

**MANSFIELD TOWNSHIP PLANNING BOARD
REGULAR MEETING
April 22, 2019**

The Regular Meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Randy Allen, Frederick Cain, Shane Fleming, Robert Higgins, Rudy Ocello, Dalpat Patel, Scott Preidel, and Secretary Ashley Jolly. Douglas Borgstrom and Gary Lippincott were absent.

The meeting was called to order by Chairman Preidel, followed by the flag salute and the following opening statement:

The Notice requirements provided for in the Open Public meetings Act have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by the Mansfield Township Planning Board on January 28, 2019. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times, and Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the regular meeting schedule and who has prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 31, 2019.

RESOLUTION 2019-3-9:

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2019-3-9

**CONCERNING THE APPLICATION OF
THE TOWNSHIP OF MANSFIELD
MINOR SUBDIVISION EXTENSION**

WHEREAS, The Township of Mansfield has applied to the Planning Board of the Township of Mansfield for an extension to the Minor Subdivision Approval granted by the Board on August 27, 2018, as memorialized on September 24, 2018 by Resolution No. 2018-8-12, for Property located at 24548 East Main Street, known as Block 28, Lot 5 (the "Property") on the Official Tax Map of the Township of Mansfield; and

WHEREAS, Minor Subdivision approval was granted to the Applicant to subdivide the Property into two (2) lots, proposed Lots 5.01 and 5.02; and

WHEREAS, in accordance with *N.J.S.A. 40:55D-47*, approval of a minor subdivision expires 190 days from the date on which the resolution of approval is adopted unless the required minor subdivision plat or minor subdivision deed is recorded with the county recording officer; and

WHEREAS, extensions to minor subdivision approval are authorized by *N.J.S.A. 40:55D-47* (f) and (g); and

WHEREAS, the Applicant's Attorney, Erin A. Szulewski, Esquire, of Parker McCay, P.A., submitted a letter dated March 25, 2019, requesting a six (6) month of the Minor Subdivision Approval as the minor subdivision deed would not be filed on or before March 27, 2019, the 190 day expiration date, due to unforeseen delays in the Closing on the sale of Lot 5.01 with the Redeveloper; and

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support of its request for an extension to Minor Subdivision Approval and within the Board's discretion afforded by the Municipal Land Use Law of the State of New Jersey, determines that it is in the Township's best interests to extend for six (6) months the Minor Subdivision Approval and the time to record the required Minor Subdivision Plat or Minor Subdivision Deed.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mansfield, on the 25th day of March, 2019, that this Board hereby grants to the Applicant an extension to the approval rights granted by the Minor Subdivision Approval, as memorialized by Resolution No. 2018-8-12, subject to the following conditions:

1. Subject to the approval rights and the time to record the required Minor Subdivision Plat or Minor Subdivision Deed, as granted to the Applicant by Resolution No. 2018-8-12, shall now expire on September 27, 2019
2. Subject to the Applicant complying with Resolution No. 2018-8-12.

Chairman Preidel asked for a motion to memorialize the above resolution. A motion was offered by **Mr. Allen** and was seconded by **Chairman Preidel**. Motion carried on a roll call vote recorded as follows:

AYE: Allen, Cain, Fleming Ocello, Patel, Preidel

NAY: None NOT VOTING: Higgins ABSENT: Borgstrom, Lippincott

APPROVAL OF MINUTES:

March 25, 2019 – Motion to approve the minutes from March 25th was offered by **Chairman Preidel** and seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Cain, Fleming, Higgins, Ocello, Preidel

NAY: None NOT VOTING: Allen, Patel ABSENT: Borgstrom, Lippincott

April 10, 2019 – Motion to approve the minutes from April 10th was offered by **Mr. Allen** and seconded by **Chairman Preidel**. Motion carried on a roll call vote recorded as follows:

AYE: Allen, Cain, Fleming, Ocello, Patel, Preidel

NAY: None NOT VOTING: Higgins ABSENT: Borgstrom, Lippincott

COMMENTS FROM THE BOARD:

There were no further comments from the board.

PUBLIC COMMENT:

There were no comments from the public.

MOTION FOR ADJOURNMENT:

A motion to adjourn was offered by **Mr. Allen** and seconded by **Chairman Preidel**. All ayes. Motion carried.

Respectfully Submitted by:

Date Approved:

Ashley Jolly, Land Use Coordinator