

**MANSFIELD TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
June 26, 2023**

1. CALL TO ORDER: 7:00 pm

2. OPENING STATEMENT: The Notice requirements provided for in the Open Public meetings Act have been satisfied. Notice of this meeting was published on January 12, 2023. Said Notice was published in the Burlington County Times and Trenton Times, filed with the Clerk of the Township of Mansfield and posted on the official website of the Township of Mansfield. Notice of which contained the date, time and purpose of this meeting stating that formal action will be taken.

3. ROLL CALL:

4. FLAG SALUTE:

5. MINUTES: May 8, 2023 – Jeffrey Grouser & Frank Pinto were not in attendance.
May 22, 2023 – Joseph Broski & Maureen Villegas were not in attendance.

6. RESOLUTIONS:

Resolution 2023-5-12 – Resolution of the Township of Mansfield Joint Land Use Board Granting Amended Preliminary and Final Minor Site Plan Approval from Block 30, Lot 13.01, 3190 Route 206 to allow construction of a 2-story frame addition

7. REQUEST FOR EXTENSION OF APPROVALS:

Atlantic Homes – Block 26, Lots 2.01 & 2.03 364 & 372 New York Avenue – Request for extension of approval for the minor subdivision to allow for the deeds to be filed and perfect the subdivision as approved per Resolution 2022-02-02

8. COMPLETENESS REVIEW:

Applicant: Sara Sowards & Matthew Rutch

Location: Block 10.08, Lot 38 – 37 Greenbrook Drive

Application For: Variance to install a 12 x 18 oval above-ground swimming pool in the rear yard of an existing single-family detached dwelling.

Applicant: Cox Automotive c/o State Environmental

Location: Block 1, Lot 5.03; Block 2, Lot 1.01; and Block 3, Lots 1 & 2 - 155 Aaronson Road & 735, 741 & 770 Route 68

Application For: Minor Site Plan with Use Variance for the proposed construction of 3 drive-through automobile imaging accessory structures.

Applicant: Brad Steever

Location: Block 16, Lot 10.01 – 854 Bordentown Road

Application For: Bulk variances to allow construction of a 40 x 60 residential accessory garage

9. APPLICATIONS:

Applicant: Brad Steever

Location: Block 16, Lot 10.01 – 854 Bordentown Road

Application For: Bulk variances to allow construction of a 40 x 60 residential accessory garage

Applicant: Mansfield Real Estate Associates, LLC

Location: Block 65, Lots 2.01, 2.02, 3 & 4 Route 130

Application For: Preliminary & Final Site Plan and Use Variance for Trailer Sales, Rentals, Service & Repair Facility

10. COMMENTS FROM THE BOARD:

11. PUBLIC COMMENT:

12. ADJOURNMENT:

Next JLUB Meeting is scheduled for July 24, 2023 @ 7PM