

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

ORDINANCE 2016-3

**ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MANSFIELD AMENDING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF
MANSFIELD, ENTITLED "LAND USE", TO ADD CERTAIN CONDITIONAL USES
TO QUALIFYING PROPERTIES IN THE C-2 HIGHWAY COMMERCIAL DISTRICT**

WHEREAS, the Township of Mansfield is desirous of amending its land use and development regulations to permit conditionally certain logistics uses on adjacent parcels totaling 30 acres or more north of Mansfield Road East with frontage on either US Route 206 or NJ Route 68 within the C-2 Highway Commercial District; and

WHEREAS the Township Committee believes that such rezoning is consistent with the Zoning Ordinance and Master Plan of the Township, and would be consistent with surrounding properties.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield as follows:

SECTION ONE

The Zoning Ordinance, which is Chapter 65 of the Code of the Township of Mansfield, is hereby amended to add the following:

Chapter 65. Zoning

Article X.C-2 Highway Commercial District

§ 65-34. Conditional uses.

- A. (3) The following logistics uses may be permitted on individual parcels or combined adjacent parcels totaling 30 acres or more with frontage on US Route 206 north of Spring Hill Brook and Folwells Run or with frontage on NJ Route 68 north of White Pine Road:
- (a) Warehouse facilities, trucking facilities and distribution facilities, subject to the Area and Bulk Regulations of § 65-43 and the Special Regulations of § 65-44.
 - (b) Wholesale establishments, subject to the Area and Bulk Regulations of § 65-43 and the Special Regulations of § 65-44.

SECTION TWO

If any part of this Ordinance shall be deemed invalid by an administrative agency or court of competent jurisdiction, such decision shall not affect the legality and enforceability of any other provision hereof.

SECTION THREE

All ordinances, policies and or procedures or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency.

SECTION FOUR

Pursuant to the Municipal Land Use Law, the Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon the adoption of this ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

SECTION FIVE

Pursuant to N.J.S.A. 40:55D- 62.1, notice of scheduled the hearing date and this ordinance shall be given at least ten (10) days prior to the hearing by the Municipal Clerk by either personal service or certified mail and regular mail to the owners of all real property as shown on the current tax duplicates, located, in the case of a classification change, within the district and within the State within two hundred feet (200') in all directions of the boundaries of the district.

SECTION SIX

This Ordinance shall take effect upon final passage and publication as provided by law, however, subsequent to first reading, this ordinance must be referred to the Township Planning Board for review, which shall be based on whether the proposal is substantially consistent with the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed ordinance.