

**MANSFIELD TOWNSHIP  
JOINT LAND USE BOARD  
REGULAR MEETING  
November 22, 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. MEMORIALIZING RESOLUTIONS:**

**2021-10-21:** Resolution of the Township of Mansfield Land Use Board  
Concerning the Application of Cox Automotive (NADE) For Variance and Minor Site Plan  
Approval for the Purpose of Installing Ground Mounted Solar Panel Canopies

**6. APPROVAL OF MINUTES:**

October 25, 2021

**7. COMPLETENESS REVIEW:**

Application: 2021-10

Applicant: NFI Real Estate

Location: Block 47.02, Lots 3.01, 5 & 6-1091 Florence-Columbus Road

Application For: Preliminary Major Site Plan with Bulk Variances for the Construction of a 1,005,000 SF Warehouse/Distribution Facility in the ODL Zone.

Application: 2021-11

Applicant: NFI Real Estate

Location: Block 45.02, Lot 4-2115 Burlington-Columbus Road

Application For: Preliminary Major Site Plan for the Construction of 2 Warehouse/Distribution Facilities Totaling 1,426,230 SF in the ODL Zone. Only a Small Portion of Warehouse Number 1 will be Located in Mansfield Township.

Application: 2021-12

Applicant: Ben Acres, LLC d.b.a. 27 Winery & Vineyards

Location: Block 22, Lot 4.01-27058 Mount Pleasant Road

Application For: The Conversion of an Existing 4,489 SF Storage Barn into a Wine Tasting & Sales Facility, as well as, Outdoor Decking Improvements and Adding 32 Parking Spaces.

**8. APPLICATION:**

Application: 2020-13

Applicant: Elion Acquisitions, LLC

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

Application For: Final Major Site Plan Approval for the Construction of a 351,000 SF Warehouse and the Realignment of Mansfield Road West

**PUBLIC COMMENT**

**9. COMMENTS FROM THE BOARD:**

**10. PUBLIC COMMENT:**

**11. ADJOURNMENT:**