

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

ORDINANCE 2012-5

**AN ORDINANCE TO AMEND CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF
MANSFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY FOR ZONING
AMENDMENTS TO IMPLEMENT THE MASTER PLAN**

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey as follows:

WHEREAS, the Township Committee has determined that it is in the best interests of the Township, to amend Chapter 65 of the Land Use Regulations for zoning amendments and implementation to the Master Plan; and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Committee for the Township of Mansfield, in the County of Burlington and State of New Jersey, as follows:

Section 1. Section 65-9, Permitted Uses in the R-1 District, shall be amended by deleting subsection H. and adding a new subsection H. to read as follows:

H. Township- or County-owned and –operated parks and recreation, including active, both indoor and outdoor facilities and passive recreation. Subject to an approved site plan, facilities may be lighted.

Section 2. Article XVIII B entitled “Planned Village Development District shall be deleted in its entirety.

Section 3. Section 65-46, Permitted Uses in the LI – Light Industrial – District shall be amended by deleting subsection I. and adding a new subsection I. to read as follows:

I. Shopping centers only in accordance with all of the provisions of Section 65-39, except shopping centers are limited to two stories in height.

Section 4. Section 65-56, Permitted Uses in the HI District, shall be amended by deleting subsection A. and adding a new subsection A. to read as follows:

A. All of the uses permitted in the LI – Light Industrial – District as listed in Section 65-46.

Section 5. Chapter 65, Zoning, shall be amended by adding a new Article VII to read as follows:

Article VII

R-1 (FLP) Farmland Preservation

65-20 Purpose

The Farmland Preservation District is an overlay district on R-1 District properties. Only farmland properties acquired through the Burlington County Farmland Preservation Program are eligible for inclusion in the R-1 (FLP) District. The purpose of the District is the preservation of farmland, the protection and encouragement of agricultural activities and the preservation of open space.

65-21 Permitted Uses

- A. Agricultural uses in accordance with Article XXIII, Farm Regulations, and Chapter 19A, Right to Farm.
- B. Other principal and accessory uses as permitted by the deed of restriction filed by the Burlington County Farmland Preservation Program for each of the preserved farms.

65-22 Area and Bulk Regulations

Area and bulk regulations shall be in accordance with the specifications outlined in the Schedule of Area and Bulk Requirements for farms in the R-1 District.

Section 6.

The Zoning Map prepared by Remington, Vernick and Arango Engineers with a revision date of November 15, 2011, including the following revisions, shall be adopted:

- A. Rezone the following lots from PVD – Planned Village Development – to R-1 - Residence:
 - Block 57.01, Lot 5.01
 - Block 57.02, Lot 5
 - Block 70, Lots 3, 4.01 and 5.01
- B. The following lots currently zoned for both LI – Light Industrial – and HI – Heavy Industry – shall be rezoned to include all of the affected lots in the HI – Heavy Industry – District:
 - Block 67, Lots 1 and 4
 - Block 69, Lot 3
- C. Rezone the following lots from R-1 – Residential – to HI – Heavy Industry:
 - Block 66, Lots 8 and 9

- D.** Rezone the following lots from ODL – Office, Distribution, Laboratory – to R-1 (FLP) - R-1 Farmland Preservation:

 - Block 47.02, Lots 2, 3.01 and 4
 - Block 55, Lots 1 and 2

- E.** Rezone the following lots from ODL – Office, Distribution, Laboratory – to R-1 – Residence:

 - Block 41, Lots 1 and 8

- F.** Rezone the following lots from ODL – Office, Distribution, Laboratory – to R-1 – Residence – and a 22.96-acre portion adjacent to Route 206 to C-2 – Highway Commercial.

Introduced: February 22, 2012

Adopted: March 28, 2012