



Founded 1688

Township of Mansfield

- County of Burlington -

ZONING BOARD

24548 E. Main Street

P.O. Box 249

Columbus, New Jersey 08022

Michelle L. Gable, Secretary
Phone: (609)298-0542, Ext. 29

Fax: (609)298-3629
E-mail: landuse@mansfieldtwp-nj.com

MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT AGENDA

Monday, February 4, 2013

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

CALL TO ORDER:

FLAG SALUTE:

ROLL CALL:

Board Members: Randy Allen, James Blackwell, Robert Harrison, James Soden, William Tahirak, Richard Tarantino, Ralph Wainwright, Alfred Vardalis, Jeanne Zalegowski

Professional Staff: Thomas J. Coleman, III, Solicitor; Berge Tumaian, Solicitor; Louis Glass, Planner; Harry McVey, Planner; Mark Malinowski, Engineer; Al Litwornia, Traffic Engineer

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 Zoning Board on January 7, 2013. Said resolution was published in the Burlington County Times on January 11, 2013, e-mailed to the Burlington County Times, Trenton Times and Register News, 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 8, 2013.

PUBLIC COMMENTS:

The public may comment on non-agenda items.

MATTERS TO BE CONSIDERED BY THE BOARD:

OLD BUSINESS:

PUBLIC HEARING:

Application Number ZB12-06UV, SPW: Vanco USA, LLC, Block 45.01, Lots 2.01 & 3.02:

Application for Temporary Use Variance and Site Plan Waiver for storage of vehicles

Location: 1170 Florence Road

Zoning District: ODL – Office Distribution Laboratory

Application Filed: December 19, 2012

PUBLIC HEARING

(FORMAL OFFICIAL ACTION MAY BE TAKEN)

Page 2.

M.T. Zoning Board of Adjustment
February 4, 2013 Agenda cont.

MEMORIALIZATION OF RESOLUTION:

RESOLUTION NUMBER 2012-12-12: Granting Application Number ZB12-04MPS&UV: Liberty

Lake Day Camp, Inc. – Block 47.01, Lot 10.01 a Use Variance, Preliminary & Final Site Plan approval to permit the use of a 50' x 60' tent as well as special events at Liberty Lake located at 1195 Florence-Columbus Road in the ODL-Office Distribution Laboratory Zoning District.

RESOLUTION NUMBER 2013-01-09: Granting **Application Number ZB12-05V: Brian Baumley & Abbey Harris, Block 24.03, Lot 24:** variances to permit the construction of a 280 square foot gazebo as a second accessory building on the property, in accordance with the plans submitted by the applicant and subject to conditions located at 37 Waverly Drive in the R-1 Residential Zoning District.

APPROVAL OF MINUTES: December 3, 2012 Regular and December 3, 2012 Executive;
January 7, 2013 Reorganization/Regular

ACCEPT, RECORD & FILE CORRESPONDENCE:

Louis Glass

Re: Vanco USA, LLC (Copart)
1170 Florence Road; Block 45.01, Lot 2.01 & 3.02
Use Variance; Site Plan Waiver
Date: January 28, 2013

Stout & Caldwell Engineers

Re: Tuskarora – Preliminary & Final
Roadway Review
Block 6.01, Lot 1 – White Pine Road and State Route 68
Date: January 25, 2013

Lippincott Jacobs

Re: Wesley United Methodist Church
Site Plan Approval
Block 26, Lot 12 – 24573 East Main Street
Date: January 15, 2013

Burlington County Planning Board, Mia C. Baker, Secretarial Assistant, Secretary to the Planning Board

Re: Liberty Lake Camp
Block 47.01, Lot 10.01
Located on Florence-Columbus Road, Route 543
Date: January 10, 2013

Burlington County, Office of Engineer, John Engle

Re: Wesley United Methodist Church
Date: January 25, 2013

NJPO

Re: The New Jersey Planner
Date: November/December 2012

BILL LIST:

Litwornia Associates, Inc.

Liberty Lake	Inv.#12082	\$ 386.25
MLC (Liquor Store)	Inv.#12081	\$ 472.25
Tuskarora	Inv.#12078	\$ 340.25

Page 3.

**M.T. Zoning Board of Adjustment
February 4, 2013 Agenda cont.**

Louis Glass Associates

Liberty lake	November 2012	\$ 980.00
MLC (Liquor Store)	October 2012	\$ 196.00
Baumley	December 2012	\$ 294.00

Raymond, Coleman, Heinold & Norman, LLP

Litigation (Wesley)	Inv.#13625	\$ 112.00
Litigation (Wesley)	Inv.#14057	\$ 28.00
Litigation (Wesley)	Inv.#14202	\$ 28.00

Liberty Lake	Inv.#13919	\$ 28.00
MLC (Liquor Store)	Inv.#13975	\$ 700.00
MLC (Liquor Store)	Inv.#14069	\$ 84.00
Baumley	Inv.#14175	\$ 21.00
Vanco	Inv.#14176	\$ 119.00
Wesley	Inv.#13979	\$ 98.00

Stout & Caldwell Engineers, LLC

Liberty Lake	Inv.#MZB-10-001A-0001	\$ 281.25
Liberty Lake	Inv.#MZB-10-001A-0002	\$1,337.50
MLC (Liquor Store)	Inv.#MZB-12-002-0001	\$ 375.00
MLC (Liquor Store)	Inv.#MZB-12-002-0002	\$ 281.25
Tuskarora	Inv.#MZB-07-002-0013	\$ 125.00
Tuskarora	Inv.#MZB-07-002-0014	\$ 968.75
Baumley	Inv.#MZB-12-003-0001	\$ 500.00
Wesley	Inv.#MZB-11-008-0007	\$ 31.25

NEXT SCHEDULED MEETING: Monday, March 4, 2013

MOTION FOR ADJOURNMENT:

Submitted by: Michelle L. Gable, Secretary