

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
Monday, August 27, 2012
Work Session**

The regular work session meeting of the Mansfield Township Planning Board held on the above shown date was called to order at 7:12 p.m. with the following in attendance: Douglas Borgstrom, Robert Higgins, Garry Lippincott, Dalpat Patel, Scott Preidel, Arthur Puglia, Douglas Walker and Michelle L. Gable, Secretary. Also present were Charles Petrone, Louis Glass, Al Litwornia, Robert Stout and Gary Forshner (Attorney for James Rockwell). LaVerne Cholewa and Robert Semptimphelter were absent.

The following item was discussed:

Application Number PB12-02PFSP&V: Dr. James & Teresa Rockwell/Mansfield Investments, LLC, Block 33.04, Lots 9.01 & 9.23:

All the professionals were satisfied with completeness. Therefore, the Planning Board could deem this application complete during the regular meeting.

Application Number PB12-03PFSP&V: Manheim Remarketing, Inc., Block 2, Lots 1.01, 2.01 & 3 and Block 1, Lot 5.03:

Robert Stout said they are asking for a number of waivers and some engineering data is needed but he is satisfied with completeness.

Louis Glass said he is satisfied with completeness.

Al Litwornia said he had no comments, as traffic did not need to be addressed.

Therefore, the Planning Board could deem with application complete during the regular meeting.

There being no further discussion, the work session was closed at 7:20 p.m.

Regular Meeting

The regular meeting of the Mansfield Township Planning Board was called to order by Chairman Preidel at 7:30 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.

ROLL CALL:

Board Members: Douglas Borgstrom, Robert Higgins, Gary Lippincott, Dalpat Patel, Scott Preidel, Arthur Puglia and Douglas Walker. LaVerne Cholewa and Robert Semptimphelter were absent.

Professional Staff: Charles Petrone, Solicitor; Louis Glass, Planner; Alexander J. Litwornia, Traffic Engineer and Robert Stout, Engineer.

Public Comments:

Chairman Preidel opened the public comments portion of the meeting on non-agenda items.

Hearing no public comments **Chairman Preidel** closed the public comments portion of the meeting.

MATTERS TO BE CONSIDER BY THE BOARD:

COMPLETENESS:

Application Number PB12-02PFSP&V-2012AMS: Dr. James & Teresa Rockwell/Mansfield Investments, LLC, Block 33.04, Lots 9.01 & 9.23:

Chairman Preidel introduced this Application for Preliminary & Final Site plan with Variances and a Minor Subdivision to construct one (1) 15,900 square foot building of professional office space with the site sharing access with existing professional office space located on Lot 9.23 via an access easement and will also have direct access from Sheffield Drive located on 14 Sheffield Drive in the C-3 Office/Residential Zoning District.

Gary Lippincott and **Arthur Puglia** recused themselves as they both have conflicts.

APPLICANTS ATTORNEY'S COMMENTS:

Gary Forshner was present representing the applicant said they submitted the revised plans and there were a number of things that were discussed last month as well as with some of the neighbors in trying to respect a lot of the items that they preliminarily agreed to. They have a little more to do in regard to that but they have seen the reports from the Boards professionals and unless there is any further comment or objection they are prepared to rely upon that at this time.

PROFESSIONAL COMMENTS:

Louis Glass, Planner reviewed the plans for completeness and finds them to be complete from a planning viewpoint with no outstanding issues.

Al Litwornia, Traffic Consultant reviewed this application for traffic and submitted a report dated August 17, 2012 recommending completion for traffic.

Robert Stout, Engineer has a report dated August 27, 2012 that list the waivers and checklist items that they have asked for and from an Engineering standpoint, he has no objections to those from a completion standpoint.

MOTION FOR COMPLETENESS:

A motion was offered by **Douglas Borgstrom** and duly second by **Dalpat Patel** to deem this application complete. The motion carried on a roll call vote taken as follows:

AYE: Borgstrom, Higgins, Patel, Preidel, Walker

NAYE: None

ABSENT: Cholewa, Lippincott, Puglia, Semptimphelter

SOLICITOR COMMENTS:

Solicitor Petrone said the applicant and his attorney did notice for a public hearing tonight because the plans were submitted within the ten (10) day timeframe for tonight's meeting but they would like to have this hearing continued to the September 24, 2012 without any new notice being required.

