

**TOWNSHIP OF MANSFIELD
ZONING BOARD OF ADJUSTMENT**

Monday, June 3, 2013

Work Session

The regular work session meeting of the Mansfield Township Zoning Board held on the above shown date was called to order at 7:12 p.m. by **James Soden** with the following in attendance: Randy Allen, James Blackwell, Robert Harrison, James Soden, Richard Tarantino, Ralph Wainwright, and Michelle L. Gable, Secretary. William Tahirak, Alfred Vardalis and Jeanne Zalegowski were absent.

Also present were Thomas J. Coleman, III, Solicitor; Louis Glass, Planner; Harry McVey, Planner; Mark Malinowski, Engineer; and Arnold Garonzik, Traffic Consultant.

The following agenda items were reviewed:

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 located at Legends Lane and Belmont Circle in the R-1 Residential Zoning District.

Mark Malinowski said the Blue Sky application pertains to the Legends at Mansfield development. It is a 39 lot residential development that they are seeking Preliminary approval by the Planning Board. Phase I received preliminary and final, which has been mostly constructed, there are three remaining lots, all the site improvements appear to be done except for the top paving coat. The question is Phase II, which are twelve of the thirty-nine lots. They are asking for a change of density. The prior application was a cluster development where the lots were downsized below the three acre and they created more open space. Some of the open space they were hoping they could obtain they were not able to and now they have a reduced density of 2.44 lots without that additional land so they are before to get a variance. Since it is just a density issue the only items he would need are the items that would pertain to final approval and can be conditions of approval. They will have to provide testimony as this is a new application before the Zoning Board and he is not familiar with the application has it was originally reviewed and approved by the Planning Board but there is enough information to deem them complete.

Arnold Garonzik said it is an existing development, the plan to building twelve additional lots, they visited the site to make sure it corresponded with what was in the resolution for approval for Phase I of the subdivision and since all the infrastructure is in and all the site easements are available that they had in their previous letters and comments as well as in the resolution. They determined there are no traffic issues that Litwornia Associates has to comment on.

Lou Glass said they were here in 2004 when the Planning Board granted approval for Phase I. There are twelve lots that only have preliminary. If the Zoning Board grants the variance they have to come back and receive final approval for the remaining twelve lots, which means they have to go back to the original 2004 resolution. In his opinion if granted the variance they have to rely on all the old plans because the project has been built according to those plans. When you combine the 2004 plans with the current plans they submitted they have a complete set of plans, so on that basis the application is complete but they will have to rely on the 2004 plans, which locks in physically to what is already out there. He noted that a lot of the 2004 resolution is outdated, is null and void at the State level through various court cases. He said the Board is going to have to look at that previous resolution, add new verbiage and take out was is no longer enforceable. He found the 2004 plan valid and by adding the new plans they have a complete package. Therefore, this is a complete submission.

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 located at 2210 Old York Road in the R-1 Residential Zoning District.

Mark Malinowski said they are proposing three (3) new communication antennas on an existing tower and ground equipment within an existing compound for the tower. There are a number of checklist items that are not applicable or can be waived by the Board. He needs some testimony with regards to what they are proposing and how they have complied with FCC regulations. He noted they are complete for the hearing.

Arnold Garonzik said they did not review this application, as there are no traffic issues but did note a cell tower has about one trip a day.

Lou Glass referred to his report dated May 21, 2013. It is in a Residential Zone noting there is a section in our Zoning Ordinance applicable just to cell towers and one of the sections says telecommunication towers and antennas shall not be permitted in the R-1 District. Therefore, that is the reason they are before this Board for a use variance. He also noted the ordinance goes on to say they promote putting antennas on existing towers rather than build new towers every time you need antennas. Their application is consistent with ordinance, He (Mr. Glass) has inspected the site, no landscaping is needed and the application is complete from the planning standpoint.

There being no further discussion a motion was offered by **Richard Tarantino** and duly second by **Ralph Wainwright** to close the work session at 7:23 p.m. Motion carried.

REGULAR MEETING

The regular meeting of the Mansfield Township Zoning Board was called to order by **Vice Chairman Soden** immediately following the closing of the work session on the above shown date followed by the Flag Salute and the following 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.

Those in attendance were as follows:

Board Members:

Randy Allen, James Blackwell, Robert Harrison, James Soden, Richard Tarantino, Ralph Wainwright and Michelle L. Gable, Secretary. William Tahirak, Alfred Vardalis and Jeanne Zalegowski were absent.

Professional Staff:

Thomas J. Coleman, III, Solicitor; Louis Glass, Planner; Harry McVey, Planner; Mark Malinowski, Engineer; and Arnold Garonzik, Traffic Consultant.

