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March 16, 2020

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Ed Ruggiano, Land Use Coordinator
Mansfield Township Planning Board
3135 Route 206 S, Suite 1
Columbus, NJ 08022

CLERK'S OFFICE
MANSFIELD TWP
BURLINGTON COUNTY

RE: The Diocese of Trenton
Preliminary Major Subdivision - Compliance Review
and Final Major Subdivision Review
Block 25, Lot 6
SC Job # MPB-16-001B
Mansfield Twp. # PB2020-2

Dear Mr. Ruggiano and Members of the Board

The following items were submitted in support of the referenced application:

1. Submission letter prepared by Maser Consulting P.A., dated February 25, 2020.
2. Mansfield Township Planning Board Application for Final Subdivision Approval with Certifications, Escrow Agreement, Waiver Request, and Form W-9.
3. Certification of Tax Collector.
4. Tax Assessor approval of Block & Lot numbers dated 10/18/17.
5. Land Development Checklists A & C.
6. Legal Descriptions for Lot 6, Conservation Easements #1-3, and Sight Triangle Easements #1-3 dated 01/31/2020.
7. Lot closures for Proposed Lots 6.01-6.08 dated 01/31/2020.
8. Full set of Final Major Subdivision Plans, Sheets 1-8, prepared by Maser Consulting P.A., revised through 01/31/2020.
9. Final Plat- Major Subdivision, Sheet 1 of 1, prepared by Maser Consulting P.A., dated 01/31/2020.
10. Sight Triangle Exhibit, Sheet 1 of 1, prepared by Maser Consulting P.A., dated 05/15/18.
11. Stormwater Management Report, prepared by Maser Consulting P.A., revised through January 28, 2020.
12. Preliminary Subdivision Approval from Burlington County Planning Board dated November 30, 2017.
13. Burlington County Soil Conservation District Certification dated 06/15/18.
14. NJDEP Letter of Interpretation, dated March 20, 2017.
15. Bonding Estimate prepared by Maser Consulting P.A., dated 02/06/2020.
16. Phase I Environmental Site Assessment, prepared by Fennelly Environmental Associates, LLC, dated February 2020 (electronic format).

We have reviewed the plans and supporting documentation and offer the following:

The applicant, the Diocese of Trenton, received Preliminary Major Subdivision Approval from the Planning Board under Resolution No. 2017-12-19 for the eight (8) lot residential development. A variance was also granted that provided relief from a 10% dedicated open space requirement.

The applicant has now submitted for Final Major Subdivision Approval of the development.

Survey Comments

1. The Boundary and Topographic Survey, Block 25, Lot 6, Sheets 1-2, should be submitted as part of the final application.
2. The following should be added to Information of Fact Note 11C on the Final Plat: 'The Conservation Easements, shown hereon, shall be regulated in accordance with Township of Mansfield Code Section 63A.'
3. An Information of Fact Note 11E should be added to the Final Plat which stipulate that 'Sight Triangle Easements, shown hereon, shall be regulated in accordance with the Township of Mansfield Code'.
4. The distance in Course 1 of the Lot 6 Legal Description appears to be measured from the centerline of Mansfield Georgetown Road and not from the southerly right-of-way as stipulated. The surveyor should confirm the measurement and revise the description as necessary. The requested Boundary and Topographic Survey may also need revision.
5. The Course for Line Data L30 of the Conservation Easement #1 was not incorporated into the Legal Description of Conservation Easement #1 and should be addressed.
6. The lot closure calculations show that the bearings were rounded to the minute. The calculations should be re-analyzed using the actual bearings of the proposed lot lines to ensure acceptable closures.

Site Improvement Comments

1. The removal limits of the stone driveway encroachment on proposed Lot 6.01 are noted the Dimension Plan, Sheet 3. Testimony should be provided regarding any correspondence with the owner of adjoining Lot 5.01 about this issue. Has there been any consideration about fencing to discourage future encroachment?

The removal limits should be slightly modified to allow for a 5' wide taper between the existing edge of road and existing right of way for the stone driveway apron of Lot 5.01.

2. The line denoted on the Final Plat as a dwelling ruin should be shown on the Layout, Grading & Utility Plan and labeled 'to be removed'.

