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Township of Mansfield

- County of Burlington -

PLANNING BOARD
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MANSFIELD TOWNSHIP PLANNING BOARD

AGENDA

Monday, September 23, 2013

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

FLAG SALUTE:

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, 2013 with amended notice being published in the Burlington County Times on Friday, June 7, 2013 as well as notification via e-mail to the Burlington County Times, Trenton Times, the Register News, the Clerk of the Township of Mansfield, the members of this body, each person who has requested copies of regular meeting schedules, posted on the official bulletin board at the Municipal Complex and to anyone who has prepaid any charge fixed for such service with all the e-mailing and posting being accomplished on June 5, 2013.

ROLL CALL:

Planning Board Members:

Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Puglia, Robert Semptimphelter, Douglas Walker

Professionals:

Thomas J. Coleman, III, Charles Petrone, Solicitor's; Louis Glass, Harry McVey – Planners; Robert R. Stout – Engineer; Al Litwornia – Traffic Consultant

PUBLIC COMMENTS:

The public may comment on non-agenda items.

MATTERS TO BE CONSIDERED BY THE BOARD:

OLD BUSINESS:

PUBLIC HEARING

Application Number PB13-01PSP,GDP, V: NAK Realty c/o American Properties Realty, Inc., Block 3, Lots 5.01 & 10.01 and Block 4 Lots 6.01 & 7:

Application for Preliminary Site Plan, General Development Plan and Variance to develop on both sides of Route 206, to contain a total of 398,930 square feet (SF) of retail space within several buildings. Development to the east of Route 206 will consist of approximately 362,335 SF of retail space, with the remaining 31,826 SF of retail space and 4,769 SF convenience store with gas station located west of Route 206.

Location: Route 206/Aaronson Road
Zoning District: C-2 Highway Commercial
Application Filed: March 20, 2013
(Formal Official Action Maybe Taken)

NEW BUSINESS:

COMPLETENESS & PUBLIC HEARING:

Application Number PB13-05PMJ: Sta-Seal, Inc – Block 66, Lot 8:

Application for Preliminary Major Subdivision to subdivide to separate the existing office and garage onto a new lot.

Location: 5205 Route 130
Zoning District: High Industrial
Application Filed: June 17, 2013
Deemed Complete: August 26, 2012

PUBLIC HEARING

(Formal Official Action Maybe Taken)

COMPLETENESS & PUBLIC HEARING:

Application Number PB13-06APFSP,V: Homestead Plaza II Corp. – Block 42.30, Lot 151:

Application to Amend Preliminary & Final Site Plan with Variances to erect two pylon signs.

Location: 23200 Columbus Road
Zoning District: C-1
Application Filed: July 22, 2013
Deemed Complete: August 26, 2013

PUBLIC HEARING

(Formal Official Action Maybe Taken)

CORRESPONDENCE:

From: Louis Glass, dated September 9, 2013

Re: Homestead Plaza II, Country Walk Commercial, Proposed Dunkin Donuts Drive Thru

Submitted by: Barbara Crammer, Acting Secretary