

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2016 -2-5

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
ENDORING ORDINANCE NO. 2016-3
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, pursuant to the Section 51 of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-64), the Planning Board of the Township of Mansfield is obligated to review any and all proposed land use control ordinances prior to adoption by the Committee of the Township of Mansfield;

WHEREAS, the Township Committee introduced Ordinance 2016-3 at its January 27, 2016 meeting and has submitted to the Planning Board Ordinance 2016-3 proposing to amend Chapter 65 of the Township Code ("Zoning"), Article X ("Highway Commercial District"), Section 65-34 ("Conditional Uses"), to include warehouse facilities, trucking facilities, distribution facilities and wholesale establishments as Conditional Uses in the C-2 Zoning District of the Township;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments to the Township's existing land development ordinance concerning conditional uses in the C-2 Zoning District;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY THAT:

1. The amendments to Section 65-34 of the Zoning Ordinance of the Township of Mansfield as set forth in an ordinance identified by the Township Committee as Ordinance No.

2016-3, having been previously reviewed by the consulting engineer, planner and solicitor to the Planning Board and no objection having been identified, are hereby endorsed by this Board for adoption by the Township Committee.

2. Ordinance No. 2016-3 is not inconsistent with the Master Plan of the Township of Mansfield.

3. The Planning Board's solicitor, consulting engineer, planner and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

4. This Resolution shall constitute the report of the Planning Board required pursuant to Section 17 of the Municipal Land Use Law (N.J.S.A. 40:55D-26) for the Planning Board's review of proposed Township Ordinance No. 2016-3.

5. This Resolution shall take effect immediately.

MOTION: Borgstrom **SECOND:** Allen

ROLL CALL:

AYES: Preidel, Borgstrom, Kampo, Allen, Winn, Abramowitz

NAYS: None

CERTIFICATION

I, ASHLEY E. JOLLY, Secretary of the Mansfield Township Planning Board, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board of the Township of Mansfield, County of Burlington, State of New Jersey, at its special meeting held on February 1, 2016 at the Mansfield Township Municipal Complex at 7:00 p.m.

ASHLEY E. JOLLY
Planning Board Secretary

