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Township of Mansfield

- County of Burlington -

PLANNING BOARD
3135 Route 206, Suite 1
Columbus, New Jersey 08022

Michelle L. Gable, Secretary
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MANSFIELD TOWNSHIP PLANNING BOARD

AGENDA

Monday, August 26, 2013

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

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 28, 2013 with amended notice being published in the Burlington County Times on Friday, June 7, 2013 as well as notification via e-mail to the Burlington County Times, Trenton Times, the Register News, the Clerk of the Township of Mansfield, the members of this body, each person who has requested copies of regular meeting schedules, posted on the official bulletin board at the Municipal Complex and to anyone who has prepaid any charge fixed for such service with all the e-mailing and posting being accomplished on June 5, 2013.

ROLL CALL:

Planning Board Members:

Douglas Borgstrom, LaVerne Cholewa, Robert Higgins, John Kampo, Gary Lippincott, Scott Preidel, Arthur Puglia, Robert Semptimphelter, Douglas Walker

Professionals:

Thomas J. Coleman, III, Charles Petrone, Solicitor's; Louis Glass, Harry McVey – Planners; Robert R. Stout – Engineer; Al Litwornia – Traffic Consultant

PUBLIC COMMENTS:

The public may comment on non-agenda items.

MATTERS TO BE CONSIDERED BY THE BOARD:

OLD BUSINESS:

PUBLIC HEARING

Application Number PB13-01PSP,GDP, V: NAK Realty c/o American Properties Realty, Inc., Block 3, Lots 5.01 & 10.01 and Block 4 Lots 6.01 & 7:

Application for Preliminary Site Plan, General Development Plan and Variance to develop on both sides of Route 206, to contain a total of 398,930 square feet (SF) of retail space within several buildings. Development to the east of Route 206 will consist of approximately 362,335 SF of retail space, with the remaining 31,826 SF of retail space and 4,769 SF convenience store with gas station located west of Route 206.

Location: Route 206/Aaronson Road
Zoning District: C-2 Highway Commercial
Application Filed: March 20, 2013
(Formal Official Action Maybe Taken)

NEW BUSINESS:

COMPLETENESS & PUBLIC HEARING:

Application Number PB13-05PMJ: Sta-Seal, Inc – Block 66, Lot 8:

Application for Preliminary Major Subdivision to subdivide to separate the existing office and garage onto a new lot.

Location: 5205 Route 130

Zoning District: High Industrial

Application Filed: June 17, 2013

PUBLIC HEARING

(Formal Official Action Maybe Taken)

COMPLETENESS & PUBLIC HEARING:

Application Number PB13-06APFSP,V: Homestead Plaza II Corp. – Block 42.30, Lot 151:

Application to Amend Preliminary & Final Site Plan with Variances to erect two pylon signs.

Location: 23200 Columbus Road

Zoning District: C-1

Application Filed: July 22, 2013

PUBLIC HEARING

(Formal Official Action Maybe Taken)

MEMORIALIZATION OF RESOLUTION:

Resolution Number 2013-07-10: Application Number PB13-03-A7-11-PFMJS,V: Great Northeastern Enterprises - Block 22, Lot 7.02:

Application for Preliminary and Final Major Subdivision to create three (3) lots for two (2) new homes and for one (1) existing home and Variances for lot depth (200' required; 186.34' proposed) and lot area (3 acres required; 2.756 proposed for one of the new lots). (Note: The remainder lot of 6.003 acres will be restricted against further subdivision for new building lots in order to maintain an average lot size well in excess of the three (3) acre minimum) located at 336 Island Road in the R-1 Residential Zoning District.

APPROVAL OF MINUTES:

June 24, 2013 Regular and July 22, 2013

ACCEPT, RECORD & FILE CORRESPONDENCE:

Louis Glass

Date: August 13, 2013

Re: Homestead Plaza II Corp.

Proposed Two Free Standing Signs

Sign Variance & Amended Preliminary & Final Site Plan

Stout & Caldwell Engineers

Date: July 29, 2013

Re: Compliance Review – Manheim Marketing, Inc.

Block 3, Lot 2 – 155 Aaronson Road

Date: August 6, 2013

Re: Compliance Review – Manheim Marketing, Inc.

Block 3, Lot 2 – 155 Aaronson Road

Date: August 7, 2013

Re: Homestead Plaza II Corp.

Block 42.30, Lot 151 – 23200 Columbus Road

Burlington County Office of County Engineer, Land Development Section

Date: August 8, 2013

*Re: **SIGNATURE OF PLANNING BOARD CHAIR NEEDED**

Block 22, Lot 7.02 – Mt. Pleasant Road & Island Road

Stricker (Great Northeastern)

Grant 30-day extension for County review to expire October 1, 2013

State of New Jersey, Department of Transportation

Date: July 18, 2013

Re: Block 66, Lot 8 – Sta-Seal/Trap Rock

Date: July 18, 2013

Re: Block 4, Lots 6.01 & 7 – NAK Realty

Hopewell Valley Engineering, PC

Date: August 8, 2013

Re: Sta Seal, Inc.

Block 66, Lot 8

Revised Project information

American Properties

Date: August 2, 2013

Re: NAK Realty c/o American Properties Realty, Inc.

Block 3, Lots 5.01 & 10.01; Block 4, Lots 6.01 & 7

Modification of plans

Taylor Wiseman & Taylor

Date: August 16, 2013

Re: Homestead Plaza II Corp

23200 Columbus Road, Block 42.30, Lot 151

BILLS LIST:

Alexander Litwornia

Rockwell	Inv.#12014	\$1,071.75
Rockwell	Inv.#12037	\$ 368.00
Rockwell	Inv.#12080	\$1,177.50
Rockwell	Inv.#12129	\$ 110.00
Great Northeastern	Inv.#12238	\$ 771.00
Manheim (Demo)	Inv.#12241	\$ 40.25
Sta-Seal	Inv.#12240	\$ 440.00

Louis Glass

Rockwell	August 2013	\$1,225.00
Rockwell	September 2012	\$ 392.00
NAK Realty	June 2013	\$ 931.00
Great Northeastern	June 2013	\$ 588.00
Manheim (Demo)	June 2013	\$ 931.00
Manheim (Solar)	June 2013	\$ 392.00

Raymond, Coleman, Heinold & Norman LLP

Manheim (Solar)	Inv.#15088	\$ 56.00
Rockwell	Inv.#13610	\$ 364.00
Rockwell	Inv.#13730	\$ 777.00
Rockwell	Inv.#13974	\$ 819.00
New Cingular	Inv.#15092	\$ 161.00
New Cingular	Inv.#15091	\$ 63.00
Great Northeastern	Inv.#15089	\$ 259.00
Manheim (Demo)	Inv.#15088	\$ 308.00

Stout & Caldwell Engineers

Rockwell	MPB-08-011A-0004	\$4,337.50
Rockwell	MPB-08-011A-0005	\$1,175.00
Rockwell	MPB-08-011A-0006	\$1,731.25

NEXT MEETING DATE: **September 23, 2013**

MOTION FOR ADJOURNMENT:

Submitted by: Michelle L. Gable, Secretary