PUBLIC COMMENTS:

Vice Chairman Soden opened the public comments portion on non-agenda items.

Hearing none a motion was offered by **Richard Tarantino** and duly second by **Randy Allen** to close the public comments portion of the meeting. Motion carried.

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:

Vice Chairman Soden introduced this 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 located at Legends Lane and Belmont Circle in the R-1 Residential Zoning District.

Solicitor Coleman said having heard the consideration of the professionals everybody from this side thought the application was deemed if the Board so inclined he thinks the Board should entertain a motion to deem this application complete and to be heard at the meeting to be held on Monday, July 1, 2013.

Patrick McAndrew was present representing the applicant. He said that notice had already been provided and asked that it be carried to the July 1, 2013 meeting with no further notice being required.

MOTION FOR COMPLETENESS:

A motion was offered by **Richard Tarantino** and duly second by **Ralph Wainwright** to deem **Application Number ZB13-01UV, PFMJS: Blue Sky Communities, LLC, Block 25, Lot 7.09 & Block 25.02, Lot 18** complete with the public hearing to be held on July 1, 2013.

The motion carried on a roll call vote taken as follows:

Aye: Allen, Blackwell, Harrison, Tarantino, Wainwright, Soden
Naye: None
Absent: Tahirak, Vardalis, Zalegowski

COMPLETENESS & PUBLIC HEARING:

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

Vice Chairman Soden introduced this 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 located at 2210 Old York Road in the R-1 Residential Zoning District.

MOTION FOR COMPLETENESS:

A motion was offered by **Ralph Wainwright** and duly second by **Richard Tarantino** to deem **Application Number ZB13-02UV,V,PFSP: New Cingular Wireless PCS, LLC (AT&T), Block 54.02, Lot 4.01** complete. The motion carried on a roll call vote taken as follows:

Aye: Allen, Blackwell, Harrison, Tarantino, Wainwright, Soden
Naye: None
Absent: Tahirak, Vardalis, Zalegowski

TESTIMONY:

Christopher Quinn with the Firm of Day Pitney was present representing the applicant New Cingular Wireless PCS, LLC known in the market as AT&T. He noted that AT&T already has installation on the monopole that is located at the rear of the property with equipment located on the ground inside a fenced in compound. They are seeking approval to upgrade this site to keep up with the current technology, demand and requirements in the market place. This will be done to improve the data and video service to the network. This proposed upgrade to the site will be taking it from 3G to 4G service. In this site there are nine (9) antennas located near the top of the pole and they are proposing to add three (3) additional antennas, it will go approximately 135 feet to 137 feet, which is the maximum height of this facility so they need a height variance as well. They are also adding two (2) cabinets at the base of the pole. Again, the ordinance does not permit this in any residential zone noting the tower predated the ordinance. This application does further the goal of the ordinance to keep these installations to collocate instead of building new sites. They are here seeking a use variance, a height variance and site plan approval. In terms of the variance relief the positive criteria by presences of the FCC license AT&T promotes general welfare by the particular suitability, the fact that this is an existing site, AT&T has an existing installation there, they have to upgrade their site and service in this location without building a new pole or tower anywhere else in town and also the tower is capable of supporting these antennas and this additional installation. So that would go towards particular suitability arguments. In terms of negative criteria, he submits to the Board the visual impact of adding these antennas are increasing by two feet on a 135 foot high is very negligible and the tower itself is setback so far off the property, the ground base is heavily wooded around the ground equipment, it has very minimal visual impact. He thinks the positive clearly outweighs the negative. He has a Radio Frequency Engineer, a Civil Engineer and a Planner to give testimony on this application. They have received and reviewed the reports from the professionals, they take no exception to those reports and they will comply with the changes requested of their plans.

Solicitor Coleman swore in Antonio Gualtieri, Civil Engineer for the applicant to give testimony on this application who is employed with Techtonic as Senior Vice President for 21 years. He has a Bachelors in Civil Engineering from Rochester Institute of Technology and Licensed in the State of New Jersey. He has testified in front of other Boards on this type of application on hundreds of occasions. The Board accepted Mr. Gualtieri as a Civil Engineer.

