

MANSFIELD TOWNSHIP
ZONING BOARD
Monday, January 4, 2017

REORGANIZATIONAL MEETING

The reorganizational 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, Marion Hay, Robert Gawron, Mark Clark, and Jay Feldman. John Beckes was absent.

The meeting was called to order by **Secretary Ashley Jolly** 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 5, 2016. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times and Trenton Times, 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, positing and filing having been accomplished on January 8, 2016.

NOMINATION FOR CHAIRMAN:

A motion was offered by Marion Hay and was seconded by Ralph Wainwright to nominate William Tahirak for Chairman. Motion carried on a roll call vote recorded as follows:

AYE: Hay, Wainwright, Soden, Harrison, Clark, Gawron
NAY: None NOT VOTING: Tahirak ABSENT: Beckes

NOMINATION FOR VICE-CHAIRMAN:

A motion was offered by Mr. Wainwright and seconded by Mrs. Hay to nominate James Soden for Vice-Chairman. Motion carried on a roll call vote recorded as follows:

AYE: Hay, Wainwright, Harrison, Clark, Gawron, Tahirak
NAY: None NOT VOTING: Soden ABSENT: Beckes

NOMINATION FOR SECRETARY:

A motion was offered by Mrs. Hay and was seconded by Mr. Wainwright to nominate Ashley Jolly as secretary. Motion carried on a roll call vote recorded as follows:

AYE: Hay, Wainwright, Harrison, Clark, Gawron, Soden, Tahirak
NAY: None NOT VOTING: None ABSENT: Beckes

RESOLUTION 2017-01-01:

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2017-01-01
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 4, 2017, 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 Thursday, January 4, 2018, 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 6, 2017	August 7, 2017
March 6, 2017	Tuesday, September 5, 2017
April 3, 2017	October 2, 2017
May 1, 2017	November 6, 2017
June 5, 2017	December 4, 2017
July 3, 2017	Thursday January 4, 2018- Reorganization & Regular

A motion was offered by Mr. Wainwright and was seconded by Mr. Soden to approve the above resolution. Motion carried on a roll call vote recorded as follows:

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

NAY: None NOT VOTING: None ABSENT: Beckes

RESOLUTION 2017-01-02:

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2017-01-02
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, 2017 to December 31, 2017, and

STOUT & CALDWELL ENGINEERS, LLC, 705 Route 130 South, Cinnaminson, NJ for Engineering services for a term of January 1, 2017 to December 31, 2017, and

ENVIRONMENTAL RESOLUTIONS, 815 East Gate Drive, Mt. Laurel, NJ for services as Planning Consultant for a term of January 1, 2017 to December 31, 2017, and

LITWORNIA ASSOCIATES, 3 Trading Post Way, Medford, NJ for services as Traffic Consultant for a term of January 1, 2017 to December 31, 2017

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.

A motion to approve the above resolution was offered by Mr. Wainwright and was seconded by Mrs. Hay. Motion carried on a roll call vote recorded as follows:

AYE: Hay, Wainwright, Harrison, Clark, Gawron, Soden, Tahirak
NAY: None NOT VOTING: None ABSENT: Beckes

RESOLUTION 2017-01-03:

**MANSFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Resolution Number 2017-01-03
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, 2017:

Primary: Burlington County Times
Secondary: Trenton Times

A motion to approve the above resolution was offered by Mr. Wainwright and was seconded by Mr. Clark. Motion carried on a roll call vote recorded as follows:

AYE: Hay, Wainwright, Harrison, Clark, Gawron, Soden, Tahirak
NAY: None NOT VOTING: None ABSENT: Beckes

REGULAR MEETING

APPLICATION ZB17-01BV:

Applicant Sharon Irick and husband Christopher Irick were sworn in. Mrs. Irick said they would like to put a fence on their front yard property line. The purpose is to keep their dogs contained. The fence would be 4.5ft tall and made of pressure treated pine, which matches the neighbors and the existing fence. Their mailboxes are 2ft from the road edge. The fence would be 35 to 40ft from mailboxes and road edge.

Engineer Malinowski referenced his report dated January 3, 2017. He asked about the color of the fence. Mrs. Irick said it would be natural wood. Engineer Malinowski asked about welded wire. Mr. Irick said it would be 2inches by 4inch rectangles galvanized. Engineer Malinowski said if the board grants approval it should be conditioned that the fence would be within the property lines and finished side will be facing the street or adjacent property.

Planner Timothy Kaluhiokalani said they issued a report on December 28, 2016 and he did not have any questions.

Mrs. Hay asked if the county had any say in this application since this is a county road. Attorney Heinold said the applicants are required to get all outside agency approvals before coming in front of the board or receiving any permits. He didn't think it would be required in this case because there is no impact on drainage.

Mrs. Hay asked if they would be removing the chainlink fence to the right. Mrs. Irick said they would be removing that and replacing with the same style. Mrs. Hay asked about the chainlink in the rear. Mrs. Irick said that one will stay for access.

PUBLIC COMMENT:

Ryan 2206 Old York Road said he was one of the neighbors and that he has no issue with the new fence.

Ross, another neighbor said he also has no problem with the fence.

A motion to approve the above application was offered by Mrs. Hay and seconded by Mr. Harrison. Motion carried on a roll call vote recorded as follows:

AYE: Hay, Wainwright, Harrison, Gawron, Clark, Soden, Tahirak
NAY: None NOT VOTING: None ABSENT: Beckes

APPROVAL OF MINUTES:

A motion to approve the minutes from December 5, 2016 was offered by Mr. Harrison and seconded by Mr. Gawron. Motion carried on a roll call vote recorded as follows:

AYE: Hay, Harrison, Gawron, Clark, Tahirak
NAY: None NOT VOTING: Wainwright, Soden ABSENT: Beckes

MOTION FOR ADJOURNMENT:

A motion was offered by Mr. Gawron and seconded by Mrs. Hay to adjourn the meeting. All ayes. Motion carried.

Submitted by:

Dated:

Ashley Jolly, Land Use Coordinator
