



Founded 1688

Township of Mansfield

- County of Burlington -

PLANNING BOARD

24548 E. Main Street

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MANSFIELD TOWNSHIP PLANNING BOARD

AGENDA

Monday, July 23, 2012

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

REGULAR MEETING: 7:30 P.M.

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 23, 2012. Said resolution was published in the Burlington County Times on February 1, 2012, 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 30, 2012.

ROLL CALL:

Board Members:

Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, Gary Lippincott, Dalpat Patel, Scott Preidel, Arthur Puglia, Robert Semptimphelter, Douglas Walker

Professionals:

Thomas J. Coleman, III, Louis Glass, Harry McVey, Alexander J. Litwornia, Robert R. Stout

Public Comments:

Non-Agenda Items only.

MATTERS TO BE CONSIDER BY THE BOARD:

COMPLETENESS & PUBLIC HEARING:

Application Number PB12-02PFSP&V: Dr. James & Teresa Rockwell/Mansfield Investments, LLC, Block 33.04, Lots 9.01 & 9.23:

Application for Preliminary & Final Site plan and Variances to construct two (2) 7,950 square foot buildings of professional office space with the site sharing access with existing professional office space located on Lot 9.23 via an access easement and will also have direct access from Sheffield Drive.

Location: 14 Sheffield Drive
Zoning District: C-3 Office/Residential
Application Filed: March 12, 2012

PUBLIC HEARING

(Formal Official Action Maybe Taken)

MEMORIALIZATION OF RESOLUTION:

RESOLUTION NUMBER 2012-05-10:

Granting Application Number PB09-02MNS-012EX: Matthew Militch, Block 31, Lot 7 an extension of a Minor Subdivision Approval previously granted as per Resolution Number 2009-05-08 located at 160 Mill Lane in the R-1 Residential Zoning District.

APPROVAL OF MINUTES: May 29, 2012 Regular meeting

BILL LIST:

Litwornia Associates

Bright View Farms	Inv.#11894	\$1,033.00
Bright View Farms	Inv.#11919	\$ 11.50
Mansfield Investments (Rockwell)	Inv.#11947	\$ 594.00

Louis Glass Associates

Bright View Farms	March 2012	\$1,110.00
Mansfield Investments (Rockwell)	May 2012	\$ 245.00

Stout & Caldwell Engineers

Bright View Farms	Inv.#MPB-12-001-0002	\$1,412.50
Mansfield Investments (Rockwell)	Inv.#MPB-08-011A-0002	\$3,156.25
NJ American Water	Inv.#MPB-06-0009A-0004	\$ 212.50

Raymond Coleman Heinold & Norman, LLP

Bright View Farms	Inv.#12761	\$ 483.00
Bright View Farms	Inv.#12979	\$ 434.00
Bright View Farms	Inv.#13172	\$ 385.00
Mansfield Investments (Rockwell)	Inv.#13164	\$ 588.00

ACCEPT, RECORD & FILE CORRESPONDENCE:

Louis Glass Associates

1. Re: Rockwell Professional Offices
Block 33.04, Lots 9.01 & 9.23 – 14 Sheffield Drive
Amended Preliminary & Final Site Plan – Minor Subdivision
Date: July 17, 2012

Litwornia Associates

2. Re: James Rockwell/14 Sheffield Drive
Completeness for Preliminary & Final Site Plan with bulk variances
Block 33.0, Lots 9.01 & 9.23
Date: July 17, 2012

R.S. Gasiorowski

3. Re: Preliminary/Final Site Plan Application
14 Sheffield Drive Professional Offices, Mansfield Investments, LLC
Block 33.04, Lots 9.01 & 9.23, Township of Mansfield
Date: July 3, 2012

Linda Semus, Clerk

4. Re: NJLM – Housing Trust Funds
Appellate Division to Consider Issue of Housing Trust Funds; Failure of Council on Affordable

Housing to Adopt Trust Fund Commitment Regulations

Date: July 3, 2012

5. Re: NJLM Daily Advisory

Date: July 18, 2012

New Jersey Planning Officials

6. Re: Affordable Housing Trust Funds

The Court Rules on Affordable Housing Trust Funds

7. Date: July 16, 2012

Re: The New Jersey Planner

Date: May/June 2012

Maraziti Falcon & Healey

8. Re: Redevelopment Alert

Court Holds that well-drafted redevelopment plan protects redevelopment from Challenge by property owners

Rcvd: June 25, 2012

NEXT MEETING DATE: Regular Meeting, Monday, August 27, 2012

MOTION FOR ADJOURNMENT:

Submitted by: Michelle L. Gable, Secretary