We are saying our base number of units is not 1,000 it is 400 to 400 credits and 20% of that is 80 units and that is what we are going to argue and that is what we are going to plan for, so we are reducing the number of low and moderate from approximately 200 down to about 80 so it is a big savings to the Township. **Mr. Walker** asked if they could be sold to Mt. Holly. **Mr. McVey** said the State does not have that but we don't want to have another Mapleton here where we have a big lot of units which are isolated by themselves and from what he understands they have been a problem to the Township, we are going to scatter them around so the Homeowners Association maintains it. The answer to Bob's question the vast bulk of the units will be single family detached homes at 1,000 square feet, a little bit larger then the Mapleton homes are about that size maybe a little bit larger then the Homestead lots. **Mr. Higgins** asked about the square footage. **Mr. McVey** said they are talking about bigger because they are trying to expand this, we had talked about alleys originally, and we are not going to have alleys. You may need alleys for the Townhouses area but they will be maintained by the Homeowners Association.

LaVerne Cholewa asked under the old COAH you got extra credits for the development that we were going to have in front of the senior complex, which was, suppose to be for handicap, does that rule still apply? **Mr. McVey** said it still applies and what you are referring to is the project freedom site, there is a large number of units with a lot of credits because of them. In theory that was round two we are at round three and that should give us enough credits but what is unknown is for instance the warehouses out at 295, there is no houses, but the State comes back and says you owe so many units based on the square footage of that then we are going to have use project freedom and that will support that. He does not believe that is the way they are going to go but there is no telling where they are going on this. Therefore, we are trying to be conservative so that we do not get surprised down the road and have to make major changes to the program down the road. If we have the program we think it is conservative enough it should support what we are trying to do without causing a problem to the Township and without causing a shortfall down the road. If there is a shortfall down the road we do not know where we are going to put it. **Ms. Cholewa** said when they were talking about the Carty/Reed property, sewer, the whole big deal that was suppose to be senior housing out there and we do not know what that is going to be now. **Mr. McVey** said it is still approved for senior housing it is up to them to do something about, they have approached the Township with an interest in doing that. **Ms. Cholewa** said at that point we only got the okay for that senior housing and then more houses went into the senior development the State then told us that we

were not allowed another senior housing development. **Mr. McVey** said that is correct.

Douglas Borgstrom said around figure of 960 single-family dwellings, what is the average number of children. **Chairman Preidel** said he thinks it is a one and a half for the high school and a half for the elementary school, so it is two. **Mr. Borgstrom** said that is roughly 2,000 pupils between the two school systems and asked if our schools could handle it. **Chairman Preidel** said he would think so, when they built it they built it to accommodate the Crystal Lake development and that was 600 homes.

