

**MANSFIELD TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
November 27, 2023**

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 12, 2023. 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. MINUTES: September 25, 2023 – Chairman Preidel was not in attendance

6. COMPLETENESS:

Applicant: Nikolas Vrettos

Location: Block 24, Lot 37- 131 Public Road

Application For: Use Variance for a tenant house.

Applicant: Jose Pacheco

Location: Block 42.30, Lot 21– 19 Fieldcrest Drive

Application For: Bulk Variance for a pool with patio increasing the overall lot coverage.

7. APPLICATION:

Applicant: Tri State Petro

Location: Block 1, Lot's 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

(Continuance to the December 27, 2023 meeting)

8. COMMENTS/DISCUSSION FROM THE BOARD:

9. PUBLIC COMMENT:

10. ADJOURNMENT:

***Next Meeting is scheduled for December 27, 2023 @ 7:00 PM**