Antonio Gualtieri referred to Page Z01 of the Site Plan that was submitted in the application. He noted within the existing fenced area there is existing equipment on the existing concrete pad. He said they are looking to install two cabinets. One cabinet is the size of a small refrigerator (30 x 30) and the other cabinet is the size of a large refrigerator (30 x 30 about 6 foot high) which will all be installed on an existing concrete pad. They will be placing cable to communicate the equipment with the antennas. He then referred to Page Z04, which are the elevation plans that show the work they are doing. Currently there are three (3) antennas per sector for a total of nine (9). All they are doing is taking the center antenna, shifting it to the side to be able to install the new antenna for the new technology. Two (2) of the antennas are seven feet tall, one of the antennas is eight feet tall based on the technology needs and that is where they get the different heights. The existing antennas are at 135, two of the antennas will be at 136 and one will be at 137. There will be no ground disturbance and no noise. This is just technology upgrade.

Solicitor Coleman swore in Brock Riffel, Radio Frequency Engineer for the applicant to give testimony on this application who has a Bachelors of Science in Electrical Engineering from Drexel University and has roughly 17 years of design experience with AT&T, Verizon and Clearwire and he has testified in roughly 300 municipal hearings across New Jersey, Delaware and Pennsylvania. The Board accepted Mr. Riffel as a Radio Frequency Engineer.

Brock Riffel said AT&T is looking to upgrade their current system to provide added capacity as well as new applications to their customers throughout the area that this site will service. In order to do so they need new antennas that will allow the radio frequency to emit from them and to provide service to their customers. They also need the associated equipment that was described that will go on the existing equipment pad. The antennas are larger due to the frequency of the 4G services. They will continue to comply with FCC and New Jersey Radiation Act Emission requirements.

PROFESSIONAL COMMENTS:

Mark Malinowski referred to his report dated May 24, 2013. There were a number of checklist items that waivers were required and he takes no exception to waiving those requests. He wants to have on record if there is any proposed outdoor storage of materials, lighting and signage. **Mr. Gualtieri** responded they are not proposing any outdoor storage, no additional lighting or signage. **Mr. Malinowski** said they provided a structural analysis of the tower but they did not provide an analysis or report on the condition of the existing tower. He asked that it be made a condition of approval that it be submitted to make sure that the tower is being maintained properly. **Mr. Quinn** said they will copy the last tower inspection report. **Mr. Malinowski** said they indicated they are in conformance with FCC Regulations and Standards and asked if there will be an increase number of visits to the site. **Mr. Quinn** said it will still be once a month. **Mr. Malinowski** asked about the level of noise generated. **Mr. Riffel** said there is a small fan in the equipment and it would be very minimal. **Mr. Malinowski** asked that they coordinate with the Fire Official to make sure they have access to the site. He said there is a slight change to the title block on the cover sheet and there are some general conditions under Item 4 noting a Hold Harmless agreement is no longer required.

Lou Glass referred to his report dated May 21, 2013. They inspected the site, the first page of his report indicates all the documents that were submitted to support this application, Page 2 #C he references the sections of the zoning ordinance from which the Board would have to grant the variance, which two are under the use variance. The first variance is under Section 65-95.5.c(1) Telecommunication towers and antennas shall not be permitted in the R-1 District. The second variance is Section 65-95.5.c(2)(w) – Subsection A addresses pre-existing towers and antennas stating wireless telecommunications towers that existing on the date of the adoption of this section, non-conforming wireless telecommunication towers are subject to the following provisions sub point A. Non-conforming wireless telecommunication towers may continue in use for the purpose now used but may not be expanded i.e. by increasing the size or height or by adding additional users without complying with this section. There is a second variance because they are increasing the height. So the Board will also have to address that if they grant the approval. Item D, he referenced the bulk variance that is required because this is a residential zone where the maximum height is 35 feet. It is geared towards single family homes so they are already up 135 feet and they want to go two more feet making it 137 so that would have to be addressed as well as a bulk variance. Items E & F go to the three waivers they are requesting in Checklist A and the eighteen (18) waivers they are requesting in Checklist B. The reason there are so many waivers is our checklists are geared towards applicants that are requesting that vacant land be constructed for some other purpose whereas this lot already contains a cell tower so many of the checklist items are not applicable. Item G he indicates they are at 135 feet and they are going up two (2) feet. The applicant pointed out there are two new cabinets, both will

sit on the concrete pad and there is sufficient room on the pad to hold those two cabinets. He did review the positive and negative criteria because for a use variance it is the applicants responsibility to submit positive and negative criteria and address those to indicate that the proposed use does not create any impairment to the Township Zoning Plan or to the Zoning Ordinance. They did submit a rider to their application where they address all the positive and negative criteria. His review comments he had five comments. The first comment is the fact that they did submit what they call a photo simulation, which is photographs taken from different locations nearby and then they superimpose in the photograph the proposed antennas to give the Board an idea of what it will look like if it is constructed. He did notice in reviewing the plans that from two homes in the neighborhood the antennas will be visible and even though it is fractional he thought the applicant should put onto the record addressing the particular fact that two homes will be able to view the antennas. He feels it is important to justify that.

