

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY  
JOINT LAND USE BOARD  
March 25, 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: February 22, 2024 Meeting Minutes**

*Members Present:* Chairman Preidel, Mr. Schwartz, Deputy Mayor Sisz, Mr. Ocello, Mrs. Villegas, Mrs. Semus **Members Absent:** Mr. Borgstrom, Mr. Grouser, Mrs. Herbert, Mayor Mojena, Mr. Pinto, Mr. Wainwright, Mr. Broski

**February 26, 2024 Meeting Minutes**

*Members Present:* Chairman Preidel, Mr. Borgstrom, Mrs. Herbert, Mr. Schwartz, Deputy Mayor Sisz, Mr. Schwartz, Mr. Broski and Mr. Ocello **Members Absent:** Mr. Grouser, Mr. Pinto, Mr. Wainwright, Mayor Mojena, Mrs. Villegas, Mrs. Semus

**March 11, 2024 Meeting Minutes**

**Members Present:** Mr. Borgstrom, Mrs. Herbert, Mr. Pinto, Mr. Schwartz, Mr. Wainwright, Chairman Preidel, Mr. Broski, Mr. Ocello, Mrs. Villegas **Members Absent:** Mr. Grouser, Mayor Mojena, Deputy Mayor Sisz, Mrs. Semus

**RESOLUTIONS: 2024-3-6 RESOLUTION OF THE TOWNSHIP OF MANSFIELD JOINT LAND USE BOARD GRANTING AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN WITH USE VARIANCE APPROVAL FOR PROPERTY KNOWN AND DESIGNATED AS BLOCK 1, LOT 5.03; BLOCK 2, LOT 1.01; AND BLOCK 3, LOTS 1 & 2 38 A/K/A 155 AARONSON ROAD AND 735, 741, AND 770 N.J. ROUTE 68, MANSFIELD TOWNSHIP, NEW JERSEY**

**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

**APPLICANT: NICHOLAS MILITCH**  
**LOCATION: BLOCK 42.30, LOT 21, 135 PETTICOAT BRIDGE ROAD**  
**APPLICATION: USE AND BULK VARIANCES**  
**CONVERSION OF AN EXISTING DETACHED GARAGE TO RESIDENTIAL LIVING SPACE**

**COMMENTS FROM THE BOARD:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

**NEXT REGULAR MEETING: April 22, 2024 at 6:30PM**