MOTION TO CARRY:

A motion was offered by **Chairman Preidel** and duly second by **Douglas Borgstrom** to carry this application to the September 24, 2012 Planning Board regular meeting without any new notice being required. Motion carried.

Application Number PB12-03PFSP&V: Manheim Remarketing, Inc., Block 2, Lots 1.01, 2.01 & 3 and Block 1, Lot 5.03:

Chairman Preidel introduced this application for Preliminary & Final Site Plan and Variance to install solar energy ground mount system on three (3) sites on the property located at 730 Route 68 in the C-2 Highway Commercial Zone.

Arthur Puglia returned to the meeting as this time.

Gary Lippincott left for the evening as he has a conflict with this application.

APPLICANTS ATTORNEYS COMMENTS:

Michelle Lamar is an Attorney with the Law firm Sterns and Weinroth located in Trenton, NJ and for the record she is a licensed professional planner in New Jersey and she is here on behalf of the application Manheim Remarketing, Inc. The project is to install three (3) ground-mounted solar panels on the site. They only received one (1) memo from Stout & Caldwell dated August 27, 2012. Here with her tonight, ready to respond and to address the comments is Mr. Bill Nicholson who is their Engineer. She also has Bradd Devereux and David Rossi on behalf of the applicant. She also has Michael Curtis and Andrew Dosik on behalf of the installer Grid Point. They would like to be on the agenda for the September 24, 2012 meeting as they do have a time limitation issue.

PROFESSIONAL COMMENTS:

Louis Glass, Planner said they have found that they have submitted all the sufficient documentation to make a thorough review and he finds the application to be complete from a planning viewpoint.

Al Litwornia, Traffic Consultant said there are no traffic comments, as there are no traffic impacts.

Robert Stout, Engineer has a report dated August 27, 2012 for completeness. There are a number of outstanding items most of which are really not applicable to the application. In fact they have been in contact with Mr. Nicholson's office today to discuss a couple of the other technical items that they need so from a completeness standpoint they have no problem deeming it complete at this time.

MOTION FOR COMPLETENESS:

A motion was offered by **Arthur Puglia** and duly second by **Douglas Borgstrom** to deem the application complete. The motion carried on a roll call vote take as follows:

AYE: Borgstrom, Higgins, Patel, Preidel, Puglia, Walker

NAYE: None

ABSENT: Cholewa, Lippincott, Semptimphelter

APPROVAL OF MINUTES:

A motion was offered by **Douglas Walker** and duly second by **Dalpat Patel** to approve the minutes of **July 23, 2012** regular meeting. **Douglas Borgstrom, Arthur Puglia** and **Robert Higgins** abstained. Motion carried.

ACCEPT, RECORD & FILE CORRESPONDENCE:

State of New Jersey, Dept. of State, Office for Planning Advocacy

Date: August 3, 2012

Re: Two Additional Public Hearings for the draft Final State Strategic Plan: New Jersey's State Development and Redevelopment Plan

A motion was offered by **Douglas Borgstrom** and duly second by **Douglas Walker** to accept, record and file the correspondence list as submitted. Motion carried.

Chairman Preidel asked what happened at the public hearing for the 208 Plan. **Arthur Puglia** said they are waiting on DEP approvals. **Robert Higgins** clarified that the New Jersey DEP conducted the public hearing.

NEXT MEETING DATE:

It was noted that the next regular meeting will be held on Monday, September 24, 2012.

MOTION FOR ADJOURNMENT:

There being no further business a motion was offered by **Douglas Walker** and duly second by **Dalpat Patel** to adjourn the meeting at 7:39 p.m. Motion carried.

Respectfully submitted,

Michelle L. Gable, Secretary

9/24/12
Approval