



Founded 1688

Township of Mansfield

- County of Burlington -

PLANNING BOARD
3135 Route 206, Suite 1
Columbus, New Jersey 08022

Michelle L. Gable, Secretary
Phone: (609)298-0542, Ext. 1025

Fax: (609)298-3629
E-mail: landuse@mansfieldtwp-nj.com

MANSFIELD TOWNSHIP PLANNING BOARD

AGENDA

Monday, July 22, 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. Said resolution was published in the Burlington County Times on February 1, 2013, e-mailed to the Burlington County Times, Trenton Times, and Register News, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the regular meeting schedule and who has prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 29, 2013.

Amended notice was 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:

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)

COMPLETENESS & PUBLIC HEARING:

Application Number PB13-03-A7-11-PFMJS, V: Great Northeastern Enterprises - Block 22, Lot 7.02:

Application for Preliminary and Final Major Subdivision to create three (3) lots for two (2) new homes and for one (1) existing home and Variances for lot depth (200' required; 186.34' proposed) and lot area (3 acres required; 2.756 proposed for one of the new lots). (Note: The remainder lot of 6.003 acres will be restricted against further subdivision for new building lots in order to maintain an average lot size well in excess of the three (3) acre minimum).

Location: 336 Island Road
Zoning District: R-1 Residential
Application Filed: May 13, 2013
PUBLIC HEARING
(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
PUBLIC HEARING
(Formal Official Action Maybe Taken)

MEMORIALIZATION OF RESOLUTION:

Resolution Number 2013-06-09: Granting Application Number 2013-04PFSP, V: Manheim Remarketing, Inc., Block 3, Lot 2: 1. Variance to permit a lot coverage exceeding 70%, but less than the current 100%, in accordance with the landscaping plan to be developed between the Applicant and Board Planner; 2. Submission waivers as identified in the June 14, 2013 Review Letter of Robert Stout, P.E., P.L.S., the Board Engineer and the June 12, 2013 Review Memorandum of Louis Glass, P.P. and Harry McVey, P.P., The Board Planners; and 3. Preliminary and Final Site Plan Approval for the demolition of the Existing 24,000 square foot building and the replace of same with a 3,075 square foot building, together with other site improvements, in accordance with the plans submitted by the Applicant with conditions located at 155 Aaronson Road in the C-1 Highway Commercial Zoning District.

ACCEPT, RECORD & FILE CORRESPONDENCE:

Louis Glass Associates

Date: July 9, 2013 Re: STA-SEAL, Inc.

Stout & Caldwell Engineers

Date: July 11, 2013 Re: STA-SEAL, Inc.

Litwornia Associates

Date: July 17, 2013 Re: STA-SEAL, Inc.

Remington & Vernick Engineers

Date: July 9, 2013
Re: NAK Realty – Traffic Engineering Review

Michael J. Gross

Date: July 9, 2013
Re: NAK Realty – Block 3, Lots 5.01 & 10.01; Block 4, Lots 6.01 & 7

Environmental Soil Sciences

Re: Application submitted by William Stricker
Regarding property at: Block 22, Lot 7.02 – 336 Island Road

BILLS LIST:

Litwornia Associates

Great Northeastern Inv.#12228 \$ 412.50

Raymond, Coleman, Heinold & Norman, LLP

NAK Realty Inv.#14945 \$ 231.00

New Cingular Inv.#14946 \$ 308.00

Louis Glass

NAK Realty May 2013 \$1,568.00

New Cingular May 2013 \$1,176.00

Stout & Caldwell Engineers

NAK Realty MPB-11-003-0003 \$2,758.45

New Cingular MPB-08-001B-0002 \$1,143.75

Manheim MPT-08-012B-0001 \$ 255.00

NEXT MEETING DATE: **Regular meeting, August 26, 2013**

MOTION FOR ADJOURNMENT:

Submitted by: Michelle L. Gable, Secretary