

**MANSFIELD TOWNSHIP PLANNING BOARD
REGULAR MEETING
September 25, 2017**

CALL TO ORDER: 7:00PM

FLAG SALUTE:

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 Planning Board on January 23, 2017. 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, posting and filing having been accomplished on January 29, 2017.

ROLL CALL:

APPLICATION PB2017-5PMSP:

**NFI Real Estate, Vanco Site Redevelopment
Location: Block 45.01, Lots 2.01, 3.01, & 3.02 1170 Florence Road
Zoning District: ODL
Application For: Preliminary Major Site Plan
Application Received: September 7, 2017**

PUBLIC HEARING

APPLICATION PB2017-3MSD:

**William and Ellen Spain
Location: Block 42, Lots 13.02 & 14, 191 Petticoat Bridge Road
Zoning District: R-1
Application for: Minor Subdivision/Lot Line Adjustment
Application Received: June 26, 2017**

PUBLIC HEARING

PRELIMINARY INVESTIGATION:

**Planner Barbara Fegley: Preliminary Investigation for the Determination of an area in need of condemnation redevelopment
Block 30, Lots 9.02, 10, 11, 12, 13.02**

PUBLIC HEARING

RESOLUTIONS:

Resolution 2017-08-11: Resolution of the Township of Mansfield Planning Board Concerning the Application of Mansfield Realty North, LLC for Variance and Preliminary Site Plan Approvals

Resolution 2017-08-12: Resolution of the Township of Mansfield Planning Board Concerning the Application of Thomas and Michelle Sahol for Variance and Minor Subdivision Approval

Resolution 2017-09-13: Resolution of the Planning Board of the Township of Mansfield Undertaking a Preliminary Investigation of Certain Parcels Located in the Township and Determining Whether Such Parcels Satisfy the Criteria as “An Area in Need of Condemnation Redevelopment” as Set Forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A

APPROVAL OF MINUTES:

August 28, 2017 – Eligible to Vote – Arthur Puglia, Robert Semptimphelter, John Kampo, Gary Lippincott, Dalpat Patel, Douglas Borgstrom

COMMENTS FROM THE BOARD:

PUBLIC COMMENTS:

MOTION FOR AJDOURNMENT:

Submitted by: Ashley Jolly, Land Use Coordinator