

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY
JOINT LAND USE BOARD
AGENDA
February 26, 2024
6:30PM
REGULAR MEETING**

CALL TO ORDER:

OPENING STATEMENT: The Notice requirements provided for in the Open Public meetings Act have been satisfied. Notice of this meeting was published on January 26, 2024. 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.

FLAG SALUTE:

ROLL CALL:

APPROVAL OF PRIOR MINUTES: NONE

RESOLUTIONS: 2024-2-5 A RESOLUTION OF THE TOWNSHIP OF MANSFIELD JOINT LAND USE BOARD GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN WITH MINOR SUBDIVISION APPROVAL FOR PROPERTY KNOWN AND DESIGNATED AS BLOCK 70, LOTS 6.01 & 6.02 MANSFIELD TOWNSHIP, NEW JERSEY

COMPLETENESS:

**APPLICANT: EXIT 52 SE URBAN RENEWAL, LLC (NFI REAL ESTATE)
LOCATION: BLOCK 45.01, LOT 2, FLORENCE-COLUMBUS ROAD AND BURLINGTON-COLUMBUS ROAD
APPLICATION FOR: AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL**

**APPLICANT: COX AUTOMOTIVE C/O STATE ENVIRONMENTAL SERVICES (MANHEIM)
LOCATION: BLOCK 1, LOT 5.03; BLOCK 2, LOT 1.01; BLOCK 3, LOTS 1&2, 155 AARONSON ROAD AND 735, 741, AND 770 NJ ROUTE 68
APPLICATION FOR: AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN W/ D(2) USE VARIANCE**

**APPLICANT: NICHOLAS MILITCH
LOCATION: BLOCK 42.03, LOT 21, 135 PETTICOAT BRIDGE ROAD
APPLICATION FOR: USE AND BULK VARIANCES**

PUBLIC HEARING:

**APPLICANT: TRI STATE PETRO
LOCATION: BLOCK 1, LOTS 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**

(HEARING TO BE CONTINUED TO MARCH 25, 2024)

COMMENTS FROM THE BOARD:

PUBLIC COMMENT:

ADJOURNMENT:

**SPECIAL MEETING: March 11, 2024 at 6:30PM
NEXT REGULAR MEETING: March 25, 2024 at 6:30PM**