

**TOWNSHIP OF MANSFIELD  
COUNTY OF BURLINGTON**

**ORDINANCE NO. 2015-13**

**AN ORDINANCE TO AMEND ORDINANCE NO.  
2006-2 WHICH ESTABLISHED CERTAIN TRAFFIC  
REGULATIONS IN AND FOR THE TOWNSHIP OF  
MANSFIELD BY AMENDING SECTION THREE,  
DESIGNATING NO PARKING ON CERTAIN  
STREETS, ADDING WHITE PINE ROAD,  
INCLUDING THE APPLICATION OF THE  
PROVISIONS OF SUBTITLE ONE OF TITLE 39 OF  
THE NEW JERSEY STATUTES .**

**WHEREAS**, the community of Four Seasons within the Township of Mansfield is among one of the newer neighborhoods in the Township; and

**WHEREAS**, the community of Four Seasons Public Offering Statement prohibits overnight parking on certain streets within the community, and

**WHEREAS**, the community has experienced an increase of overnight parking on the streets within the community; and

**WHEREAS**, the original developer of the neighborhood, K. Hovnanian at Mansfield, Inc. has filed a written request with the Township for the application of the provisions of Subtitle One of Title 39 of the Revised Statutes of the State of New Jersey to the semi-public roads, streets, driveways and parking lots in the community to enhance, among other things, the safety of the public; and

**WHEREAS**, the Department of Transportation has conducted a field investigation with regards to this request and has advised the Township of various regulations that can be recommended for approval:

**NOW THEREFORE BE IT ORDAINED AND ESTABLISHED**, by the Township of Mansfield in the County of Burlington and State of New Jersey that the following amendment shall be established and become enforceable:

**SECTION ONE. General Parking Regulations.**

A. All vehicles must park in designated areas and between the lines provided.

B. No person shall stop or stand a vehicle upon any of the streets or parts of streets described below, except in areas covered by other parking restrictions.

<b>Name of Street</b>	<b>Sides</b>	<b>Hours</b>	<b>Location</b>
Arlington Avenue	Both	All	As indicated on filed Site Plan

Augusta Drive                      Both              All                      As indicated on filed Site Plan

C.              Vehicles may park on the south side of Arlington Avenue between Birmingham Drive and Elizabeth Lane as indicated on filed Site Plan.

D.              Handicapped Parking. All stalls shall be 12 feet wide as shown on the attached site plan and signed with the R7-8 and R7-8P (Reserved Parking Sign and Penalty Plate), In the designated parking areas for persons who been Issued the Handicapped Parking Permit by the Division of Motor Vehicles.

**SECTION TWO.    Reserved Parking Regulations.** All vehicles that are granted specialty parking in the reserved parking section, such as police vehicles, ambulances, teachers, etc. must be properly identified. The reserved parking spaces shall only be those shown on the filed site plan attached hereto and on file in the office of the Township Clerk.

**SECTION THREE. Through Streets; Stop and Yield Intersections.**

A.              Through Streets. The following streets or parts of streets are hereby designated as Through Streets, Stop Signs shall be installed on the near right side of each street intersecting the Through street except where Yield signs. are provided for in the designation.

<u>Name of Street</u>	<u>Limits</u>
Arlington Avenue	Entire Length
Ambrose Drive	Entire Length
Augusta Drive	Entire Length
Barbary Lane	Entire Length
Birmingham Drive	Entire Length
Chamber Lane	Entire Length
Durham Drive	Entire Length
Ellington Drive	Entire Length
Fairmont Drive	Entire Length
Greenbrook Drive	Entire Length

Harrington Drive	Between Ambrose Drive and a point 10 feet South of the southerly curb line of Ellington Drive
Kelly Drive	Entire Length
Lincoln Drive	Between Arlington Avenue and a point 10 feet north of Greenbrook Drive
Road "C"	Between Ambrose Drive north intersect and Ambrose Drive south intersect
White Pine Road	Entire Length

B. Stop Intersections. The following described intersections are hereby designated as Stop Intersections. Stop signs shall be installed as provided therein.

<u>Intersection</u>	<u>Stop Sign on</u>
Fitzgerald, Lane and Everett Drive	Everett Drive
Road "D" and Lot "A"	Lot "A"
Road "D" and Lot "B"	Lot "B"

**SECTION FOUR. One-Way Streets.** The following described streets or parts of streets are hereby designated as One-Way Streets In the direction indicated.

