



Founded 1688

# Township of Mansfield

- County of Burlington -

## PLANNING BOARD

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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