Solicitor Coleman swore in Peter Tolischus, Planner for the applicant to give testimony on this application who has a Masters in Regional Planning from Rutgers in New Brunswick, he has been a professional planner for over 40 years within the State of New Jersey, is currently licensed and he has specialized in over 300 cellular applications in the Tri-State region but primarily New Jersey. The Board accepted Mr. Tolischus as a Professional Planner.

Mr. Tolischus referred to his exhibits (photos), which were also submitted as part of the application. He noted he took the photographs from where he could see the tower and where he could see a home that might see the tower. The best example is #2 and that is why he uses a before and after to give a sense of what can be seen. Photo 4 & 5 he wanted to show that the tower was not visible but if he moved ten feet over you could see the tower. After review the tower photos and the proximity to houses he does not see any detriment.

Mr. Glass then referred to comment #2 under review comments as the applicant indicated the tower is about 770 off of Old York Road and it is behind an existing single family home, which is the property owner who is leasing part of his backyard to the tower operator. Therefore, his home blocks the entire base of the tower from any visibility along Old York Road so consequently all you can see is the top of the tower. In addition, the tower is surrounded on three sides by heavy dense woods. Therefore, there is no need for any further landscape buffer. Item #3 he does not take any exception to the list of waivers because most are not applicable to an existing developed site that is not occupied by personnel. Item #4 he reviewed the photos, the structural and electromagnetic reports and they have no comments. Item #5 he takes no exception to the positive and negative criteria statements that the applicant contained in their rider to the application. Therefore, he finds the application to be complete and everything has been addressed.

Harry McVey said even though the material has been submitted as with the site plans this is a use variance. Therefore, there should be some brief summary of what the positive and negative criteria are since their planner is here.

Mr. Tolischus said as Mr. Glass pointed out they are in the R-1 Zone, they do not permit cellular tower though previously a variance was granted and also since they now exceed by an additional two feet the previous height from 135 feet a bulk variance or a C1 will be needed. The C1 (bulk variance) he would argue a pure hardship. The applicant needs that height to operate his facility. It is an unusual use. If the Board were to grant the use variance and not the height they just will not have anything so they need both, so it is a hardship. With regards to the use variance the Supreme has now heard a number of cases and the two most important cases the Fairlawn or Smart case and the South Plainfield case the Supreme Court has set forth the testimony that should be provided to a Board of Adjustment. With regard to the positive criteria the if the applicant has an FCC license that in itself meets the positive criteria because the Supreme Court in its opinion stated that providing through cellular communication reliable information to the public that in itself meets the positive criteria. The Supreme Court had a

second point it said the site should be particularly suited and in this case it most certainly is. They are using an existing tower and they are following the local ordinances, which does meet the objective. When he started to testify on this they had about 25 million cellular users and today there are 280 million. Also the Government has stepped in and said all the carriers have to provide E911 so if you are total incapacitated you can at least hit E911 they know that signal is coming from that tower on Old York Road and be able to send the emergency equipment in that direction. In regard to the negative criteria the Supreme Court said to use a previous case Seeka, which is a four-part test. Step one to define the public benefit, he has done that. Step 2 Identify any detrimental affect. He has done that through the photographic analysis; Step 3 What can you do to improve the situation. They are not adding any new cabinets or disturbing any ground and the antennas will be color matched to what is existing; Step 4 The Supreme Court said to balance the positive benefits to the public against any negative impacts and in his opinion the positive benefits gain to the public far out weigh any minor only visual impact that somebody might perceive it. Based on the local Ordinance and the objectives that they meet he does not see any detriment to the Zone Plan or Zone Ordinance.

BOARD COMMENTS:

Vice Chairman Soden asked if this tower exceeding or meeting the current State and Federal standard requirements. **Mr. Quinn** said it is in compliance. **Vice Chairman Soden** asked if they have a letter of commitment to lease the space. **Mr. Quinn** said it is an existing lease so they are still within their lease. **Vice Chairman Soden** asked if the applicant knows they have to remove the equipment upon cessation of the operation. **Mr. Quinn** said they will comply and agree. **Mr. Malinowski** said by ordinance if they abandon the site they have to remove the equipment.

PUBLIC HEARING:

A motion was offered by **Randy Allen** and duly second by **Richard Tarantino** to open the public hearing on this application. Motion carried.

Hearing no comments a motion was offered by **Ralph Wainwright** and duly second by **Richard Tarantino** to close the public hearing on this application. Motion carried.