<u>Name of Street</u>	<u>Direction</u>	<u>Limits</u>
Road "C"	Counter-clockwise north	From Ambrose Drive intersect to Ambrose Drive south intersect

**SECTION FIVE. Speed Limits.**

A. The speed limit for both directions of traffic in the parking lots shall be 15 M.P.H.

B. The speed limit for both directions of travel on the following roadways is:

<u>Name of Roadway</u>	<u>M.P.H.</u>	<u>Limits</u>
Alexander Lane	25	Entire Length
Allistair Lane	25	Entire Length
Andrea Drive	25	Entire Length
Ashford Court	25	Entire Length
Augusta Drive	15	Entire Length
Arlington Avenue	25	Entire Length
Ambrose Drive	25	Entire Length
Barbary Lane	25	Entire Length
Birmingham Drive	25	Entire Length
Chamber Lane	25	Entire Length
Clement Court	25	Entire Length
Coventry Terrace	25	Entire Length
Crammer Court	25	Entire Length
Dickens Drive	25	Entire Length
Durham Drive	25	Entire Length
Elizabeth Lane	25	Entire Length
Ellington Drive	25	Entire Length
Everett Drive	25	Entire Length
Fairmont Drive	25	Entire Length
Fitzgerald Lane	25	Entire Length
Foster Lane	25	Entire Length
Garfield Court	25	Entire Length
Grant Court	25	Entire Length
Greenbrook Drive	25	Entire Length
Harrington Drive	25	Entire Length
Hemmingway Lane	25	Entire Length
Jasper Drive	25	Entire Length
Juniper Drive	25	Entire Length
Kelly Drive	25	Entire Length
Lincoln Drive	25	Entire Length
Newton Court	25	Entire Length
Pheasant Court	25	Entire Length
Road "A"	15	Entire Length
Road "B"	15	Entire Length
Road "C"	15	Entire Length
Road "D"	15	Entire Length
Road "E"	15	Entire Length
Shenandoah Place	25	Entire Length

Taylor Court	25	Entire Length
Vandevere Lane	25	Entire Length

- C. Regulatory and warning signs shall be enacted and maintained to effect the above designated speed limits authorized by the Department of Transportation

**SECTION FIVE A. No Overnight Parking.**

Overnight parking shall be prohibited in the Four seasons community on the following streets within the development from 1:00 a.m. to 5:00 a.m.. No on-street parking is permitted when snow is predicted or when roads or snow covered..

Chamber Lane	Entire Length
Vandevere Lane	Entire Length
Fitzgerald Lane	Entire Length
Crammer Court	Entire Length
Everett Drive	Entire Length
Allister Lane	Entire Length
Barbary Lane	Entire Length
Taylor Court	Entire Length
Garfield Court	Entire Length
Harrington Drive	Entire Length
Newton Court	Entire Length
Ellington Drive	Entire Length
Ambrose Drive	Entire Length
Ashford Court	Entire Length

**SECTION SIX. Tow-Away Zones.** Any vehicle parked or standing as to obstruct or impede a normal flow of traffic or block, entrances or exit ways, loading zones, no parking zones, oil -fills, any grassy area pedestrian walkway, or present in any way a safety or traffic hazard may be removed by towing the vehicle at the owners or operators expense.

**SECTION SEVEN. Authorized Vehicles Only.** The following streets or parts of streets shall be designated as use for authorized vehicles only. No vehicle other than an authorized vehicle shall enter upon the below roadway.

<u>Name of Street</u>	<u>Limits/Location</u>
Road "E	Entire Length as indicated on Site

Plan

**SECTION EIGHT. Signs.** All signs shall conform to the current edition of the Manual on Uniform Traffic Control Devices pursuant to N.J.S.A 39:4-198 and N.J.S.A. 39:4-183.27. The developer shall erect all such traffic control devices in accordance with this Ordinance.

**SECTION NINE. Penalties.** Unless another penalty is expressly provided for by statute, every person convicted of a violation of this ordinance or any supplement thereto shall be subject to a penalty of not less than \$35.00 nor more than \$350.00 or imprisonment for a period of not more than fifteen (15) days or both.

**SECTION TEN. Dedication.** In the event of the dedication of any of the roads, streets, or parking lots encompassed by this Ordinance to the Township of Mansfield and the acceptance of such roads, streets, or parking lots by the Township, such roads, streets, and parking lots shall become subject to the provisions of Title 39 of the Revised New Jersey Statutes in the same way and manner as any other public street including the penalty provisions of laws and ordinances applicable to public rights of way, notwithstanding the provisions of Section Nine, above.

**SECTION ELEVEN. Severability.** Should any portion of this Ordinance be declared invalid or unenforceable by a Court of competent jurisdiction, the remaining portions shall remain valid and of full force and effect.

**SECTION TWELVE. Effective Date.** This Ordinance shall become effective upon adoption, approval by the Commissioner of the Transportation, and publication in accordance with law.

**LINDA SEMUS, RMC**  
**Municipal Clerk**

**Introduced: October 28, 2015**

**Adopted:**