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Township of Mansfield

- County of Burlington -

ZONING BOARD

3135 Route 206, Suite 1

Columbus, New Jersey 08022

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MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

Monday, June 3, 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; Berge Tumaian, 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. Said resolution was published in the Burlington County Times on January 11, 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 8, 2013.

Also notice was published in the Burlington County Times on Friday, May 31, 2013 changing the location of the meeting 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 May 28, 2013.

PUBLIC COMMENTS:

The public may comment on non-agenda items.

MATTERS TO BE CONSIDERED BY THE BOARD:

COMPLETENESS ONLY:

Application Number ZB13-01UV, PFMJS: Blue Sky Communities, LLC, Block 25, Lot 7.09 & Block 25.02, Lot 18:

Application for a Density and Lot Yield Variance for Residential Cluster Development and Preliminary & Final Subdivision 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.

Location:	Legends Lane & Belmont Circle
Zoning District:	R-1 – Residential
Application Filed:	April 24, 2013

COMPLETENESS & PUBLIC HEARING:**Application Number ZB13-02UV,V,PFSP: New Cingular Wireless PCS, LLC (AT&T), Block 54.02, Lot 4.01:**

Application for Use Variance, Variance for Height and Preliminary & Final Site Plan to add three antennas and related equipment to the existing nine (9) antennas with an addition of two (2) cabinets on the existing concrete pad.

Location: 2210 Old York Road
Zoning District: R-1 – Residential
Application Filed: April 26, 2013
PUBLIC HEARING
(Formal Official Action Maybe Taken)

MEMORIALIZATION OF RESOLUTION:

RESOLUTION NUMBER 2013-02-10: Denying **Application Number ZB12-06UV, SPW: Vanco USA, LLC, Block 45.01, Lots 2.01 & 3.02:** a Temporary Use Variance and Site Plan Waiver for storage of vehicles located at 1170 Florence Road in the ODL – Office Distribution Laboratory Zoning District.

AMENDMENT TO ANNUAL MEETING NOTICE:

RESOLUTION NUMBER 2013-06-11: Amendment to Annual Meeting Notice

APPROVAL OF MINUTES: February 4, 2013 Regular

REQUEST FOR APPROVAL TO ATTEND CLASS TO KEEP CERTIFICATION:

Michelle Gable, Secretary to the Board is requesting the Zoning Boards permission to attend the 13th Annual Current Issues in Planning & Zoning Conference to earn credits to maintain her current Certification as Planning Board/Zoning Board Secretary.

ACCEPT, RECORD & FILE CORRESPONDENCE:**Litwornia Associates**

Date: March 27, 2013

Re: Liberty Lake Day Camp Inc.

Review for Preliminary & Final Site Plan Approval to Locate a 50' x 60' Tent/Bubble Structure On-Site
Block 47.01, Lot 10.01 – Florence-Columbus Road

Date: April 30, 2013

Re: Liberty Lake Day Camp, Inc.

Review for Preliminary & Final Site Plan Approval to Locate a 50' x 60" Tent/Bubble Structure On-Site
Block 47.01, Lot 10.01 – Florence-Columbus Road

Date: May 20, 2013

Re: Liberty Lake Day Camp, Inc.

Review for Compliance with Resolution #2012-12-12
(Preliminary & Final Site Plan Approval to Locate 50' x 60' Tent/Bubble Structure On-Site)
Block 47.01, Lot 10.01 – Florence-Columbus Road

Date: May 28, 2013

Re: Blue Sky Communities, L.L.C. – The Legends at Mansfield II

Completeness Review for Use Variance and Preliminary & Final Major Subdivision Approval
Block 25, Lot 7.09; Block 24.02, Lot 18 – Mansfield Road East

Louis Glass Associates

Date: April 11, 2013

Re: Liberty Lake Day Camp, Inc.