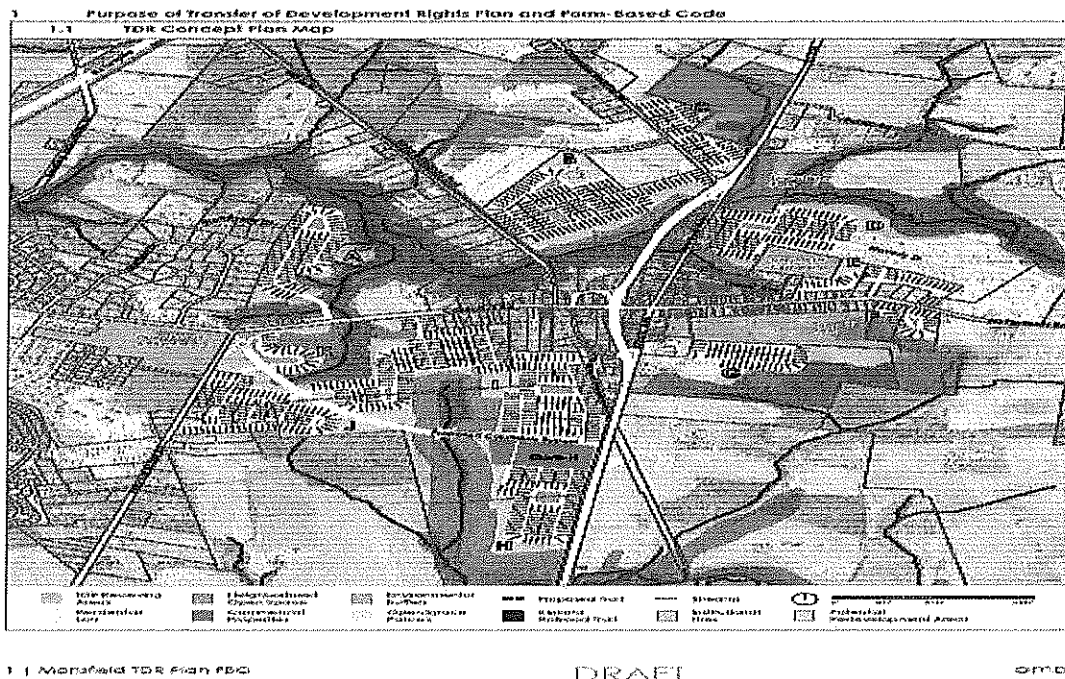
Dalpat Patel asked how many houses are coming to town. **Mr. McVey** said there is about 960 single family lots with some conversation that we would allow he would anticipate we are looking at somewhere between 1150 and 1200.

Chairman Preidel said he sees little tiny parcels of land marked here. Nobody is ever going to sell them, individual people own them who want to put homes on them are grandfathered in and he cannot imagine them every going anywhere and they are all in the sending area, there is nothing big, you even have Curtis Wainwright's farm on here and that is gone. He said the reason he was talking about commercial is because if you get commercial in and a lot of our commercial cannot be developed because we do not have sewer and you are going to move it in there so why not have some of the sending come from commercial too. **Mr. Higgins** said our biggest problem is we have nothing to bring commercial here, why would people want to develop something in Columbus Downtown, we do not have sewer, we do not have water and we do not have population. **Chairman Preidel** commented on offices. **Mr. Higgins** said why would an office move here. **Mr. McVey** said he thinks there is an incentive that they built in here. It is something he talked to the county about and he thought we needed the flexibility. If we stick strictly to three acres zoning no variances minus the environmental restriction, you are probably limiting the number of credits instead of the 295 we will probably be closer to 230. What we are doing is building into with minor variances and lot consolidation. For instance, if I have a home with six acres and my home is toward the street and my neighbors have the back part of their property can be subdivided off, there is value to that land, there is not now because there is no way to get to it. The assumption is you will have multiple homeowners that will get together and sell off that type of property to generate credits and that ups the numbers. He said it is to try to build as much flexibility in provide the homeowners. **Chairman Preidel** said if you have a six-acre farm right now five acres of it would be a credit and a half that you can sell. **Mr. McVey** said correct, so there will be some value to that. **Mr. Higgins** said they are doing everything they can to keep the post office in town. **Mr. Borgstrom** said the way this is presented here and everything goes through it will limit the speed of development in the receiving area depending on how willing the sending area is to sell. Therefore, if someone does not want to sell because he wants to leave it to his grandkids, he is either going to have to get six or seven people together. **Mr. McVey** said it also drives up the price of what the credits are, if there is a demand the credits and there is not a market for selling the credits, those that are willing to sell will get even more. **Mr. Borgstrom** said then it will make it less beneficially for somebody to try to buy them, they are going to lose their profit. **Mr. McVey** said correct. **Mr. Higgins** said otherwise he can say I can sell my area and buy this area over here that is not a sending area and give them more land because you do have people that are getting older and do want to sell and they don't have the opportunity to chose being a receiving area or a sending area. **Mr. McVey** said he thinks it is very important that the next step after the REMO and we also have the first draft of that as the design and zoning ordinance that will be the overlay zone. Unlike the zoning ordinance, we have now and the subdivision we have now we lay out some bulk standards minimums and that is it. You come in, you design it and we have really no

