

To: Burlington County Times

From: Sheri L Hannah
Land Use Coordinator

Date: January 15, 2014

Re: Legal Notice

Please publish the following Legal Notice in the Burlington County Times.

If you have any questions, please contact me at (609) 298-0542 ext. 29.

**TOWNSHIP OF MANSFIELD
Zoning Board
Notice of Decision**

At the reorganization meeting of the Mansfield Township Zoning Board held on Monday, January 6, 2014 the following resolutions was memorialized:

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2014-01-01
ANNUAL MEETING NOTICE**

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., requires the adoption by a public body of a schedule of the regular meetings to be held during the calendar year; and

WHEREAS, upon proper notice pursuant to the act, no further notice of those meetings will be necessary, and

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Mansfield, assembled in a public session on January 6, 2014, 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, Route 206, Columbus, New Jersey.

February 3, 2014

March 3, 2014

April 7, 2014

May 5, 2014

June 2, 2014

July 7, 2014

August 4, 2014

Tuesday, September 2, 2014

October 6, 2014

November 3, 2014

December 1, 2014

January 5, 2015- Reorganization & Regular

CERTIFICATION

I, SHERI L HANNAH, Secretary of the Mansfield Township Zoning Board of Adjustment, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Zoning Board of Adjustment at a meeting held on January 6, 2014.

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2014-01-02**

APPOINTMENT OF ZONING BOARD SOLICITOR

WHEREAS, the Zoning Board of Adjustment of the Township of Mansfield requires the regular services of a Zoning Board Solicitor; and

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process, and

WHEREAS, the Zoning Board of Adjustment has reviewed all RFP's submitted for the Zoning Board Solicitor position.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Mansfield as follows:

1. The Chairman and Secretary of the Zoning Board are hereby authorized and directed to execute an agreement with the following:
Raymond Coleman Heinold, LLP, 325 New Albany Road, Moorestown, NJ 08057 for services as Zoning Board Solicitor
2. The contracts are awarded without competitive bidding as "Professional Services" under the provisions of the Local Public Contracts Law because of the specialized nature of the work.
3. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

CERTIFICATION

I, SHERI L HANNAH, Secretary of the Mansfield Township Zoning Board of Adjustment, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Zoning Board of Adjustment at a meeting held on January 6, 2014.

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2014-01-03**

APPOINTMENT OF ZONING BOARD ENGINEER

WHEREAS, the Zoning Board of Adjustment of the Township of Mansfield requires the regular services of a Zoning Board Engineer; and

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process, and

WHEREAS, the Zoning Board of Adjustment has reviewed all RFP's submitted for the Zoning Board Engineer position.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Mansfield as follows:

1. The Chairman and Secretary of the Zoning Board are hereby authorized and directed to execute an agreement with the following:
Stout & Caldwell Engineers, LLC, 705 US Rt. 130 South, Suite A, P.O. Box 2290, Cinnaminson, New Jersey 08077 to serve as the Mansfield Township Zoning Board of Adjustment Engineer.
2. The contracts are awarded without competitive bidding as "Professional Services" under the provisions of the Local Public Contracts Law because of the specialized nature of the work.
3. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

CERTIFICATION

I, SHERI L HANNAH, Secretary of the Mansfield Township Zoning Board of Adjustment, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Zoning Board of Adjustment at a meeting held on January 6, 2014.

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2014-01-04**

APPOINTMENT OF ZONING BOARD PLANNER

WHEREAS, the Zoning Board of Adjustment of the Township of Mansfield requires the regular services of a Zoning Board Planner; and

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process, and

WHEREAS, the Zoning Board of Adjustment has reviewed all RFP's submitted for the

Zoning Board Planner position.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Mansfield as follows:

1. The Chairman and Secretary of the Zoning Board are hereby authorized and directed to execute an agreement with the following:
Louis Glass Associates, 9 Union Avenue, Bala Cynwyd, Pennsylvania 19004 to serve as the Mansfield Township Zoning Board of Adjustment Planner.
2. This contract is awarded without competitive bidding as “Professional Services” under the provisions of the Local Public Contracts Law because of the specialized nature of the work.
3. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

CERTIFICATION

I, SHERI L HANNAH, Secretary of the Mansfield Township Zoning Board of Adjustment, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Zoning Board of Adjustment at a meeting held on January 6, 2014.

