

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY**

**ORDINANCE 2017-12**

**ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR INTERSTATE 295  
AND FLORENCE TOWNSHIP-COLUMBUS ROAD AREA,**

**WHEREAS**, by Ordinance, 2017-11, the Township Committee of the Township of Mansfield approved a Redevelopment Plan for the “Interstate 295 and Florence-Columbus Road Area”, consisting of various Blocks and Lots specifically identified in said Plan; and

**WHEREAS**, pursuant to Article II(c) of said Plan, entitled: “Proposed Land Uses and Building Requirements”, certain bulk standards contained in the “ODL” Office Distribution Laboratory District zoning were determined to apply to the use and development of land in the Redevelopment Area; and

**WHEREAS**, since the enactment of said Ordinance, the Developer of one of the parcels has requested consideration of modest amendments to some of the bulk standards contained therein; and

**WHEREAS**, the County’s Office of Economic Development and Regional Planning, along with the Township Planner, have reviewed said request and have determined them to be reasonable and appropriate for the redevelopment of the property familiarly known as the “Vanco Property”; and

**WHEREAS**, the Township Committee deems it appropriate to amend the Ordinance to facilitate the redevelopment of said Property;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Redevelopment Plan for the “Interstate 295 and Florence-Columbus Road Area” is hereby amended at Article II(c) to provide that the “ODL” zoning standards shall continue to apply to said Property, except that, the following changes are hereby authorized:

1. Building floor area ratio coverage is hereby amended to increase the thirty percent (30%), to forty percent (40%);
2. The car parking space ratio of one (1) space per 3,000 square feet for warehouse shall be reduced to one (1) space per 10,000 square feet for warehouse usage;
3. Maximum building height shall be increased to fifty-five feet (55') from forty feet (40');
4. The special regulation under Section 65-45(F), prohibiting truck loading and unloading in front yards, is hereby amended since the subject Property is outside of a

thirty foot (30') setback, but the front yard is defined as the front of the building, and there will be need to be loading of the building fronting on roads, and the governing body feels that the setback is sufficient to permit this front yard loading on this particular Property

**BE IT FURTHER ORDAINED AND ENACTED** that this Ordinance shall take effect after review by the Planning Board, and following proper passage in accordance with the law.

**INTRODUCED: August 16, 2017**

**ADOPTED:**