

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
SPECIAL MEETING
Tuesday, November 1, 2016**

The Special Meeting of the Mansfield Township, Planning Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Vice-Chair Douglas Borgstrom, John Kampo, Robert Semptimphelter, Randy Allen, and Alan Abramowitz. Attorney Chuck Petrone, Planner Barbara Fegley, and Secretary Ashley Jolly. Gary Lippincott, Arthur Puglia, and Barry Winn were absent.

The meeting was called to order by Chairman Preidel followed by the flag salute and the following opening statement:

Adequate Notice has been provided for this Special Meeting and has been posted on the Official Bulletin Board of the Township of Mansfield, noticed to the Burlington County Times on October 28, 2016 and filed with the Municipal Clerk of the Township of Mansfield, notice of which contained the date, time, place, and purpose of this meeting stating that formal action may be taken.

Review Township Ordinance 2016-17:

Planner Fegley said the goal is to allow wholesale, warehouse's, trucking distributions etc. more flexibility, density, and height. Also floor area ratio. Only for the uses in the ODL district. The only changes are the current maximum building height is 2 stories/50ft and a maximum floor area ratio from .30 to .35, which is not that large of an increase.

Chairman Preidel said this has nothing to do with buffer zones. **Planner Fegley** said the only changes are to the height and floor area ratio. **Chairman Preidel** asked about agricultural buffer zones in the updated master plan. **Planner Fegley** said Ed Fox stated he did not put any bulk standards in the updates, however when you look at the northern Burlington regional master plan, that does talk about that. **Chairman Preidel** said he wasn't sure what the buffers were in that area. **Planner Fegley** reviewed the ordinance and stated that the buffer should include land 50ft in width for the purpose of establishing a building setback alone buffer line and provide all side yard lines increased to a depth of 50ft. Screening shall be provided along the rear and side. All of this is in the ODL. **Chairman Preidel** said so it will be 50ft against a residence with a screen. **Planner Fegley** said yes.

Resolution 2016-11-16:

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
RESOLUTION NO. 2016 – 11-16
RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
ENDORING ORDINANCE NO. 2016-17**

**OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD
AMENDING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF MANSFIELD
ENTITLED “ZONING”,
ARTICLE XI ENTITLED “ODL – OFFICE DISTRIBUTION LABORATORY DISTRICT”
SECTION 43 ENTITLED “AREA AND BULK REGULATIONS”**

WHEREAS, pursuant to 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 2016-17 at its October 25, 2016 meeting and has submitted to the Planning Board Ordinance 2016-17 proposing to amend Chapter 65 (“Zoning”), Article XI (“ODL Office Distribution Laboratory District”), Section 43 (“Area and bulk regulations”) of the Township Code to establish the Schedule of Area and Bulk Regulations for warehouse, trucking and distribution facilities and wholesale establishments in the ODL District, consistent with the 2016 Land Use Plan Element Update adopted by the Planning Board on September 26, 2016 by Resolution 2016-9-13;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendment to the Township’s existing Zoning Ordinance in the Township of Mansfield;

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 amendment to Chapter 65 of the Zoning Ordinance of the Township of Mansfield as set forth in an ordinance identified by the Township Committee as Ordinance No. 2016-17, having been previously reviewed by the consulting engineer, planner and solicitor to the Planning Board and no objection having been identified, is hereby endorsed by this Board for adoption by the Township Committee.
2. Ordinance No. 2016-17 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. 2016-17.
5. This Resolution shall take effect immediately.

A motion to approve the above resolution was offered by **Mr. Borgstrom** and was seconded by **Mr. Semptimphelter**. Motion carried on a roll call vote recorded as follows:

AYE: Semptimphelter, Kampo, Abramowitz, Allen Borgstrom, Preidel

NAY: None ABSTAIN: None ABSENT: Lippicott, Puglia, Winn

Motion for Adjournment:

A motion to adjourn the meeting was offered by **Mr. Kampo** and was seconded by **Mr. Allen**. All ayes. Motion carried.

Respectfully Submitted:

Date Approved:

Ashley Jolly, Land Use Coordinator