Block 47.01, Lot 10.01 – 1195 Florence-Columbus Road
Use Variance – Expansion of Non-Conforming Use; Preliminary & Final Site Plan

Date: May 17, 2013
Re: Liberty Lake Day Camp, Inc.
Block 47.01, Lot 10.01 – 1195 Florence-Columbus Road
Use Variance – Expansion of Non-Conforming Use; Preliminary & Final Site Plan

Date: May 21, 2013
Re: New Cingular Wireless, PCS, LLC (AT&T)
Block 54.02, Lot 4.01 – 2210 Old York Road
Proposed Use Variance, Bulk Variance, Preliminary & Final Site Plan

Date: May 24, 2013
Re: Blue Sky Communities, LLC – The Legends at Mansfield
Density Variance, Signage Variance, Preliminary & Final Major Subdivision
Completeness Review

Stout & Caldwell Engineers

Date: May 6, 2013
Re: Liberty Lake Day Camp
Compliance Review
Block 47.01, Lot 10.01 – Florence-Columbus Road

Date: May 24, 2013
Re: New Cingular Wireless PCS, LLC
Block 54.01, Lot 4.01 – 2210 Old York Road

Date: May 28, 2013
Re: Blue Sky Communities, LLC – The Legends at Mansfield
Block 25, Lot 7.09; Block 25.02, Lot 18
Completeness Review

Date: May 29, 2013
Re: Liberty Lake Day Camp
Block 47.01, Lot 10.01 – Florence-Columbus Road
Compliance Review

E-mail between Arnold Garonzik & Douglas Borgstrom

Date: April 30, 2013
Re: Liberty Lake Day Camp

Burlington County Planning Board, John A. Engle, PE, PP, Planning Board Engineer

Date: May 7, 2013
Re: New Cingular Wireless-Hedding NJL03353 Site Plan

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

Date: March 1, 2013
Re: Wesley United Methodist Church

Date: April 22, 2013
Re: Liberty Lake Day Camp

Date: May 28, 2013
Re: Liberty Lake Day Camp

Burlington County Planning Board, Troy Sanders, Senior Engineer

Date: February 8, 2013
Re: Wesley United Methodist Church

Date: February 20, 2013
Re: Wesley United Methodist Church

Burlington County Soil Conservation

Date: March 21, 2013
Re: Copart CAT Sandy Storm Sublot
Block 45.01, Lot 2.01, 3.02
Soil Erosion and Sediment Control Plan Certified

Dante Guzzi Engineering Associates, L.L.C.

Date: April 4, 2013
Re: Liberty Lake Day Camp
Date: May 13, 2013
Re: Liberty Lake Day Camp

NJPO

Date: January/February
Date: Mary/April
Re: The New Jersey Planner

BILL LIST:

Litwornia Associates, Inc.

Tuskarora	Inv.#12107	\$ 17.25
Wesley United Methodist	Inv.#12108	\$ 473.75
Liberty Lake	Inv.#12110	\$ 500.25
Vanco	Inv.#12109	\$ 851.25

Louis Glass Associates

Liberty Lake	December 2012	\$ 294.00
Vanco	January 2013	\$ 539.00
Vanco	February 2013	\$ 392.00

Raymond, Coleman, Heinold & Norman, LLP

Wesley United Methodist	Inv.#14174	\$ 378.00
Wesley United Methodist	Inv.#14295	\$ 504.00
Liberty Lake	Inv.#14172	\$1,043.00
Liberty Lake	Inv.#14290	\$ 273.00
Manheim (NADE)	Inv.#14291	\$ 126.00
Noble	Inv.#13294	\$ 63.00
Baumley	Inv.#14292	\$ 357.00
Vanco	Inv.#14296	\$ 364.00
Vanco	Inv.#14433	\$ 938.00
New Cingular	Inv.#12154	\$ 714.00
New Cingular	Inv.#14562	\$ 476.00
New Cingular	Inv.#14742	\$ 63.00

Stout & Caldwell Engineers, LLC

Wesley United Methodist	MZB-11-008-0008	\$ 606.25
Wesley United Methodist	MZB-11-008-0009	\$ 600.00
Wesley United Methodist	MZB-11-008-0010	\$ 156.25
Liberty Lake	MZB-10-001A-0003	\$ 793.75
Liberty Lake	MZB-10-001A-0004	\$ 31.25
Tuskarora	MZB-07-002-0015	\$1,500.00
Tuskarora	MZB-07-002-0016	\$ 62.50
Baumley	MZB-12-003-0002	\$ 100.00
Vanco	MZB-13-001-0001	\$1,100.00
Vanco	MZB-13-001-0002	\$ 675.00
New Cingular	MZB-11-010-0001	\$ 795.00
New Cingular	MZB-11-010-0002	\$ 225.00

NEXT SCHEDULED MEETING: Monday, July 1, 2013

MOTION FOR ADJOURNMENT:

Submitted by: Michelle L. Gable, Secretary