control over what it looks like or how it is developed, that is not 100% true but essentially they can do as they like as long as they meet that standard. The difference with TDR is that we are going to have a block and street layout that they are going to be required to follow. In addition to that we will be housing types and housing masses that they are going to be required to followed but there will be key design features that will have to be carried forth and that is something we have not done, that is being developed now. The question you might have is how you go from 400 credits to 1200 homes. In order to make the program work a home that can be built out in the sending area, lets say a 2 acre lot, is going to have a certain value to it. A small lot in the Town Center is not going to have the same value and the analysis at this point shows in the Town Center you can build approximately 2 single family detached for every credit that you get. A Townhouse you about double that so it is about four Townhouses, so that is how that works. If somebody goes out and buys a credit, he can build approximately two single-family homes or some many Townhouses. The intent is to not let say Orleans or somebody I have 20 acres here I can build sixty or a hundred to two hundred townhomes, it is not to allowed that and the intent is you can have a certain amount of Townhouses in certain areas we are going to control the growth. **Chairman Preidel** said if I have lot that is out in farm country and let's say its 2.5 credits and it is worth \$300,000 to me if I go to sell it for you to come out, live in the country, and build a house, how much are these people actually going to pay for it. **Gary Lippincott** said the people with the credits are going to be in the driver's seat because there is not enough credits in one spot and the developer is going to have to hit a whole bunch of these people and noted that he went through this eight to ten years ago in the Pinelands. **Chairman Preidel** said to compare apples to apples can we get any prices from Chesterfield for the next meeting to give us a rough idea. **Mr. McVey** said when we talk about some of the other features the REMA element and the design element, I will be at the meeting but we are going to have people that actually read those studies and reports, their the experts on it, they will be the ones to answer the questions. **Mr. Lippincott** said these owners of these credits, you might say five grand a credit or it might be worth five they could sit on that credit. **Mr. Borgstrom** said other municipalities have gone through this in a recent time frame like what we are looking at now how are they fairing. **Mr. McVey** said we have at lease four of the major properties in the Town Center that are hot to trot on the program. They want it, they understand the program, they have participated elsewhere, they know how it works and they know what the costs are in order to put the product together. He said he is talking about Orleans who owns a big piece, they are definitely interested; Toll Brothers does not own any property but are interested and Mark Fauci with American Properties they own property. So we have willing property owners, the whole Township Center no but other pieces yes.

TDR CONCEPT PLAN MAP:

Mr. Walker said this shows developments with houses with their back of their houses backing up into the by-pass. **Mr. McVey** said right, no access to the by-pass. He said also in terms of the design these are the types of features. **Mr. Higgins** asked that is the proposed by-pass that is to be formed. **Mr. McVey** said yes and commented there have been a number of modifications/changes made.



WORK SHOP MEETINGS:

Mr. McVey said we do the workshop meetings as a planning board or we just send letters and the staff and the consultants and him and who ever shows up we would just do like we are doing tonight. It is just an open discussion. Those two will probably come the end of March beginning of April and the others are probably going to be into late spring early summer and that is the actual public hearings we will be adopting ordinances. Under the ordinance, again most of this is in the first draft so we are well along and either next month we will introduce that to the Board again at the work session not at a public hearing or at the following meeting. Either way we will be ready to discuss that by April because we need to get that resolved. The Master Plan material has to be adopted the same time because the Master plan sets the parameters for the program. It sets the rational for the program so that the ordinance actually supports the Master Plan and we are doing it a little bit backwards because once the ordinance is finalized and we have a better idea of what it is going to be then we finalize the Master Plan. We will probably will do more than just the TDR program there is some cleaning up that we really need to get done for instance Mapleton is still shown as R-1. It is not zoned R-1, it is not built as R-1 standards and he think the staff continues to have problems so we have to clean up some of that. Under the design standards, again, that whole item is in first draft and there will modifications from what he has seen because he has questions in terms of Township policies. The problem is it is easy to hire a consultant and they know what they are doing but they don't know this Township has done previously, so that is where he comes in and try to tone it down or modify it. That is where we are at with the design standards. The infrastructure plan #1 the streets plans is a part of that design element that draft is done; the water supply and the wastewater plan are still pieces that are missing and they will have to be coming very soon as he said he thinks the Township will be out to design stage very soon on a wastewater management system. The