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2014-01-05**

APPOINTMENT OF ZONING BOARD TRAFFIC CONSULTANT

WHEREAS, the Zoning Board of Adjustment of the Township of Mansfield requires the regular services of a Zoning Board Traffic Engineer;

WHEREAS, consistent with the provisions of N.J.S.A. 19:44A-20.5, the Township has adopted an ordinance requiring that contracts awarded pursuant to the provision of N.J.S.A. 40A:11-5 shall be awarded through a Request for Qualifications and Proposals process, and

WHEREAS, the Zoning Board of Adjustment has reviewed all RFP’s submitted for the Zoning Board Traffic Engineer position.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Mansfield as follows:

1. The Chairman and Secretary of the Zoning Board are hereby authorized and directed to execute an agreement with the following:
Litwornia Associates, Inc., P.O. Box 2300, 3 Trading Post Way, Medford Lakes, New Jersey to serve as Traffic Engineer for the Mansfield Township Zoning Board of Adjustment
2. This contract is awarded without competitive bidding as “Professional Services” under the provisions of the Local Public Contracts Law because of the specialized nature of the work.
3. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

CERTIFICATION

I, SHERI L HANNAH, Secretary of the Mansfield Township Zoning Board of Adjustment, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Zoning Board of Adjustment at a meeting held on January 6, 2014.

MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT Resolution Number 2014-01-06 ANNUAL REPORT

WHEREAS, the Mansfield Township Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D-70.1 requiring an annual report on variances heard by the Zoning Board of Adjustment makes this report and resolution. During the year 2013, the board heard the following matters:

BYBERRY SERVICES AND SOLUTIONS, LLC **C-1 Neighborhood Commercial**
Block 42.30, Lot 151 – 23202 Columbus Road

Granted (1) a variance pursuant to N.J.S.A. 40:55D-70(d) to permit a Snap Fitness Center to be operated from three (3) units of Homestead Plaza II and (2) a variance to permit 25 parking spaces for the Snap Fitness Center, in accordance with the plans submitted by the applicant, subject to conditions.

BRIAN & JENNIFER NOBLE **C-1 Neighborhood Commercial**
Block 51.02, Lot 11.01 – 2320 Old York Road

Granting a Variance pursuant to N.J.S.A. 40:55D-70(d) to permit a silk screening business to be operated from the 2 car garage on the Property, in accordance with the plans and testimony submitted by the Applicant, subject to conditions.

MLC DEVELOPERS **C-2 Highway Commercial**
Block 3, Lot 6.08

Granted a Variance pursuant to N.J.S.A. 40:55D-70(d) to permit a liquor store be operated from the existing retail building on the Property, together with a Site Plan Waiver, in accordance with the Application, plans and testimony submitted by the Applicant, subject to conditions.

LIBERTY LAKE DAY CAMP, INC.
ODL – Office, Distribution, Laboratory Zoning District

Block 47.01, Lot 10.01 – 1195 Florence-Columbus Road
Granted a Variance pursuant to N.J.S.A. 40:55D-70(d) to permit the expansion of a non-conforming use by the erection of a 50 foot by 60 foot bubble tent, the construction of a parking area near the tent and the provision for ADA access to the tent and Site Plan approval for the erection of said bubble tent, parking area near the tent and the provision

of the ADA access to the tent, in accordance with the Application, plans and testimony submitted by the Applicant, subject to conditions.

WHEREAS, a number of variances were granted in the C-1 Neighborhood Commercial Zoning District during the calendar year 2013.

NOW, THEREFORE, BE IT RESOLVED by the Mansfield Township Zoning Board of Adjustment that it hereby recommends that the Mansfield Township Planning Board and the Mansfield Township Committee review the regulations in the C-1 Neighborhood Commercial Zoning District.

BE IT FURTHER RESOLVED by the Mansfield Township Zoning Board of Adjustment on this 6th day of January 2014, that this document be considered as the report and resolution of said Zoning Board of Adjustment, required by N.J.S.A. 40:55D-70.1, for the year 2013.

CERTIFICATION

I, SHERI L HANNAH, Secretary of the Mansfield Township Zoning Board of Adjustment, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Zoning Board of Adjustment at a meeting held on January 6, 2014.

MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT Resolution Number 2014-01-07

DESIGNATION OF OFFICIAL NEWSPAPERS

NOW, THEREFORE, BE IT RESOLVED, by the Mansfield Township Zoning Board of Adjustment, of the County of Burlington, State of New Jersey that the following are designated as the official newspapers until December 31, 2013:

Primary: Burlington County Times
Secondary: Trenton Times
Bordentown Register-News

CERTIFICATION

I, SHERI L HANNAH, Secretary of the Mansfield Township Zoning Board of Adjustment, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Zoning Board of Adjustment at a meeting held on January 6, 2014.
