

MANSFIELD TOWNSHIP  
ZONING BOARD  
MINUTES

January 11, 2018

The reorganizational and regular meeting of the Mansfield Township Zoning Board was held on the above shown date with the following in attendance: Chairman William Tahirak, Robert Harrison, Ralph Wainwright, Robert Gawron, Marion Hay, and Secretary Ashley Jolly. James Soden, John Beckes, Mark Clark, and Anjani Kumar were not in attendance.

The meeting was called to order 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 noticed in the Burlington County Times, filed with the Clerk of the Township of Mansfield, and posted on the official bulletin board at the Municipal Complex. All the mailing, posting, and filing having been accomplished on January 9, 2018.

**Nomination for Chairman:**

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

**AYE: Hay, Wainwright, Harrison, Gawron**

**NAY: None ABSENT: Soden, Beckes, Clark, Kumar**

**Nomination for Vice-Chairperson:**

A motion was offered by **Mr. Harrison** and was seconded by **Mr. Wainwright** to nominate Marion Hay for Vice-Chair. Motion carried on a roll call vote recorded as follows:

**AYE: Harrison, Wainwright, Gawron, Tahirak**

**NAY: None ABSENT: Soden, Beckes, Clark, Kumar**

**Nomination for Secretary:**

A motion was offered by **Mrs. Hay** and was seconded by **Chairman Tahirak** to nominate Ashley Jolly for Secretary. Motion carried on a roll call vote recorded as follows:

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

**NAY: None ABSENT: Soden, Beckes, Clark, Kumar**

**Resolution 2018-1-1**

MANSFIELD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Resolution Number 2018-1-1  
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, 2018, 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 Friday, January 4, 2019, 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 5, 2018	August 6, 2018
March 5, 2018	September 4, 2018
April 2, 2018	October 1, 2018
May 7, 2018	November 5, 2018
June 4, 2018	December 3, 2018
July 2, 2018	Friday, January 4, 2019- Reorganization & Regular

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

**AYE: Hay, Tahirak, Wainwright, Harrison, Gawron**  
**NAY: None ABSENT: Soden, Beckes, Clark, Kumar**

**Resolution 2018-1-2:**

**MANSFIELD TOWNSHIP  
 ZONING BOARD OF ADJUSTMENT  
 Resolution Number 2018-1-2  
 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 LLP, 325 New Albany Road, Moorestown, NJ for services as Solicitor for a term of January 1, 2018 to December 31, 2018, and

**STOUT & CALDWELL ENGINEERS** 705 Route 130 South, Cinnaminson, NJ for Engineering services for a term of January 1, 2018 to December 31, 2018, and

**ENVIRONMENTAL RESOLUTIONS**, 815 East Gate Drive, Mt. Laurel, NJ for services as Planning Consultant for a term of January 1, 2018 to December 31, 2018, and

**LITWORNIA ASSOCIATES**, 3 Trading Post Way, Medford, NJ for services as Traffic Consultant for a term of January 1, 2018 to December 31, 2018

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 was offered by **Mr. Wainwright** and was seconded by **Chairman Tahirak**. Motion carried on a roll call vote recorded as follows:

**AYE: Wainwright, Tahirak, Hay, Harrison, Gawron**  
**NAY: None ABSENT: Soden, Beckes, Clark, Kumar**

**Resolution 2018-1-3:**

**MANSFIELD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Resolution Number 2018-1-3  
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, 2018:

Primary: Burlington County Times  
Secondary: Trenton Times

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

**AYE: Wainwright, Hay, Harrison, Gawron, Tahirak**  
**NAY: None ABSENT: Soden, Beckes, Clark, Kumar**

**Approval of Minutes:**

A motion to approve the minutes from December 4, 2017 was offered by **Mr. Gawron** and was seconded by **Mr. Harrison**. Motion carried on a roll call vote recorded as follows:

**AYE: Gawron, Harrison, Wainwright, Hay, Tahirak**  
**NAY: None ABSENT: Soden, Beckes, Clark, Kumar**

**Public Comment:**

There were no comments from the public.

**Work Session:**

There was a work session to discuss the rules and procedures currently in place for the Zoning Board.

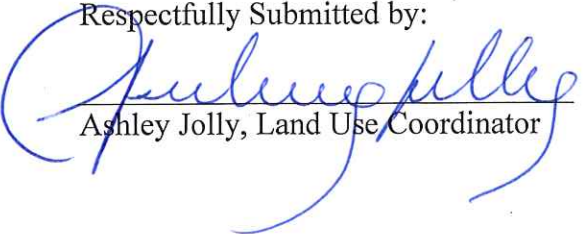
A motion to go back into public session was offered by **Mr. Wainwright** and seconded by **Mrs. Hay**. All ayes. Motion carried.

**Motion for Adjournment:**

A motion to adjourn was offered by **Mr. Wainwright** and was seconded by **Mrs. Hay**. All ayes. Motion carried.

Respectfully Submitted by:

Date Approved:

  
Ashley Jolly, Land Use Coordinator

4-2-18