

Township of Mansfield  
Joint Land Use Board Meeting  
September 25, 2023

The regular meeting of the Joint Land Use Board was held on the above shown date with the following in attendance: Vice-Chairperson, Colleen Herbert, Douglas Borgstrom, Jeffrey Grouser, Deputy Mayor Sisz, Frank Pinto, Ralph Wainwright, Carl Schwartz, Joseph Broski, Rudy Ocello, and Maureen Villegas. Chairman Scott Preidel was not in attendance. Professionals in attendance were Attorney Patrick Varga and Planner, Ed Fox, Planner. Also in attendance were Land Use Coordinator Ashley Jolly and Secretary Linda Semus. The following Opening Statement read by Secretary Semus.

“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.

Vice-Chairperson Herbert called the meeting to order followed by the flag salute.

**MINUTES: August 28, 2023**

A motion was offered by Douglas Borgstrom and second by Joseph Broski to approve the minutes of the August 28, 2023 meeting. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: Herbert, Wainwright, Schwartz, Ocello, Broski, Borgstrom**

**NAY: None                      ABSENT: Preidel**

**NOT VOTING: Grouser, Sisz, Villegas, Pinto**

**COMPLETENESS:**

**Applicant: County of Burlington, Resource Conservation Department**

**Location: Block 28, Lot 47.01 – 3036 Route 206**

**Application: Minor Subdivision & Site Plan Waiver to create open space to be  
Conveyed in fee to Burlington County. Remainder property is under  
contract to sell farmland preservation easement to Burlington County**

**Vice-Chairperson Herbert** reviewed this application for completeness. It was noted that Mr. Johnson was in attendance.

**Planner Ed Fox** recommended that the application be found complete for their review and consideration for approval. In addition, it meets the qualifications for a site plan waiver.

With no further discussion, a motion was offered by Doug Borgstrom to deem the application complete. Motion second by Frank Pinto and carried on a Roll Call Vote, recorded as follows:

**AYE:** Borgstrom, Pinto, Grouser, Herbert, Sisz, Wainwright, Schwartz, Broski,  
Ocello, Villegas  
**NAY:** None                      **ABSENT:** Preidel

**APPLICATION:**

**Applicant:** County of Burlington: Resource Conservation Department

**Location:** Block 28, Lot 47.01 – 3036 Route 206

**Application for:** Minor Subdivision & Site Plan Waiver to create open space to be  
Conveyed in fee to Burlington County. Remainder property is under  
contract to sell farmland preservation easement to Burlington County

Matt Johnson, representing Burlington County as the County's Open Space Coordinator, was sworn in. His qualifications were accepted by the Board.

Mr. Johnson said he was in attendance representing Burlington County requesting a minor subdivision approval for Block 28, Lot 47.01. Burlington County is the contract purchaser of this property for a proposed 3.43-acre open space lot in fee and a farmland preservation easement on the remainder lot. He referred to a map showing the area around the village of Columbus marked as A-1. An area as marked is a segment of the County's Kinkora Trail that was constructed several years. This 3-mile trail connects from Island Road through County owned property to Mansfield's Community Park. In regard to the 3.43-acre property, they propose to make connection to Atlantic Avenue with the intent to extend the Kinkora trail north to the Delaware River and connect outside of the village of Hedding to the County's Delaware River Heritage Trail. In referring to the survey submitted as part of the application, he explained the 3.43-acre lot, which is proposed to be lot 47.04.

Planner Ed Fox had no further comments. Mr. Noll said he reviewed the plan and had no comments.

The meeting was opened to the public. With no comments or questions, this portion of the meeting was closed.

A motion was offered by Doug Borgstrom to approve the application. The motion was second by Frank Pinto and carried on a Roll Call Vote, recorded as follows:

**AYE:** Borgstrom, Pinto, Grouser, Herbert, Sisz, Wainwright, Schwartz, Broski,  
Ocello, Villegas  
**NAY:** None                      **ABSTAIN:** None  
**ABSENT:** Preidel

**Mr, Johnson** thanked the Board and Professionals for efforts in helping with the preservation project.

**RESOLUTION:**     **Resolution 2023-9-17:** Approval of Minor Subdivision and Authorizing Execution of Minor Subdivision Deeds to Complete Farmland Preservation of a portion of Black Walnut Farm, Block 28, Lot 47.01

A motion was offered by Frank Pinto and second by Joseph Broski to approve the foregoing Resolution. Motion carried on a Roll Call Vote, recorded as follows:

**AYE: Pinto, Broski, Borgstrom, Grouser, Herbert, Sisz, Wainwright, Schwartz, Ocello Villegas**

**NAY: None**

**ABSTAIN: None**

**ABSENT: Preidel**

**Applicant: Tri State Petro**

**Location: Block 1, Lots 1,2,3- 3372 Route 206 & 800 Route 68**

**Application for:** Preliminary & Final Major Site Plan and Bulk Variances to Construct a fueling station and Dunkin Donuts Restaurant with drive through service lane.

Attorney Varga **referred to** his letter dated September 22, 2023 wherein he referred to a request from the applicant to adjourn this matter until October 24, 2023 without the need for further notice in order for the applicant to address various concerns as indicated in the professional review letters. He advised the Board that it is their discretionary junction to grant the request without the need for further notice. He noted that this is their first adjournment request.

A motion was offered by Frank Pinto to grant this continuance without the need for further notice. The motion was second by Doug Borgstrom and carried on a Roll Call Vote, recorded as follows:

**AYE: Pinto, Borgstrom, Grouser, Herbert, Sisz, Wainwright, Schwartz, Broski, Ocello, Villegas**

**NAY: None**

**ABSTAIN: None**

**ABSENT: Preidel**

**Attorney Varga** advised those in the audience or on line that this application will be carried to the October 23, 2023 meeting. There will be no further notice.

Doug Borgstrom referred to a letter written by the Environmental Commission and asked if it can be discussed now. He was told to wait until the next meeting.

#### **Public Comments**

There being no comments, this portion of the meeting was closed.

#### **MOTION TO ADJOURN**

A motion was offered by Deputy Mayor Sisz and duly second to adjourn. Motion carried.

**PREPARED BY:**

**RESPECTFULLY SUBMITTED BY:**

-----  
**Barbara A. Crammer**  
**Deputy Clerk**

\_\_\_\_\_  
**Linda Semus,**  
**Secretary**