3. Planning Board meeting notes indicate that residential type light posts were agreed to be installed at the end of the driveways. The light post should be noted on the Layout, Grading and Utility Plan, Sheet 4. The applicant's engineer has indicated in the submission letter that he believes the lighting was not required. Subsequently, lighting has not been provided. This issue will need to be re-addressed with the Board.
4. A Note should be added to the Layout, Grading and Utility Plan, Sheet 4, indicating that the existing well shall be abandoned in accordance with state regulations. The location of the well should be identified on the plan.
5. Notes should be added to the Layout, Grading and Utility Plan, Sheet 4, indicating that all debris on the site shall be removed and disposed off-site in accordance with all applicable state and local regulations.
6. Note on the Typical Island Road Cross Section detail, a 12:1 slope for the 7' wide grass strip and a 2% slope for the sidewalk area, grading from edge of pavement up to the proposed right of way.
7. The contour of the land at the southeast corner of the site shows a depression where stormwater runoff from a portion of the site currently collects. The runoff that does not infiltrate within this area would overflow along Island Road. When the site is developed, this low-lying area will remain, although modified, and will be within the boundary of Proposed Lot 6.01. To protect the function of this area, the southeast corner of Proposed Lot 6.01 should be identified as a drainage easement and should be deed restricted to prohibit any modification or disturbance, other than maintenance. The extent of the drainage easement should encompass the entire area that has a grade below elevation 76.50 as currently shown on the Layout, Grading & Utility Plan.
8. Driveway culverts have been added to Proposed Lots 6.07 & 6.08 to provide upstream drainage relief.

Standard headwalls are required on all pipes in accordance with Code 50-27G.(1). The culverts are capped with flared end sections. The applicant's engineer should provide testimony on the embankment stability with the use of the proposed flared end sections to justify the required design waiver.

Per Section 50-27D of the Mansfield Township Code, the minimum cover of the storm sewer pipe is to be 2 feet. It appears the cover over the proposed culverts at the driveways is less than 2'. The applicant's engineer should provide testimony to justify the required design waiver.

Per Section 50-27C of the Mansfield Township Code, storm sewer grades are to be such that a minimum velocity of 2.5 feet per second will be obtained with a pipe flowing 1/4 full. The culvert under the Lot 6.08 driveway does not meet this requirement. The minimum slope of the pipe should be 0.40%.

9. The lowest elevation of the proposed driveway on Lot 6.08 should be indicated on the Layout, Grading & Utility Plan.

Environmental Comments

1. A statement regarding the proposed use of the property should be added in the Phase 1 Environmental Assessment.
2. The soil sampling and test results that are noted in the Phase 1 Environmental Assessment need to be included in the References or Appendices section of the assessment for further review.
3. Copies of the Aerials Photographs and USGS Topographic Maps that are noted in the Phase 1 Environmental Assessment should be included in the References or Appendices section of the Assessment.
4. Further surveying for the presence of underground storage tanks around the remnants of the structures should be conducted and the results included in the Assessment.
5. A map showing the general locations of the referenced building foundations, well debris pile(s), etc., should be included in the Assessment.
6. A copy of the Freshwater Wetlands Letter of Interpretation noted in the Phase 1 Environmental Assessment should be included in the References or Appendices section of the Assessment.
7. The Environmental Data Resources (EDR's) referenced in the Assessment are 2 years old. The EDR's should be updated and included in the Assessment as an attachment.
8. Figure No.2 should reference the Quadrangle Map.
9. The Subsurface Exploration and Septic Evaluation Report in the Appendix B of the Assessment is outdated and should be updated.

Miscellaneous Comments

1. The submitted bond estimate would be subject to Mansfield Township Engineer's review and approval.
2. The following would be required as conditions of Final Approval:
 - A. Addressing all outstanding items from the Board Planner, Board Traffic Engineer, and Mansfield Township Fire Official.
 - B. Submit plans and reports in electronic format.

- C. Post a sidewalk contribution in the amount of \$21,664.00 in lieu of sidewalk construction along Mansfield-Georgetown Road.
- D. Post a Performance Bond.
- E. Post a contribution in lieu of on-site active recreation.
- F. Submit written approvals from all outside agencies having jurisdiction. The outside agencies include, but are not limited to, the following:
 - 1) Burlington County Health Department for Septic Systems.
 - 2) Burlington County Planning Board for Final Major Subdivision Approval.
 - 3) NJDEP (for General Permit(s) and Transition Area Waiver)
 - 4) New Jersey American Water Company
- G. Subject to comments from the following:
 - 1) Planning Board Planner
 - 2) Planning Board Traffic Engineer
 - 3) Mansfield Township Fire Official
 - 4) Mansfield Township Environmental Commission

We reserve the right to request additional information and make additional comments upon receipt of revised submission.

We will be present at the next scheduled meeting to discuss any questions the Board may have concerning this report.

Sincerely,
Stout & Caldwell Engineers, LLC



Mark E. Malinowski, PE
Planning Board Engineer

Cc via e-mail: Ashley Jolly, CMR, Deputy Clerk
Thomas J. Coleman III, Esq., Board Solicitor
Edward E. Fox III, AICP, PP, Board Planner
Alexander J. Litwornia, PE, Board Traffic Engineer
Douglas Borgstrom, Fire Official
Scot Pirozzi, Diocese of Trenton, Applicant
David M. Roskos, Esq., Applicant's Attorney
Julia G. Algeo, PE, PP, Applicant's Engineer
Brian R. Fennelly, PE, LSRP, Applicant's Environmental Engineer