SOLICITOR'S COMMENTS:

Solicitor Coleman said this will be a motion for a property located on Block 54.02, Lot 4.01 New Cingular Wireless PCS, LLC trading as AT&T for approval for Preliminary and Final Site Plan and three specific variances: 1) Use Variance to permit the actual cell tower and antenna in the R-1 Zone; 2) Use Variance to increase the size and the height of the non-conforming use; 3) Bulk Variance to allow the antenna to not exceed 137 feet together with a condition that the applicant provide a structural analysis report and subject to any other condition that was established in Mr. Malinowski's report dated May 24, 2013 and Lou Glass' report May 21, 2013 letter. This also includes all the waivers requested by the applicant.

MOTION TO APPROVE:

A motion was offered by **Ralph Wainwright** and duly second by **Randy Allen** to grant as stated above by Solicitor Coleman to **Application Number ZB13-02UV,V,PFSP: New Cingular Wireless PCS, LLC (AT&T), Block 54.02, Lot 4.01.** The motion carried on a roll call vote taken as follows:

Aye: Blackwell, Harrison, Soden, Tarantino, Allen, Wainwright
Naye: None
Absent: Tahirak, Vardalis, Zalegowski

RESOLUTION NUMBER 2013-02-10

(A copy of the foregoing Resolution is spread on the following pages.)

MEMORIALIZATION OF RESOLUTIONS:

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.

A motion was offered by **Richard Tarantino** and duly second by **Randy Allen** to memorialize Resolution Number 2013-02-10. The motion carried on a roll call vote taken as follows:

Aye: Allen, Harrison, Soden, Tahirak, Tarantino, Vardalis, Zalegowski
Naye: None
Absent: Wainwright
Not Voting: Blackwell

AMENDMENT TO ANNUAL MEETING NOTICE:

**RESOLUTION NUMBER 2013-06-11
MANSFIELD TOWNSHIP ZONING BOARD
AMENDMENT TO ANNUAL MEETING NOTICE**

WHEREAS, the Mansfield Township Zoning Board adopted Resolution Number 2013-01-01 “Annual Meeting Notice”, and

WHEREAS, the Mansfield Township Municipal Offices have relocated to 3135 Route 206, Columbus, New Jersey, and

WHEREAS, the Annual Meeting Notice must be amended in accordance with the “Open Public Meetings Act”.

NOW, THEREFORE, BE IT RESOLVED, by the Mansfield Township Zoning Board, assembled in a public session on Monday, June 3, 2013, amend the “Annual Meeting Notices” as follows:

The Zoning Board of Adjustment hereby designates the following dates as the dates of its regular meetings until the next reorganization meeting of the Zoning Board of Adjustment on Monday, January 6, 2014, and unless otherwise modified by Resolution of the Zoning Board of Adjustment, there will be work session meetings beginning at 7:00 P.M. followed by the regular meeting. All meetings shall be held in the Mansfield Township Municipal Complex, **3135 Route 206, Suite 2 (Court Entrance), Columbus, New Jersey.**

July 1, 2013	November 4, 2013
August 5, 2013	December 2, 2013
Tuesday, September 3, 2013	January, 6, 2014 – Reorganization & Regular

A motion was offered by **Richard Tarantino** and duly second by **Ralph Wainwright** to adopt 2013-06-11. The motion carried on a roll call vote taken as follows:

Aye: Allen, Blackwell, Harrison, Tarantino, Wainwright, Soden
Naye: None
Absent: Tahirak, Vardalis, Zalegowski

APPROVAL OF MINUTES:

A motion was offered by **Richard Tarantino** and duly second by **Randy Allen** to approve the February 4, 2013 Regular minutes. Motion carried.

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.

A motion was offered by **Ralph Wainwright** and duly second by **Robert Harrison** to grant Michelle Gable, Secretary to the Board permission to the 13th Annual Current Issues in Planning & Zoning Conference. The motion carried on a roll call vote taken as follows:

Aye: Allen, Blackwell, Harrison, Tarantino, Wainwright, Soden
Naye: None
Absent: Tahirak, Vardalis, Zalegowski

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

A motion was offered by **Robert Harrison** and duly second by **Ralph Wainwright** to accept, record and file correspondence as submitted. Motion carried.

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:

It was noted that the next regular meeting will be held on Monday, July 1, 2013

MOTION FOR ADJOURNMENT:

There being no further business, a motion was offered by **Ralph Wainwright** and duly second by **Robert Harrison** to adjourn the meeting at 8:12 p.m. Motion carried.

Respectfully submitted,

Michelle L. Gable, Secretary

Approval