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March 10, 2020
#87015 05

Mansfield Planning Board
3135 Route 206 South, Suite 1
Columbus, NJ 08022

Re: Diocese of Trenton
Block 25, Lot 6
Final Major Subdivision Approval

Dear Members:

We have reviewed an application for Final Major Subdivision approval for the above-referenced property, which received Preliminary Major Subdivision approval on December 27, 2017. The subdivision would create eight (8) residential lots with direct frontage on Mansfield Road East or Island Road. Using the Ordinance's clustering provisions, the proposed lots range in area from 1.48 to 16.83 acres and will be serviced with on-site septic systems and individual water service connections to an existing 12" main located in Island Road and a 6" water main extension proposed in Mansfield Road East. The applicant proposes to dedicate to the township 0.25' of additional right of way along the site's Mansfield Road East frontage and 8.5' of right of way along the Island Road frontage. A four (4) foot wide concrete sidewalk is proposed along the tract's Island Road frontage together with concrete driveway aprons for each of the lots fronting thereon.

Application Submission Materials

This application consists of the following documents:

1. Application Cover Letter prepared by Julia Algeo, PE PP of Maser Consulting in Hamilton, NJ dated 2/25/20;
2. Planning & Zoning Board Application Form, undated;
3. Land Development Checklists A & C;
4. Final Subdivision Plans and documents prepared by Maser Consulting P.A. dated 10/31/17 and last revised 1/31/20 unless otherwise indicated, including the following:
 - a. Cover Sheet, Sheet 1 of 8;
 - b. Conventional Subdivision Dimension Plan, Sheet 2 of 8;
 - c. Cluster Subdivision Dimension Plan, Sheet 3 of 8;
 - d. Layout, Grading & Utility Plan, Sheet 4 of 18;
 - e. Soil Erosion & Sediment Control Plan, Sheet 5 of 8;
 - f. Soil Erosion & Sediment Control Details, Sheet 6 of 8;
 - g. Landscape Plan, Sheet 7 of 8;
 - h. Landscape & Construction Details, Sheet 8 of 8;
 - i. Final Plat - Major Subdivision, sheet 1 of 1;
 - j. Sight Triangle Exhibit, Sheet 1 of 1 dated 5/18/18;
 - k. Stormwater Management Report, dated 10/31/17 and last revised 1/28/20;
 - l. Parcel Legal Descriptions and Lot Closure Calculations dated 1/27/20.

Stacey Arcani, PE, CME, PTOE, PP
Timothy Kaluhiokalani, LLA, PP, CFSI
Anthony R. Lopez, PE, CFM, CME
José D. Ruiz-del-Valle, PLS
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John L. Scott, Jr., PLS, NICET III
Rohari Tadas, CHMM, LSRP
Neil Werket, RLA, LLA
Kathryn Haywood, PE, CFM
Mathew Kensler, NICET III

2. The Applicant shall provide the Township with an as-built survey of the development after completion of the project construction and prior to receiving a certificate of occupancy.

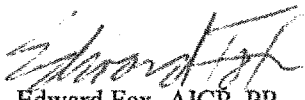
Outside Agency Approvals

Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:

- a. NJ Department of Environmental Protection,
- b. Burlington County Health Department, and
- b. Construction Code Official.
- c. All others having jurisdiction over this application.

If you have any questions or require further information, please feel free to contact me.

Sincerely,


Edward Fox, AICP, PP
Board Planner

Cc: The Diocese of Trenton, Applicant via email spiroz@dioceseoftrenton.org
David M. Roskos, Esq., Applicant's Attorney via email droskos@eckertseamans.com
Julia Algeo, PE PP, Applicant's Civil Engineer via email jalgeo@maserconsulting.com
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