

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

RESOLUTION NO. 2017-4-17

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MANSFIELD AUTHORIZING AND DIRECTING THE PLANNING BOARD OF
THE TOWNSHIP OF MANSFIELD TO UNDERTAKE A MASTER PLAN LAND
USE STUDY UPDATE FOR SELECTED PARCELS ALONG THE US ROUTE
130 CORRIDOR**

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40A:55-1et. seq., provides for and allows Municipalities to periodically review their current Master Plan, particularly in regards to changing conditions to certain parts of the Municipality; and

WHEREAS, subsequent to the recent Master Plan Land Use Update on September 26, 2016, the Planning Board has become aware in the increased interest in mixed use development along the US Route 130 corridor; and

WHEREAS, the Township is requesting that the Planning Board study the Township's US Route 130 corridor to determine whether the Land Use Plan sufficiently addresses the Master Plan's Vision, Goals and Land Use Policy Objectives, given the corridors existing natural resource, economic development, housing, transportation, infrastructure potential, lot configuration, development patterns and other characteristics, as well as those in adjacent Florence and Bordentown Townships; and

WHEREAS, the attached Exhibit "A" which contains the tax parcel identification information for parcels within Mansfield Township's US Route 130 corridor confirms that almost all of the parcels in Exhibit "A" are within the State Plan's Suburban Planning Area (PA2), which allows for sanitary sewer service in the NJDEP-approved wastewater management plan; and

WHEREAS, the Township desires to direct the Planning Board to perform a Master Plan Land Use Study of the parcels set forth in Exhibit "A" to determine whether the Land Use Plan sufficiently addresses the Mater Plan's Vision, Goals and Land Use Policy Objectives for such parcels; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Mansfield as follows:

The Mansfield Township Committee is requesting the Planning Board to undertake a Master Plan Land Use Study for the parcels listed in the attached Exhibit "A" along the Township's US route 130 corridor to determine whether the Land Use Plan sufficiently addresses the Master Plan's Vision, Goals and Policy Objectives, given the corridor's existing natural resource, economic development, housing, transportation, infrastructure potential, lot configuration, development patterns and other characteristics, as well as those in adjacent Florence and Bordentown Township's.

SEVERABILITY. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

AVAILABILITY OF THE RESOLUTION. A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

EFFECTIVE DATE. This Resolution shall take effect immediately.

MOTION:
ROLL CALL:
AYES:
NAYS:

SECOND:

ABSENT:

ABSTAIN:

CERTIFICATION

I, LINDA SEMUS, RMC, CMR, Municipal Clerk of the Township of Mansfield, 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 Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on April 26, 2017 at the Mansfield Township Municipal Complex, at 7:30 P.M.

LINDA SEMUS, RMC, CMR
Municipal Clerk

EXHIBIT A

Parcels of Land Within The Study Area
(ROUTE 130 CORRIDOR)

April, 2017

The parcels of land to be investigated include the following blocks and lots as shown on the attached map:

Block	Lot	Property Location
59	7.01	5206 ROUTE 130
59	7.02	5214 ROUTE 130
59	8	5198 ROUTE 130
59	9	ROUTE 130
59	10	115 MAPLE AVENUE
59	11	116 MAPLE AVENUE
59	12	5194 ROUTE 130
59	13, 14	111 MAPLE AVENUE
59	15	105 MAPLE AVENUE
59	16	5190 ROUTE 130
59	17	114 MAPLE AVENUE
59	18, 19	112 MAPLE AVENUE
59	21, 22	106 MAPLE AVENUE
59	23	5188 ROUTE 130
59	24	3 TEMPLE AVENUE
59	20, 25	5 TEMPLE AVENUE
59	26, 27, 28	7 TEMPLE AVENUE
59	29	13 TEMPLE AVENUE
59	30, 31	14 TEMPLE AVENUE
59	32	6 TEMPLE AVENUE
59	33	2 TEMPLE AVENUE
59	34	ROUTE 130
59	35, 36, 37, 38	11 ALBERT AVENUE
59	39	14 ALBERT AVENUE
59	42	4 ALBERT AVENUE
59	44	3 POND AVENUE
59	45	9 POND AVENUE
59	46	6 POND AVENUE
59	47	5170 ROUTE 130
60	16	ROUTE 130
64	4	2989 KINKORA ROAD
64	5.01	5256 ROUTE 130
64	5.02	5262 ROUTE 130
64	7	5250 ROUTE 130
64	8	5254 ROUTE 130
64	9	5252 ROUTE 130

65	2.01, 2.02	5244 ROUTE 130
65	2.03	5240 ROUTE 130
65	3	5248 ROUTE 130
65	4	5246 ROUTE 130
65	5	5238 ROUTE 130
65	6	5236 ROUTE 130
65	7.01	5232 ROUTE 130
65	7.02	5234 ROUTE 130
65	8	5230 ROUTE 130
65	9	5228 ROUTE 130
66	1	ROUTE 130
66	2	5167 ROUTE 130
66	3	ROUTE 130
66	4	5173 ROUTE 130
66	5	ROUTE 130
66	6	ROUTE 130
66	7	ROUTE 130
66	8.01	5205 ROUTE 130
66	8.02	5205 ROUTE 130
66	9	5201 ROUTE 130
66	11	5197 ROUTE 130
66	12	5195 ROUTE 130
66	13	5193 ROUTE 130
66	14	5191 ROUTE 130
66	15	5189 ROUTE 130
66	16	5185 ROUTE 130
66	17	5181 ROUTE 130
66	18	5175 ROUTE 130
66	20	ROUTE 130
67	1	ROUTE 130
67	2	5251 ROUTE 130
67	3	ROUTE 130
67	4	ROUTE 130
68	1	5339 ROUTE 130
68	2	ROUTE 130
68	3	5303 ROUTE 130
68	4	ROUTE 130
68	5	5281 ROUTE 130
68	6	3126 KINKORA ROAD
68	7	3130 KINKORA ROAD
69	1	2691 ROUTE 130
69	2	ROUTE 130
69	3	ROUTE 130
69	4, 5.01	ROUTE 130
69	5.02, 5.03	ROUTE 130
70	6.01	2684 KINKORA ROAD
70	6.02	KINKORA ROAD
801	1	ROUTE 130

