

**MANSFIELD TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
February 28, 2022**

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 13, 2022. 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. APPROVAL OF MINUTES:

January 10, 2022 – All were present

January 24, 2022 – Chairman Preidel was absent

6. RESOLUTIONS:

Resolution 2022-01-01 – Resolution of the Township of Mansfield Land Use Board Concerning the application of NFI Real Estate, LLC. For Preliminary Major Site Plan and Bulk Variance Approval for Block 47.02, Lots 3.01, 5 and 6 (Wainwright Tract)

Resolution 2022-01-02 – Resolution of the Township of Mansfield Land Use Board Concerning the application of NFI Real Estate, LLC. For Preliminary Major Site Plan Approval for Block 45.02, Lot 4 (Lounsberry Tract)

7. REVIEW FOR MASTER PLAN CONSISTENCY:

Ordinance 2022-3 Amending Chapter 67 of the Code of the Township of Mansfield Entitled “Zoning” to Adopt and Enact Provisions Prohibiting Warehouses and Distribution Centers as a Permitted Use in Mansfield Township for Master Plan Consistency (Planner Fox)

8. COMPLETENESS REVIEW:

Applicant: AATGMN Property, LLC.

Location: Block 70, Lot 6.02 – Kinkora Road & Route 130

Application For: Preliminary & Final Major Subdivision & Site Plan for a mixed use development consisting of 264 multi-family units, 236 townhomes, which includes 88 affordable units, plus a commercial component along Route 130 including a drive thru restaurant.

Applicant: Tri-State Petro, Inc.

Location: Block 1, Lots, 1, 2 & 3 – Old York Road, 3372 Route 206 and 800 Route 68

Application For: Preliminary & Final Site Plan, Use Variance and Bulk Variance for the construction of an approximately 2,022 sqft Dunkin’ restaurant with a drive thru window, 2 fueling service areas and a truck parking area.

9. APPLICATIONS:

Applicant: Township of Mansfield

Location: Block 28, Lot 5.02 – 24548 East Main Street

Application For: Minor Subdivision and Bulk Variance for the purpose of subdividing Block 28, Lot 5.02 into two lots.

Public Comment

Applicant: Atlantic Home Associates, LLC.

Location: Block 26, Lots 2.01 & 2.03

Application For: Minor Subdivision & Bulk Variances for the purpose of realigning the existing lot line between two residential properties.

Public Comment

10. OLD BUSINESS:

Liberty Lake/Mansfield Logistics Park – Barbed Wire Requirement (Attorney Dasti)

11. DISCUSSION:

Master Plan Reexamination / Update – Review on Procedure (Planner Fox & Attorney Dasti)

12. COMMENTS FROM THE BOARD:

13. PUBLIC COMMENT:

14. ADJOURNMENT:

***Next Regular Meeting is scheduled for Monday, March 28, 2022 @ 7PM.**