

**MANSFIELD TOWNSHIP PLANNING BOARD**  
**REGULAR MEETING**  
**June 24, 2019**

The Regular Meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Douglas Borgstrom, Frederick Cain, Rudy Ocello, Dalpat Patel, Scott Preidel, and Secretary Ashley Jolly. Randy Allen, Shane Fleming, Robert Higgins, and Gary Lippincott were absent.

The meeting was called to order by Chairman Preidel, 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 28, 2019. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times, and Trenton Times, 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 31, 2019.

**Application PB2019-1: Danmik – Homestead Plaza II Daycare – Preliminary & Final Site Plan**

**Chairman Preidel** mentioned that they received the application through email, however they never received a hard copy in the mail. **Attorney Coleman** explained that it was completely up to the board members as to whether or not they would proceed. **Chairman Preidel** questioned the other board members who were all in favor with proceeding with hearing the application.

**Brian Muhlbaier, Attorney** for the applicant, introduced himself and explained who may be testifying. **Stephen Cosaboon, Sickels & Associates, Engineer** for the applicant was sworn in and provided his credentials, which were accepted by the board. **Engineer Cosaboon**, explained the site and where the proposed project is to be located. The plan is to relocate the dumpsters and rearrange the parking to allow the play area for the proposed daycare. He explained where the tenant will be located and the new walking area. There will be a new area for the trash enclosure for the dumpsters.

**Engineer Cosaboon**, explained that there are three variances required for the project. The first variance he explained was for lot coverage. Impervious coverage will be slightly increased. He feels there is no substantial detriment. The second variance, **Engineer Cosaboon**, explained was for parking. There are 142 parking spaces proposed, but there are 155 required. He mentioned the positive/negative criteria, and stated that he believes there will be no substantial detriment to the public. **Chairman Preidel** asked what is currently in the location where the dumpsters are being moved too and **Engineer Cosaboon**, explained that it is currently just a grassy area. **Engineer Cosaboon**, testified that the closest houses to the dumpster area are about 200ft away. The third variance being requested is to permit a new monument sign on Columbus Road. The current sign would be removed and a new multi-tenant sign would be installed. The new sign is proposed to be 14ft high by 9ft wide. **Planner Fox** explained that the business is located in the C-1 zone and a sign is permitted to be 15ft high and 36sqft in area; however, there cannot be individual tenant signs. **Engineer Cosaboon**, explained that the sign will be similar to the signs that are up the road for the Plaza, with multi-tenant. **Mr. Ocello** questioned the material that the dumpsters will be situated on. **Engineer Cosaboon** explained it will be a reinforced concrete and the parking will be asphalt.

**Planner Fox**, explained he has no problem with the waivers being requested. There were some concerns with the outdoor playground and with the monument sign. He suggested if the board gives approval it would be conditioned upon sending a revised sign plan to make it easier to permit. He asked the applicant to explain hours of operation and range of the children's ages.

**Elizabeth Muhlbaier**, was sworn in by **Attorney Coleman**. Mrs. Muhlbaier is an employer representative of the Danmik Corporation. She explained that the children for Kaleidoscope will range from 6 months to 6 years of age. There will be a primary drop off and pickup between approximately 6:30am and 6:30pm. Parents will park and bring children inside at staggered times through the morning as well as pickup in the evening. The playground will be constructed and provided by a company that is licensed and insured to provide these type of playgrounds. They will be using safety turf in a neutral beige color. There will be two play areas to address the 6-24month old child the other will be 2year to 6year. There will also be staggered playtimes as well. No more than 10 children in the 6month area and no more than 20 children in the 2-6year area at any given time. This would be in compliance with all the state regulations. The interior plans and the scope of the tenants use of the property has already been reviewed and approved by the State. **Planner Fox** asked for a copy of the state approval.

**Mrs. Muhlbaier** testified that the days would be Monday through Friday, 6:30am – 6:30pm. It is anticipated that there will be between 10 and 12 employees; however, they will be staggered and not all there at the same time. In regards to the number of children there will be 56. The fence was discussed and Mrs. Muhlbaier explained that they intend to use a white aluminum slated fence as suggested by the planner.

