



Founded 1688

Township of Mansfield

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

Sheri L Hannah, Secretary
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MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES

Monday, December 2, 2013

WORK SESSION

WORK SESSION MEETING: No work Session

REGULAR MEETING

CALL TO ORDER: Meeting was called to order at 7:11PM.

FLAG SALUTE:

ROLL CALL:

Present: Randy Allen, James Blackwell, Robert Harrison, James Soden, William Tahirak and Richard Tarantino.

Absent: Ralph Wainwright, Alfred Vardalis.

OPENING STATEMENT:

Read by the Secretary.

PUBLIC COMMENTS:

**Mr. Soden made a motion to open the public comment and Mr. Allen Seconded.
Motion passed with a unanimous voice vote.**

No comment from the public.

**Mr. Allen made a motion to close the public portion of the meeting and Mr. Soden Seconded.
Motion passed with a unanimous voice vote.**

APPOINTMENT OF THE ZONING BOARD SECRETARY

**Mr. Soden made a motion to appoint Sheri L Hannah as the Zoning Board of Adjustments Secretary and Mr. Allen Seconded.
Motion passed unanimously.**

MEMORIALIZATION OF RESOLUTION:

Resolution 2013-10-15:

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

Mr. Soden a motion to memorialize Resolution 2013-10-15, Tri-State Petro, Inc. and Mr. Allen Seconded.

Voted in the Affirmative: Randy Allen, James Blackwell, Robert Harrison, James Soden, William Tahirak and Mr. Tarantino.

Resolution 2013-10-16:

Application ZB09-07MSP-13: Homestead Plaza II Corp – Blk.4230, Lot 151

Application for Amendment/Revision to an Approved Site Plan for Homestead Plaza II for addition of drive-thru to stand alone commercial retail on pad site in (C-1) Zoning District.

Location: 23205 Columbus Road
Zoning District: C-1 Neighborhood Commercial
Application Filed: October 15, 2013
Public Comments

Mr. Tarantino made a motion to memorialize Resolution 2013-10-16, Homestead Plaza II Corp and Mr. Allen Seconded.

Voted in the Affirmative: Randy Allen, James Blackwell, Robert Harrison, James Soden, William Tahirak and Mr. Tarantino.

APPROVAL OF MINUTES: November 4, 2013

**Mr. Allen made a motion to approve the minutes as presented and Mr. Tarantino Seconded.
Motion passed with a unanimous voice vote.**

CORRESPONDENCE:

No correspondence

BILL LIST:

No bill list

EXECUTIVE SESSION:

**Mr. Soden made a motion to go into executive at 7:30 PM and Mr. Allen Seconded.
Motion passed with a unanimous voice vote.**

RESOLUTION NUMBER 2013-10-17

Resolved that pursuant to Section 8 of the Open Public Meetings Act, the public shall be excluded from that portion of the meeting involving discussion of Personnel & Litigation.

Further Resolved that discussion of such subject matter in executive session can be disclosed to the public when the matter has been resolved.

NEXT SCHEDULED MEETING: January 6, 2014

MOTION FOR ADJOURNMENT:

**Mr. Soden made a motion to adjourn at 7:39PM and Mr. Tarantino Seconded.
Motion passed with a unanimous voice vote.**

Submitted by: Sheri L Hannah, Secretary