

**MANSFIELD TOWNSHIP  
JOINT LAND USE BOARD  
REGULAR MEETING  
November 27, 2023**

**CALL TO ORDER /FLAG SALUTE/OPEN PUBLIC MEETING 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.

Chairman Preidel called the meeting to order followed by the flag salute.

**ROLL CALL**

Members Present:	Chairman Preidel, Mr. Borgstrom, Mr. Grouser, Mrs. Herbert, Deputy Mayor Sisz, Mr. Schwartz, Mr. Broski ( <i>Alternate 1</i> ), Mr. Ocello ( <i>Alternate 2</i> )
Members Absent:	Mr. Pinto, Mr. Wainwright, Mrs. Villegas ( <i>Alternate 3</i> )
Also Present:	Patrick Varga, Esq., JLUB Solicitor Ed Fox, P.P., JLUB Planner Elizabeth A. MacLennan, JLUB Secretary

**APPROVAL OF PRIOR MINUTES:**

**September 25, 2023 Meeting Minutes**

*Members Present: Mr. Borgstrom, Mr. Grouser, Mrs. Herbert, Deputy Mayor Sisz, Mr. Pinto, Mr. Wainwright, Mr. Schwartz, Mr. Broski (Alternate 1), Mr. Ocello (Alternate 2), Mrs. Villegas (Alternate 3)*

*Members Absent: Chairman Preidel*

Motion to approve the September 25, 2023 meeting minutes as written was made by Mr. Borgstrom. Second by Mr. Broski. All Ayes. Motion Carried.

**COMPLETENESS REVIEW:**

**APPLICANT: NIKOLAS VRETTOS**

**LOCATION: BLOCK 24, LOT 37- 131 PUBLIC ROAD**

**APPLICATION FOR: USE VARIANCE FOR A TENANT HOUSE.**

Mr. Fox referenced the November 20, 2023 review letter for the application seeking a D-1 Use Variance to construct a tenant house on the applicant's property and recommended this application be deemed complete because they have provided all the information that is required for such a variance.

Motion to deem the application complete was made by Mr. Borgstrom. Second by Chairman Preidel.

Roll Call Vote:

Ayes: Mr. Borgstrom, Mr. Grouser, Mrs. Herbert, Deputy Mayor Sisz, Mr. Schwartz, Chairman Preidel, Mr. Broski (*Alternate 1*), Mr. Ocello (*Alternate 2*)

Nays: None

Abstain: None

Absent: Mr. Pinto, Mr. Wainwright, Mrs. Villegas (*Alternate 3*)

All Ayes. Motion Carried.

**APPLICANT: JOSE PACHECO**

**LOCATION: BLOCK 42.30, LOT 21- 19 FIELDCREST DRIVE**

**APPLICATION FOR: BULK VARIANCE FOR A POOL WITH PATIO INCREASING THE OVERALL LOT COVERAGE.**

Mr. Fox referenced the November 20, 2023 review letter for a C-2 bulk variance for the applicant to expand their rear patio and install an inground swimming pool at their residence. Mr. Fox believed that the applicant has provided all the information needed for the Board to review the application and he recommended the application be deemed complete.

Motion to deem the application complete was made by Deputy Mayor Sisz. Second by Mr. Grouser.

Roll Call Vote:

Ayes: Mr. Borgstrom, Mr. Grouser, Mrs. Herbert, Deputy Mayor Sisz, Mr. Schwartz, Chairman Preidel, Mr. Broski (*Alternate 1*), Mr. Ocello (*Alternate 2*)

Nays: None

Abstain: None

Absent: Mr. Pinto, Mr. Wainwright, Mrs. Villegas (*Alternate 3*)

All Ayes. Motion Carried.

**APPLICATIONS:**

**APPLICANT: TRI STATE PETRO**

**LOCATION: BLOCK 1, LOT'S 1, 2, 3 – 3372 US ROUTE 206 & 800 NJ 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**

*(Continuance to the December 18, 2023 meeting)*

Mr. Varga reported that the applicant recently resubmitted revised engineering and site plans to the professionals for review as a result there is a request for a continuance to the December 27, 2023 meeting. Granting this continuance, the applicant will not need to re-notice for the hearing.

After discussion by the Board the December 27, 2023 meeting will be rescheduled to December 18, 2023 at 7PM due to the holiday.

Motion to change the meeting dates was made by Chairman Preidel. Second by Mr. Ocello.

Roll Call Vote:

Ayes: Mr. Borgstrom, Mr. Grouser, Mrs. Herbert, Deputy Mayor Sisz, Mr. Schwartz, Chairman Preidel, Mr. Broski (*Alternate 1*), Mr. Ocello (*Alternate 2*)

Nays: None

Abstain: None

Absent: Mr. Pinto, Mr. Wainwright, Mrs. Villegas (*Alternate 3*)

All Ayes. Motion Carried.

Mr. Grouser inquired why new plans were going back and forth so much. Mr. Fox said that the applicant was mostly going back and forth with himself and the engineer regarding engineering and traffic. To date the applicant has not had a meeting with NJ Department of Transportation (NJDOT), which is required because the site is on Route 206 and a county road. The current traffic study did not include the existing warehouse, nor did it identify the warehouse facility in Chesterfield Twp., or the other warehouse down the street on Mansfield Road West. The applicant has not had discussions with the County Planning Board. Mr. Fox said that the applicant's traffic study was significantly flawed.

Motion to continue the hearing to December 18, 2023 was made by Chairman Preidel. Second by Mr. Borgstrom.

Roll Call Vote:

Ayes: Mr. Borgstrom, Mr. Grouser, Mrs. Herbert, Deputy Mayor Sisz, Mr. Schwartz, Chairman Preidel, Mr. Broski (*Alternate 1*), Mr. Ocello (*Alternate 2*)

Nays: None

Abstain: None

Absent: Mr. Pinto, Mr. Wainwright, Mrs. Villegas (*Alternate 3*)  
All Ayes. Motion Carried.

#### **COMMENTS/DISCUSSION FROM THE BOARD**

Mrs. MacLennan said that she received correspondence from the Township Solicitor, Mr. Prime, regarding the applicant for Towergate. The applicant has a large application and may need two hearings. Mr. Prime would like the Board to have a special meeting scheduled for January 29, 2024. This would make three Board meetings for the month of January. The January 8, 2024 reorganization meeting will be rescheduled to January 22, 2024 at 6:30PM and a special meeting for Towergate will be set for January 29, 2024 at 6:30PM. All Joint Land Use Board meetings in 2024 will commence at 6:30PM.

#### **PUBLIC COMMENT**

Chairman Preidel opened the meeting to public comment. There being no public comment, the meeting was closed to public comment.

#### **ADJOURNMENT**

Motion to adjourn the meeting at 7:27PM was made by Deputy Mayor Siz. Second by Mr. Schwartz. All Ayes. Motion Carried.

Respectfully Prepared and Submitted by,

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Elizabeth A. MacLennan  
Joint Land Use Board Secretary