**Planner Fox** mentioned a gateway that goes into the parking lot and he recommends it be striped and there be signage to prevent parking and storage of things in the area for emergency egress. Mrs. Muhlbaier confirmed they will comply with that request.

**Traffic Engineer Litwornia**, stated that there has never been a problem with parking at this site. He has no issue with the parking variance. He suggested some of the spaces to be 10x18 instead of 9x18, this may make it easier to get in and out with children. **Mrs. Muhlbaier** explained that the applicant has no problem restriping and making some of them wider. Along with that we would have fewer parking spaces by maybe 4 or 5. **Traffic Engineer Litwornia** suggested just the spaces closest to the entrance to be 10x18. They will work with the traffic engineer on this issue. **Traffic Engineer Litwornia** mentioned that there are several traffic signs on property that are not mounted properly. There should be 7ft from the bottom of the sign to the ground. Many of the signs are put up contrary to this with some signs back to back. This will need to be corrected. **Mrs. Muhlbaier** asked to be provided with which signs needed to be corrected so they can be sure to comply. **Traffic Engineer Litwornia** questioned whether the site identification sign would be illuminated. **Mrs. Muhlbaier** confirmed that the sign is not illuminated. **Traffic Engineer Litwornia** questioned an emergency generator to which **Engineer Cosaboon** confirmed there is no emergency generator being proposed. The location of yellow curbing was briefly discussed.

**Engineer Agresta**, explained that most of the things in their letter have been addressed. There are two proposed bump out islands and the striped areas. He mentioned using that area as a greenspace to reduce the impervious. **Engineer Cosaboon** stated that it would make such a small difference to take away space for vehicles to maneuver. **Engineer Agresta** asked for analysis or testimony regarding the lighting and the requirements for lighting in a parking area especially since it abuts residential. **Engineer Cosaboon** stated they will revise the plan to include photo metrics for the lighting. **Engineer Agresta** asked for an updated Stormwater Analysis Report. **Engineer Cosaboon** confirmed that would be provided to the engineers for review.

**Chairman Preidel**, questioned the material under the dumpsters currently. **Engineer Cosaboon** stated that the dumpsters sit on the asphalt. **Chairman Preidel** questioned whether the soil needed to be tested. **Mrs. Muhlbaier** explained that the State will do the testing regardless and that will be supplied.

**Public Comment: Regarding Above Application**

There were no comments from the public.

**Roll Call Vote: Regarding Above Application**

A motion to approve the above was offered by **Vice-Chairman Borgstrom** and seconded by **Committeeman Cain**. **Attorney Coleman** stated this would be for a major site plan amendment for 25 Homestead Drive, Block 42.01, Lot 1 in the Homestead Plaza I. The variances would be to permit 142 parking spaces where 155 are required. To permit an increase in the impervious coverage to no more than 60.52%. To allow as part of the site plan amendment a new monument sign to be constructed no larger than 14x9 and the two variances associated with the sign, would be, the exceedance of the square footage permitted under the Ordinance and an additional variance to allow individual tenant signs to be placed where our Ordinance does not permit. The approval would also be including all of the waivers that were identified in Mr. Fox's letter. The above motion was carried on a roll call vote recorded as follows:

**AYE: Borgstrom, Cain, Ocello, Patel, Preidel**

**NAY: None    ABSENT: Allen, Fleming, Higgins, Lippincott**

**Approval of Minutes: April 22, 2019**

A motion to approve the above minutes was offered by **Chairman Preidel** and seconded by **Committeeman Cain**. Motion carried on a roll call vote recorded as follows:

**AYE: Preidel, Cain, Ocello, Patel**

**NAY: None    NOT VOTING: Borgstrom    ABSENT: Allen, Fleming, Higgins, Lippincott**

**Adjournment:**

A motion to adjourn the meeting was offered by **Vice-Chairman Borgstrom** and was seconded by **Committeeman Cain**. All ayes. Motion carried.

**Respectfully Submitted by:**

**Date Approved:**

---

**Ashley Jolly, Land Use Coordinator**

---