

MANSFIELD TOWNSHIP

ZONING BOARD

REORGANIZATION MEETING

Tuesday, January 5, 2016

The reorganization meeting of the Mansfield Township Zoning Board was held on the above shown date with the following in attendance: William Tahirak, James Soden, Robert Harrison, Ralph Wainwright, John Beckes, Robert Gawron, Marion Hay and Secretary Ashley Jolly.

Meeting was called to order by Secretary Ashley Jolly, followed by the flag salute and 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 5, 2015. Said Resolution was published in the Burlington County Times, 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 27, 2015.

Secretary Ashley Jolly, asked for a nomination for Chairman. A motion was offered by Mr. Wainwright to nominate Mr. Tahirak. The motion was seconded by Mr. Harrison. Secretary Ashley Jolly asked if there were any other nominations. There were none. Motion carried on a roll call vote recorded as follows:

AYE: Wainwright, Harrison, Soden, Beckes, Gawron, Hay

NAY: None ABSTAIN: Tahirak ABSENT: None

The meeting was then turned over to Chairman Tahirak. Chairman Tahirak asked for a nomination for Vice Chairman. A motion was offered by Chairman Tahirak to nominate Mr. Soden and was seconded by Mr. Harrison. Chairman Tahirak asked for any other nominations. There were none. Motion carried on a roll call vote recorded as follows:

AYE: Tahirak, Wainwright, Harrison, Beckes, Gawron, Hay

NAY: None ABSTAIN: Soden ABSENT: None

Chairman Tahirak asked for a nomination for Secretary. A motion was offered by Mr. Harrison to nominate Ashley Jolly and was seconded by Mr. Wainwright. Chairman Tahirak asked if there were any other nominations. There were none. Motion carried on a roll call vote recorded as follow:

AYE: Tahirak, Wainwright, Harrison, Soden, Beckes, Gawron, Hay

NAY: None ABSTAIN: None ABSENT: None

RESOLUTION 2016-01-01:

**MANSFIELD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Resolution Number 2016-01-01  
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 5, 2016, as follows:

The Zoning Board of Adjustment hereby designates the following dates as the dates of its regular meetings until the next reorganization meeting to the Zoning Board of Adjustment on Wednesday, January 5, 2017, 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 South, Columbus, New Jersey.

February 1, 2016	August 1, 2016
March 7, 2016	Tuesday, September 6, 2016
April 4, 2016	October 3, 2016
May 2, 2016	November 7, 2016
June 6, 2016	December 5, 2016
Tuesday, July 5, 2016	Wednesday January 4, 2017- Reorganization & Regular

Chairman Tahirak asked for a motion to approve the meeting dates in the 2016 annual notice. A motion was offered by Mr. Wainwright and was seconded by Mr. Beckes. Motion carried on a roll call vote recorded as follow:

AYE: Tahirak, Wainwright, Harrison, Soden, Beckes, Gawron, Hay

NAY: None ABSTAIN: None ABSENT: None

RESOLUTION 2016-01-02:

**MANSFIELD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Resolution Number 2016-01-02  
APPOINTMENT OF ZONING BOARD PROFESSIONALS**

**WHEREAS**, there exists a need for a Zoning Board Solicitor, a Zoning Board Engineer, a Zoning Board Planning Consultant, and a Zoning Board Traffic Consultant; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40a:11-et seq) Resolution authorizes the award of contracts for 'Professional Services' without competitive bids must be publicly advertised.

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

1. The Chairman and Secretary of the Zoning Board are hereby authorized and directed to execute agreements with:

**THOMAS J. COLEMAN, III**, Esquire from the Firm of Raymond Coleman Heinold & Norman, LLP, 325 New Albany Road, Moorestown, NJ for services as Solicitor for a term of January 1, 2016 to December 31, 2016, and

**STOUT & CALDWELL ENGINEERS, LLC**, 705 Route 130 South, Cinnaminson, NJ for Engineering services for a term of January 1, 2016 to December 31, 2016, and

**ENVIRONMENTAL RESOLUTIONS**, 815 East Gate Drive, Mt. Laurel, NJ for services as Planning Consultant for a term of January 1, 2016 to December 31, 2016, and

LITWORNIA ASSOCIATES, 3 Trading Post Way, Medford, NJ for services as Traffic Consultant for a term of January 1, 2016 to December 31, 2016

2. These 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.

Chairman Tahirak asked for a motion to approve the appointment of professionals. A motion was offered by Mr. Harrison and was seconded by Mr. Beckes. Motion carried on a roll call vote recorded as follows:

AYE: Tahirak, Wainwright, Harrison, Soden, Beckes, Gawron, Hay

NAY: None ABSTAIN: None ABSENT: None

RESOLUTION 2016-01-03:

**MANSFIELD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Resolution Number 2016-01-03  
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, 2016:

Primary: Burlington County Times  
Secondary: Trenton Times

Chairman Tahirak asked for a motion to approve the designation of official newspapers. A motion was offered by Mr. Beckes and was seconded by Mr. Gawron. Motion carried on a roll call vote recorded as follows:

AYE: Tahirak, Wainwright, Harrison, Soden, Beckes, Gawron, Hay

NAY: None ABSTAIN: None ABSENT: None

**REGULAR MEETING**

APPLICATION ZB15-04BV:

Variance to continue construction of a garage that does not meet the side yard setback requirements. A new survey was submitted. Mr. Melicharek stated that at the last meeting the board had said if his building was six feet from the side yard the board would approve it. The new survey shows that he is seven feet away. He is asking that his variance be approved tonight.

Engineer Malinowski said Mr. Melicharek submitted a new survey and it does show the recently constructed metal garage which is seven feet from the side yard setback. Originally the applicant requested a six foot variance based on location of garage this shows the seven foot.

Chairman Tahirak asked if the board had any questions. There were none. Chairman Tahirak asked for any public comment. There was none.

Attorney Petrone stated that the variance is to permit a side yard setback of seven feet where ten feet is required, for a partially constructed garage building and subject to the prior resolution, other than has modified by the board's action this evening. Prohibit any storage area between the garage and the fence. The variances granted with the applicants prior application still stand.

Chairman Tahirak asked for a motion to approve the variance. A motion was offered by Mr. Soden and was seconded by Mr. Beckes. Motion carried on a roll call vote recorded as follows:

AYE: Tahirak, Wainwright, Harrison, Soden, Beckes, Gawron, Hay

NAY: None ABSTAIN: None ABSENT: None

**PUBLIC COMMENT:**

Chairman Tahirak opened the meeting for public comment. There was none. Motion to close public comment offered by Mr. Harrison and seconded by Mr. Wainwright. All ayes. Motion

**APPROVAL OF MINUTES:**

December 7, 2015 – Chairman Tahirak asked for a motion to approve the minutes from December 7, 2015. A motion was offered by Mr. Beckes and seconded by Mr. Harrison. Motion carried on a roll call vote recorded as follows:

AYE: Tahirak, Wainwright, Harrison, Soden, Beckes, Gawron, Hay

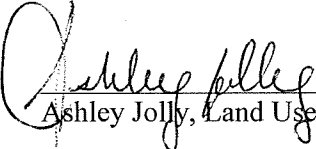
NAY: None ABSTAIN: None ABSENT: None

**MOTION FOR ADJOURNMENT:**

Chairman Tahirak asked for a motion to adjourn the meeting. A motion was offered by Mr. Wainwright and was seconded by Mr. Beckes. All ayes. Motion carried.

Respectfully Submitted:

Date Approved:

  
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Ashley Jolly, Land Use Coordinator

8-1-16