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# Township of Mansfield

- County of Burlington -  
**ZONING BOARD**  
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## MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT AGENDA

**Monday, July 1, 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. 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.

Amended notice was 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.

#### **PUBLIC COMMENTS:**

The public may comment on non-agenda items.

#### **MATTERS TO BE CONSIDERED BY THE BOARD:**

##### **PUBLIC HEARING:**

##### **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

#### **PUBLIC HEARING**

(Formal Official Action Maybe Taken)

**MEMORIALIZATION OF RESOLUTION:**

**RESOLUTION NUMBER 2013-06-12:** Granting **Application Number ZB13-02UV,V,PFSP: New Cingular Wireless PCS, LLC (AT&T), Block 54.02, Lot 4.01** a 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.

**APPROVAL OF MINUTES:** June 3, 2013 Regular

**ACCEPT, RECORD & FILE CORRESPONDENCE:**

**Louis Glass Associates**

Date: June 13, 2013

Re: Blue Sky Communities, LLC

Density Variance, Signage Variances, Preliminary & Final Major Subdivision

**Stout & Caldwell Engineers**

Date: June 27, 2013

Re: Blue Sky Communities, LLC

Block 25, Lot 7.09 & Block 25.02, Lot 8

Technical Review

**Burlington County Soil Conservation**

Date: May 13, 2013

Re: Liberty Lake Day Camp Tent/HC Parking

Certified Soil Erosion and Sediment Control Plan

**NEXT SCHEDULED MEETING:** Monday, August 5, 2013

**MOTION FOR ADJOURNMENT:**

**Submitted by:** Michelle L. Gable, Secretary