

**MANSFIELD TOWNSHIP  
JOINT LAND USE BOARD  
REGULAR MEETING  
March 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:**

February 28, 2022 – Ralph Wainwright, Scott Sense and Dominic Marchetti were absent

**6. RESOLUTIONS:**

Resolution 2022-02-02 – Atlantic Home Associates, Minor Subdivision and Bulk Variance to allow for the removal of a dilapidated duplex and garage and to square off the lot lines in order to provide for the construction of two new single family homes on the property located at 364 & 372 New York Avenue, Block 26, Lots 2.01 & 2.03

Resolution 2022-02-03 – Township of Mansfield, Minor Subdivision and Bulk Variance Approval for Property located at 24548 East Main Street, Block 28, Lot 5.02

**7. COMPLETENESS:**

**Applicant:** Bank of America

**Location:** Block 42.01, Lot 1 – 5 Homestead Drive

**Application For:** Site Plan Amendment to Install a Drive-Thru ATM & Bypass Lane

**Applicant:** Ben Acres LLC – 27 Winery & Vineyards

**Location:** Block 22, Lot 4.01 – 27058 Mt. Pleasant Road

**Application For:** Preliminary & Final Major Site Plan for the Conversion of an Existing Barn to a Wine Tasting and Sales Facility with Paved Outdoor Decking

**Applicant:** Capri Capital Management, LLC.

**Location:** Block 4, Lots 8.01, 9 & 10.01 – Route 206

**Application For:** Conditional Use & Variance Relief for the Purpose of a Possible Future Warehouse/Trucking/Distribution Facility.

**8. APPLICATIONS:**

**Applicant:** Jeffrey & Misty Grouser

**Location:** Block 33.01, Lots 19.01 & 19.02-24509 West Main Street

**Application For:** Minor Subdivision to Re-align the Existing Lot Lines with No New Lots or New Construction Proposed.

Public Comment

**9. MASTER PLAN REEXAMINATION REPORT: Edward Fox, AICP, PP**

Resolution 2022-03-04- Accepting all Recommendations and Conclusions set forth in the Master Plan Reexamination Report Prepared by Edward Fox, AICP, PP, Dated March 18, 2022

Resolution 2022-03-05 – Recommending Approval of Ordinance 2022-3 as it Pertains to Master Plan Consistency

**10. COMMENTS FROM THE BOARD:**

**11. PUBLIC COMMENT:**

**12. ADJOURNMENT:**

**\*Next Regular Meeting is scheduled for Monday, April 25, 2022 @ 7PM.**