



Founded 1688

Township of Mansfield

- County of Burlington -
ZONING BOARD
3135 Route 206, Suite 1
Columbus, New Jersey 08022

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

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

MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT AGENDA

Monday, October 7, 2013
WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

CALL TO ORDER:

FLAG SALUTE:

ROLL CALL:

Board Members: Randy Allen, James Blackwell, Robert Harrison, James Soden, William Tahirak, Richard Tarantino, Ralph Wainwright, Alfred Vardalis, Jeanne Zalegowski

Professional Staff: Thomas J. Coleman, III, Solicitor; Charles Petrone, Solicitor; Louis Glass, Planner; Harry McVey, Planner; Mark Malinowski, Engineer; Al Litwornia, Traffic Engineer

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 Zoning Board on January 7, 2013 with amended notice being published in the Burlington County Times on Wednesday, June 12, 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.

APPOINTMENT OF ZONING BOARD SECRETARY:

PUBLIC COMMENTS:

The public may comment on non-agenda items.

MATTERS TO BE CONSIDERED BY THE BOARD:

COMPLETENESS REVIEW:

Application ZB13-03PFSP,V: Tri-State Petro, Inc., Block 1, Lots 1 & 2, 3372 Route 206

Application for Preliminary and Final Site Plan Approval and Variance Relief to permit demolition of the existing gasoline service station and construction of a new gasoline fueling canopy, truck fueling canopy, convenience store, and related site improvements.

Location: 3372 Route 206

Zoning District: C-2 Highway Commercial

Application Filed: August 26, 2013

NEW BUSINESS

Application ZB13-04V: Scott Bell, Block 42.30, Lot 46

Application for Variance Relief to permit construction of a detached garage, 25x30x17 Which exceeds the cumulative maximum size by 170 square feet..

Location: 12 Cobblestone Court

Zoning District: R-1

Application Filed: September 20, 2013

MEMORIALIZATION OF RESOLUTION

Resolution 2013-9-13 : Blue Sky Communities, LLC., Block 25, Lot 7.09 and Block 25.02, Lot 18, Approval of Density and Lot Yield Variance for residential cluster development and preliminary and final subdivision approval to allow subdivision of twelve (12) single-family housing lots in Phase Two of the Legends at Mansfield development consistent with the Preliminary Major Subdivision Approval issued by the Planning Board in 2004.

NEXT SCHEDULED MEETING: Monday, November 4, 2013

MOTION FOR ADJOURNMENT:

Submitted by: Barbara A. Crammer