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September 8, 2021  
87055 02

Attn: Ms. Ashley Jolly, Land Use Administrator  
Mansfield Township Joint Land Use Board  
Municipal Building  
3135 Route 206 South, Suite 1  
Columbus, NJ 08022

Re: Amended Preliminary and Final Major Site Plan  
T & N Properties, LLC  
5234 Route 130 (Bordentown post office)  
Block65, Lot 7.02  
Light Industrial (LI) Zone

Dear Board Members,

The Joint Land Use Board granted Preliminary and Final Major Site Plan approval with bulk and use variances for the above application via Resolution 20-11-18, with several conditions, at its November 23, 2020 hearing. The Applicant has requested approval of an amended site plan which will replace the previously-approved equipment / vehicle wash station with another type of facility to better manage wastewater. The following is our review of the amended plans, which also includes our previous review comments on “open” compliance items from the prior approval.

**General Information**

Applicant: T & N Properties, LLC  
PO Box 110  
Columbus, NJ 08022

Owner: Carol Reed  
PO Box 92  
Columbus, NJ 08022

Attorney: Jonas Singer, Esq.  
Wells & Singer Law Office, LLC  
789 Farnsworth Avenue  
Bordentown, NJ 08505

Civil Engineer: William Nicholson, PE  
William H. Nicholson Associates, PA  
4 Rancocas Boulevard  
Mount Laurel, NJ 08054

Landscape Architect: Jonathan J. Bob, LLA  
20 Ferris Wheel Drive  
West Amwell, NJ 08530

**Application Materials**

Documents submitted with the application include the following:

1. Application Cover Letter prepared by Jonas Singer, Esq. of Wells & Singer Law Office, LLC in Bordentown, NJ dated 8/17/21;
2. Joint Land Use Board Application Form, undated;
3. Application Submission Checklists A: General and B:Site Plan, undated;
4. Site Plan prepared by William H. Nicholson Associates, PA in Mount Laurel, NJ dated 8/25/20 and last revised 3/5/21, unless otherwise noted, comprising the following sheets:
  - a. Site Plan, Sheet 1 of 4;
  - b. Grading Plan, Sheet 2 of 4;
  - c. Lighting and Fence Details, Sheet 3 of 4; and
  - d. Construction Details, Sheet 4 of 4.
5. Wash Station Exhibit plan and 6 pages of related data/details prepared by Environmental Consulting of Southern New Jersey in Medford, NJ dated 5/25/21.

**Completeness Review**

*Checklist A: General*

The Applicant has provided the required information.

*Checklist B: Preliminary and Final Major Site Plan checklist*

As of this date, the amended site plan application has not provided a copy of the following information, which was included in the prior application. We assume that this is an oversight and will be provided by the Applicant within a timely fashion prior to its scheduled hearing.

1. Circulation Plan prepared by William H. Nicholson Associates, PA in Mount Laurel, NJ dated 3/5/21.
2. Plan of Survey & Topography prepared by H. C. E. & S. Consulting Engineers in National Park, NJ dated 3/17/20 and last revised 3/27/20.
3. Landscape Plan / Planting Plan prepared by Jonathan J. Bob LLA of West Amwell, NJ dated 11/12/20 and last revised 07/29/21.

*Recommendation*

**Based upon the above, we recommend that the application be found COMPLETE for the Board's review and consideration of Amended Preliminary and Final Site Plan.**

**Zoning Review: Light Industrial (LI) District**

**Use Regulations:**

1. The Board previously granted the Applicant a use variance for the proposed development via Resolution 20-11-18, with several conditions, at its November 23, 2020 hearing.

**Lot Area and Building Bulk Requirements**

2. The Board previously granted the Applicant bulk variances for the proposed development via Resolution 20-11-18, with several conditions, at its November 23, 2020 hearing.

**Off-Street Parking and Loading Requirements**

3. The Board previously granted the Applicant bulk variances for parking and loading for the proposed development via Resolution 20-11-18, with several conditions, at its November 23, 2020 hearing.

**Water and Wastewater Management**

4. The Applicant should provide testimony regarding the plan amendment for the proposed wastewater facility for the equipment / vehicle wash station.
5. The Board previously granted the Applicant a design waiver to permit a separation of 150' between the proposed septic disposal field for the proposed commercial use and the well for the residential use via Resolution 20-11-18, with several conditions, at its November 23, 2020 hearing. We note that the County Health Department is the final approval authority for the location of the proposed septic disposal field.

**Signage**

6. The Board granted the Applicant bulk variances for signage, including building identification, display equipment, and traffic control signage for the proposed development via Resolution 20-11-18, with several conditions, at its November 23, 2020 hearing.

**Landscaping**

7. The plan should be revised to include the previously-submitted landscape plan to be prepared by a NJ-licensed landscape architect or other qualified professional as a condition of any Board approval. The landscape plan include the previously-approved two front street trees and lilyturf groundcover around the front and sides of the building, planting details and notes, including those for mulching and vegetative spacing.

**General Comments**

8. Zoning schedule should be revised to indicate correct existing and proposed lot coverage.
9. The plan should be revised to provide wheel stops for the 6 paved parking spaces.
10. The Wash Station Exhibit plan prepared by Environmental Consulting of Southern New Jersey in Medford, NJ dated 5/25/21 should be signed and sealed by a qualified professional as a condition of any Board approval.
11. Because the amended site plan is essentially just for the replacement of the previously-approved equipment / vehicle was station with another more site compatible facility, we recommend that any Board approval be conditioned upon the Applicant's November 23, 2020 hearing testimony and presentations, as well as the Board's prior approval conditions.

**Administrative**

12. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.
13. Plans in AutoCAD format to all professionals prior to signing the final approved plans.

**Permits and Approvals**

14. The following permits and outside approvals are required as a condition of the Board's final approval:
  - a. NJ Department of Transportation;
  - b. Burlington County Health Department (proposed well and septic system);
  - c. Burlington County Planning Board;

- d. Burlington County Soil Conservation District;
- e. Township Fire, Police, and Building Code officials, as may be required; and
- f. Any others, as necessary.

Please contact me if you have any comments or questions regarding this matter.

Sincerely,



Edward Fox, AICP, PP  
Board Planner

ec: Troy D'Imperio, Applicant via email [troy@equipmentresourcecorp.com](mailto:troy@equipmentresourcecorp.com)  
Jonas Singer, Esq., Applicant's Attorney via email [jsinger@jerseylawyer.net](mailto:jsinger@jerseylawyer.net)  
William H. Nicholson, PE, Applicant's Civil Engineer via email [bnicholson@whnapa.com](mailto:bnicholson@whnapa.com)  
Jonathan J. Bob, LLA, Applicant's Landscape Architect via email [jonjob@comcast.net](mailto:jonjob@comcast.net)  
Thomas Coleman, Esq., Board Attorney via email [tomcoleman@rclawnj.com](mailto:tomcoleman@rclawnj.com)  
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Alexander J. Litwornia, PE PP, Board Traffic Engineer via email [alitwornia@litwornia.com](mailto:alitwornia@litwornia.com)