

**RESOLUTION NO. 2016-01-04
RESOLUTION OF THE TOWNSHIP OF MANSFIELD
PLANNING BOARD
CONCERNING JANUARY 2016 AMENDMENT
TO LAND USE PLAN ELEMENT OF THE MASTER PLAN**

WHEREAS, N.J.S.A. 40:55D-28 provides for the adoption or amendment of a Master Plan, or component parts thereof, to guide the use of land within the Municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the Planning Board has undertaken a review of the Land Use Plan Element of the Master Plan and proposes the following changes:

1. Recommend that additional compatible industrial use alternatives should be conditionally permitted on large parcels near New Jersey Turnpike Interchange 7. This recommendation would amend the C-2 Highway Commercial District to conditionally permit certain logistics industrial uses, such as warehouse, trucking and distribution facilities and wholesale establishments, on adjacent parcels totaling 30 acres or more north of Mansfield Road East with frontage on either US Route 206 or NJ Route 68.

WHEREAS, an amendment to the Land Use Element of the Master Plan was prepared by Edward Fox, P.P., and employee of the Burlington County Bridge Commission; and

WHEREAS, a public hearing on the proposed amendment to the Land Use Element of the Master Plan was held on January 25, 2016 upon proper notice and in accordance with N.J.S.A. 40:55D-13;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Mansfield that it does hereby adopt the aforementioned amendment to the Land Use Element of the Master Plan for the reasons set forth below:

1. The amendment would enable owners of larger parcels along US Route 206 and NJ Route 68 alternative compatible uses for their properties, which are currently zoned for only farming and highway commercial uses but have not been developed due to transportation and real estate market factors and the absence of sewer service;

2. The amendment would respond to the current and future real estate development demand for logistics industrial uses, such as warehouse, trucking and distribution facilities and wholesale establishments, within proximity to New Jersey Turnpike Interchange 7.

BE IT FURTHER RESOLVED, that the Planning Board directs that a copy of this resolution and the amendment be transmitted to the clerks of Burlington and Chesterfield townships and of the Burlington County Planning Board in accordance with N.J.S.A. 40:55D-13.

MOTION: Preidel SECOND: Mr. Borgstrom

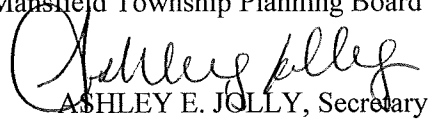
ROLL CALL:

AYES: Puglia, Preidel, Borgstrom, Semptimphelter, Kampo, Allen

NAYS: None

CERTIFICATION

I, ASHLEY E. JOLLY, Secretary of the Mansfield Township Planning Board, do hereby CERTIFY that the above Resolution was duly adopted by the Mansfield Township Planning Board at a meeting held on January 25, 2016.


ASHLEY E. JOLLY, Secretary
Mansfield Township Planning Board