REMA the first draft is done, it is being circulated amongst the consultants once that is done he would expect that would be our topic of discussion next month at our work session because that forms the basis without that there is no program. There are a lot of materials most of it is well underway, the deed restrictions, the ordinance basically come in two pieces one is the traditional zoning ordinance and design standards that would differ from town to town the other is the rules and procedures, how you establish the credits, what the appeals process is, how do you retire credits, what are the restrictions that will be placed on it. We are trying to keep ours as simple as possible so it is easy to understand and easy to appeal. As he said there are a lot of materials coming, this is just preliminary discussion tonight, you will be a lot more involved, and he will try to get materials to the Board members ahead of time especially if we are going to get into getting consultants here to talk about it so that you can ask questions. **Chairman Preidel** asked who the appeals go to. **Mr. McVey** said the planning board.

MAINTENANCE OF TDR CREDITS:

Douglas Borgstrom asked what kind of maintenance is this TDR and managing these credits and the move around, how is it going to impact municipal government. COAH kicked us in the butt so now we have to manage these transactions under COAH because of the low and moderate income. **Mr. McVey** said somebody has to take the lead whether it is Michelle or a designee of the Township, somebody has to keep track of where the credits are. **Mr. Borgstrom** asked is that a component you can get us an idea of how labor intensive that is going to be, especially in the starter phase because he would hate for this to come through and we discover that it dumped on somebody and it ends up not getting done completely. He said this is going to be a management issue for somebody and he would hate for it to just show up and not have a somebody that has the time and the ability to do it.

Mr. McVey said when we started this process it was the Burlington County office of land development or regional planning. There is no such organization with the County; there is no planning function at the County it was all transferred to the Bridge Commission. It is the same people and we are getting support money from the county otherwise we wouldn't be able to do this. They also have funds that the County did not have access to, they have consultants, and they also have engineers so when we do the plan for the stormwater management they will assist with that too. **Chairman Preidel** asked who drew the actual development. **Mr. McVey** said that is the consultant hired to do the zoning and the design.

LaVerne Cholewa said things listed on here in the second column where it says Bridge Commission Urban Park is the name of the company. **Mr. McVey** said they are the company doing the REMA. **Ms. Cholewa** asked what CGPH stands for. **Mr. McVey** said it is a planning organization that have extensive background in these types of projects.

Chairman Preidel said if this gets passed and the way the economy is and nothing is going on it could be 15 years before you can start building that sewer plant. **Mr. McVey** said he does not think it will be that long but realistically there were rumors no sewer is going to be available, the ability to have sewer may be available but if the State signed the wastewater management plan is definite the plant is still not resolved. Once it is designed then it has to be approved by the State and then changes have to be reworked, he would guess you are looking at least 4 to 5 years before there would be sewer.

Chairman Preidel said so people could be buying credits. **Mr. McVey** responded yes.

NEXT MEETING:

It was noted that the next regular meeting of the Mansfield Township Planning Board will be held on Monday, February 27, 2012.

MOTION FOR ADJOURNMENT:

There being no further business, a motion was offered by **Douglas Borgstrom** and duly second by **Dalpat Patel** to adjourn the meeting at 8:34 P.M. Motion carried.

Respectfully submitted,

Michelle L. Gable, Secretary

3/26/12
Approved