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# Township of Mansfield

- County of Burlington -

PLANNING BOARD  
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## MANSFIELD TOWNSHIP PLANNING BOARD

### AGENDA

Monday, June 24, 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:

##### COMPLETENESS & PUBLIC HEARING:

##### Application Number PB13-03MNS, V: Great Northeastern Enterprises - Block 22, Lot 7.02:

Application for Minor 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)

**COMPLETENESS & PUBLIC HEARING:**

**Application Number 2013-04PFSP, V: Manheim Remarketing, Inc., Block 3, Lot 2:**

Application for Preliminary and Final Site Plan and Variances to demolish a portion of the existing building serving the auto auction on the site and to reconstruct a smaller addition.

Location: 155 Aaronson Road  
Zoning District: C-2 Highway Commercial  
Application Filed: May 13, 2013

**PUBLIC HEARING**

(Formal Official Action Maybe Taken)

**MEMORIALIZATION OF RESOLUTION:**

**Resolution Number 2013-05-08: Granting Application Number 2013-02CU,PFSP: New Cingular Wireless PCS, LLC (AT&T), Block 45.01, Lot 2.02** (i) Submission waivers as identified in the May 10, 2013 Review Letter of Robert S. Stout and the May 8, 2013 Review Memorandum of Louis S. Glass and Harry W. McVey; (ii) Conditional Use Approval for the installation of three (3) additional wireless telecommunication antennas to the existing 220 foot high telecommunications lattice tower and (iii) Preliminary and Final Site Plan Approval for the installation of the three (3) wireless telecommunication antennas on the existing telecommunications lattice tower and the installation of two (2) additional equipment cabinets at the base of the tower, in accordance with the plans submitted by the Applicant, which are subject to conditions located at 22295 Columbus Road in the ODL Zoning District.

**APPROVAL OF MINUTES:**

**May 28, 2013 Regular**

**ACCEPT, RECORD & FILE CORRESPONDENCE:**

**Louis Glass Associates**

Date: June 17, 2013  
Re: Great Northeastern Enterprises  
Block 22, Lot 7.02 – 336 Island Road  
Major Subdivision

Date: June 12, 2013  
Re: Manheim Remarketing, Inc.  
Block 3, Lot 2 – 155 Aaronson Road  
Preliminary & Final Major Site Plan

**Litwornia Associates**

Date: June 19, 2013  
Re: Great Northeastern Enterprise  
Block 22, Lot 7.02 – 336 Island Road  
Review for Preliminary & Final Subdivision

**Stout & Caldwell Engineers**

Date: June 14, 2013  
Re: Great Northeastern Enterprise  
Block 22, Lot 7.02 – 336 Island Road  
Preliminary/Final Subdivision with Variances  
Date: June 14, 2013  
Re: Manheim Marketing, Inc.  
Block 3, Lot 2 – 155 Aaronson Road  
Preliminary/Final Site Plan with Variance

**Burlington County Planning Board, Mia C. Baker, Secretarial Assistant, Secretary to Planning Board**

Date: June 6, 2013  
Re: McConagly Subdivision  
Release of Maintenance Guarantee  
Block 51.01, Lot 4.03 & 4.04

**Burlington County Soil Conservation District**

Date: June 6, 2013

Re: Block 22, Lot 7.02 – Island Road Subdivision  
Certified Soil Erosion and Sediment Control Plan

**Remington & Vernick Engineers**

Date: June 10, 2013

Re: Mansfield Retail Wastewater Management Plan Amendment

**NEXT MEETING DATE: Regular meeting, July 22, 2013**

**MOTION FOR ADJOURNMENT:**

Submitted by: Michelle L. Gable, Secretary