

AUGUST 15, 2016

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman Ali Vaezi at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Present: Vaezi, Hight, Mayor Kocher, Spender, Farino, Drazek, Minter, Keggan, Hayes.

Absent: Korczukowski, Barton, Creedon, Cruts.

Also present: William Edleston, Esquire; Drew DiSessa, P.E.

MOTION was made by **HIGHT** to approve the **minutes** of the **June 20, 2016** meeting, as written.
SECONDED: MINTER.

Those in favor: Hight, Spender, Drazek, Minter, Keggan, Hayes.

Opposed: None.

Abstained: Mayor Kocher, Farino, Vaezi.

Case #16-03, The Meadows at Mansfield, LLC Concept Plan Discussion

Present for the applicant: William Hotz, Developer; Cesira Ruggiero, P.E.; Jeff Weinflash

Hotz related a brief history of The Meadows at Mansfield, LLC project whose application process began in 1999, and received their initial approval in 2004. Hotz explained there was litigation and subsequent amendments made to the project over the years, but it finally began construction in 2015/2016. Hotz explained the project is currently a 226 lot project, and as a part of the settlement are allowed an additional 40 lots. Hotz stated this discussion is a conceptual discussion to introduce a new layout that would incorporate some additional lots. Hotz explained the lot layout would be minimally reconfigured, as well as the recreational and sewage disposal areas.

Hotz explained that Phase I would have no changes to the bulk of the phase, except for the reconfigured recreational area. Hotz stated a few extra lots would be included in the phase.

Edleston asked if the sewage treatment plant capacity can handle an additional 40 lots. Hotz explained the system can be rerated after a certain number of units are incorporated. Hotz indicated there shouldn't be a problem with Phases I and II, but Phase III might have to be reduced if the system cannot be rerated.

August 15, 2016 minutes

Page 2.

Cesira Ruggiero, P.E. was sworn in by Edleston, and was accepted as a qualified witness in the area of civil engineering.

William Hotz was sworn in by Edleston.

Ruggiero explained the development was approved for 226 units, and the applicant proposed a concept to increase the development to 257 units. Ruggiero explained that some lot sizes would be smaller with the side yard averages reduced, but the rear and front yard setbacks would remain the same. Ruggiero presented renderings of the old and new development layouts, and the recreation and wastewater management areas.

Hotz explained the changes made to the proposed wastewater management treatment system, which would in all probably be owned by NJ American Water eventually. Hotz indicated a formal major subdivision application would have to be made to the Land Use Board, and professionals would present supporting testimony about the system.

Farino asked if there were other developments with such small lots and the houses so close. Hotz explained the Ordinance requirements for lot sizing, and the adjustments they were proposing. Hotz stated the open space component remained the same, but was incorporated within the existing infrastructure.

Hayes asked how the wastewater treatment facility would be serviced. Hotz replied that a truck would deliver the chemicals, and then take away the sludge. Hotz stated there would be an area provided for the truck to service the facility, and that would be explained once the formal application was made.

Vaezi expressed concern that the wastewater treatment facility appeared to be closer to the proposed homes. Vaezi also stated he was concerned there were more homes being proposed, but the size of the recreational facility was reduced. Vaezi also asked if the stub road was suitable for fire truck accessibility.

DiSessa stated the stub should be a cul-de-sac configuration, and not a hammerhead configuration.

Jeff Weinflash was sworn in by Edleston. Weinflash explained the project will not be a zero lot line configuration. Weinflash explained the wastewater discharge issue will be in compliance with the NJDEP regulations, and there will be testimony to support that issue. Weinflash also explained the seven lots across from the recreation facility will be the location for the model homes.

August 15, 2016 minutes

Page 3.

Hight stated the reduction in parking spaces at the recreation facility could present a problem. Ruggiero explained that six parking spaces were lost, but there was the potential to replace the six spaces on the street.

Drazek asked if the heavy rains would impact the reduced wastewater management beds in their reduced state. Ruggiero replied the pond would be redesigned to handle the 100 year storm.

Hotz explained they are bound by any prior approvals in place, and would also have maintenance bonds.

Hayes asked if the homes would be at grade, or would they have basements. Hotz replied some homes would have walk-out basements given the terrain, and some would be slabs. Hotz indicated the potential buyers would have basement options available to them.

Spender asked when the clubhouse would be built, and Hotz replied it would be built as a part of the first phase of the development.

