

**MANSFIELD TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
June 28, 2021**

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 24, 2021. 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. CONTINUATION OF APPLICATION: PB2020-13: ELION ACQUISITIONS, LLC:

Block 30, Lots: 9.02, 10, 11, 12 & 13

Application For: Preliminary & Final Major Subdivision & Site Plan Approval for the Construction of a warehouse and the realignment of Mansfield Road West

6. MEMORIALIZING RESOLUTIONS:

2021-5-10: Elion ACQ. LLC, Variance, Preliminary & Final Major Subdivision and Preliminary Major Site Plan approval for Block 30, Lots 9.02, 10, 11, 12, 13.02, Mansfield Road West and Route 206

2021-5-11: Variance Approval for in Construction of an Accessory Apartment, Detached Garage, Expansion of deck and Front Porch, to Stergios and Christine Moraitis, Block 3, Lot 10.07, 459 White Pine Road

7. APPROVAL OF MINUTES:

May 24, 2021 (Ralph Wainwright was absent)

8. COMPLETENESS REVIEW:

Application: 2021-4

Applicant: Martin & Laura Mannion

Location: Block 41, Lot 7.01– 250 Petticoat Bridge Road

Application For: Minor Subdivision to create 3 residential lots

9. APPLICATION:

Application: 2021-5

Applicant: VetCor of Columbus, LLC

Location: Block 42.30, Lot 151-233203 Columbus Road, Suite F

Application For: **Use Variance** to permit a Veterinary Hospital in the C-1 Zone

PUBLIC COMMENT

10. APPLICATION:

Application: 2021-6

Applicant: The Muddy Pup, LLC

Location: Block 42.30, Lot 151-233203 Columbus Road, Suite C

Application For: **Use Variance** to permit a dog grooming business in the C-1 Zone

PUBLIC COMMENT

11. COMMENTS FROM THE BOARD:

12. PUBLIC COMMENT:

13. ADJOURNMENT:

Next Regular Meeting is scheduled for July 26, 2021 at 7:00PM