Minter asked how many homes initially would have septic systems. Hotz explained the first two homes would have septic systems, but they would be decommissioned once the system was on line. Hayes asked how many homes would be available until the system was online. Weinflash replied there would be approximately 40 to 60 homes available until the system was formally online, and prior to that there would be a tank that would be pumped. Hotz stated the plant would be built, but not taken over until that time.

There were no further comments, and Hotz indicated they would file the formal application within the near future.

Under **old business**, home owners from the Brantwood Terrace neighborhood spoke regarding the new through road in their neighborhood.

Rosemary Moore, 25 Brantwood Terrace, and **Mary Beth Mancuso**, 16 Brantwood Terrace, expressed concern over the potential for additional traffic in their neighborhood now that the roadway will continue out to Airport Road through the Brinkerhoff property.

Edleston explained the Brinkerhoff development received their nine lot subdivision approvals some time ago. The extension of the roadway was supported in the Circulation Plan of the Master Plan, and also recommended as a safety measure by the Fire Department.

August 15, 2016 minutes

Page 4.

Mancuso expressed concern that tractor trailers would traverse their neighborhood to circumvent the traffic light to access the Walmart site. Mayor Kocher stated there would be signs at the entrance points of the developments to prohibit truck traffic.

Mancuso suggested adding a speed bump or other diversion measure to discourage through traffic. DiSessa stated, in reality, speed bumps are hazardous, but maybe a small island could be used as a traffic calming device.

Minter indicated he is familiar with the development, and there are people already who speed in there. Moore stated there will be people from Diamond Hill who will use the access to Airport Road, thus adding traffic to the neighborhood. Vaezi stated the new development roads are curved, and that will reduce the speed naturally.

DiSessa stated the road will remain closed until the developer makes the request to the Township Committee to allow it to be opened.

Marianne Mangels, 15 Walter Terrace, stated she was present for the original discussion. Mangels stated the fire department is across from Claremont Avenue, and it is easy access and another access isn't necessary. Mangels stated she understood the through street will happen, but wanted heavy equipment vehicles prohibited. Mangels stated she would also like to see the Brantwood Terrace 25 mph speed limit enforced.

Tammy Barilla, 10 Brantwood Terrace, stated that traffic in the neighborhood has increased over the years. Barilla stated she has called the police for speeders, and someone actually hit her mailbox and almost hit her grandchild.

Drazek stated she would like to see something done to investigate having the road remain closed.

Farino stated there are paper streets all through the township, and could eventually be developed where there are currently open fields.

Minter suggested possibly installing an oval traffic calming device, possibly the police can patrol the area more, and "local traffic only" signs installed.

DiSessa stated the construction traffic is supposed to use Airport Road.

Moore stated there is no longer a fence at the end of Ryan Way. DiSessa indicated that the installation of bollards could be proposed at that location.

August 15, 2016 minutes

Page 5.

Mancuso asked how they would know when construction would start. Vaezi stated the applicant didn't give an indication as to the commencement of construction.

Also under old business, Hayes again raised the issue of member expiration term limits. Zotti replied she would again check with the Township Clerk, but it appeared the terms were adjusted to compensate for unexpired terms.

Under new business, Edleston stated there appeared to be outside construction work being done at the school. Generally, they would have to come before the board for a courtesy review. Edleston stated he spoke with the architect, and the extent of the project was the reconstruction of the parking area with the addition of twenty-four parking spaces. Edleston stated he made the decision that they shouldn't have to come before the board. Edleston stated there is no addition to the building, and the parking lot was an existing facility.

Minter asked if the increased impervious coverage would create additional storm water runoff. DiSessa replied that he did not see the plan. Minter stated a copy of the plan should be submitted to DiSessa for review. DiSessa didn't feel the increase should affect the runoff, but he would like to review the plan.

The consensus of the board indicated they didn't have to come to the board for further review, but a copy of the plan should be furnished to DiSessa. Edleston stated he would contact the architect to furnish a copy of the plan to DiSessa.

MOTION was made by **HIGHT** to adjourn to **Executive Session** to discuss pending litigation at 9:53 PM.

SECONDED: MINTER.

Voice vote: ALL IN FAVOR.

Upon reconvening at 10:00 PM, **MOTION** was made by **FARINO** to authorize the Township Committee to pay the professional invoices.

SECONDED: SPENDER.

Those in favor: Spender, Farino, Drazek, Minter, Keggan, Hayes, Hight, Mayor Kocher, Vaezi.

Opposed: None.

Abstained: None.

August 15, 2016 minutes
Page 6.

The Chairman adjourned the meeting at 10:01 PM.

Respectfully submitted,

Patricia D. Zotti, Secretary
As Amended