

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD**

**RESOLUTION NO. 2017-07-06**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD  
ENDORING ORDINANCE NO. 2017-10  
AN ORDINANCE AMENDING ORDINANCE 2017-5  
OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD  
AMENDING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF MANSFIELD  
ENTITLED "ZONING"**

**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 2017-10 at its July 12, 2017 meeting and has submitted to the Planning Board Ordinance 2017-10, proposing to amend Ordinance 2017-5, amending **Chapter 65** (Zoning), **Article II, Section 65-2** (Districts); **Article III, Section 65-4** (Application and Interpretation); **Article VI, Sections 65-14 and 65-15** (C-3 Office/Residential District); **Article VII** (R-1 FLP Farmland Preservation Zone); **Article VIII, Sections 65-24 and 65-26B** (R-4 Village Residential District); **Article IX, Sections 65-29 and 65-32A** (C-1 Neighborhood Commercial NCD); **Article X, Section 65-33** (C-2 Highway Commercial District); **Article XI, Section 65-41** (ODL Office Distribution Laboratory District); **Article XIA** (O-1 Planned Office Development); **Article XII, Sections 65-46 and 65-49** (LI Light Industrial District); **Article XIV, Sections 65-56 and 65-57** (HI Highway Industrial District); **Article XV** (INS Institutional District); **Article XVI** (Flood Plain District); **Article XVII, Sections 65-79 and 65-80** (Open Space Regulations); **Article XIX, Sections 65-89, 65-93, 65-94, 65-95 and 65-95.2** (General Regulations); **Article XX** (Off Street Parking and Loading); **Article XXI, Section 65-100.B** (Landscape Buffers); **Article XXIII** (Farm Regulations); and **Article XXV, Sections 65-**

113.2 and 65-113.2.1 (Signs) of the Township Code to include in the Township Code the updates and revisions recommended in the Master Plan Reexamination Report, prepared for the Township of Mansfield and the Mansfield Township Planning Board by the Department of Economic Development and Regional Planning of the Burlington County Bridge Commission; and

**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 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 amendments 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. 2017-10, 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. 2017-10 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. 2017-10.
5. This Resolution shall take effect immediately.

**MOTION: SEMPTIMPELTER            SECOND: PUGLIA**

**ROLL CALL:**

**AYES:            SEMPTIMPELTER,    PUGLIA,    KAMPO,    LIPPINCOTT,  
                         ALLEN, PATEL, BORGSTROM**

**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 regular meeting held on July 24, 2017 at the Mansfield Township Municipal Complex at 7:00 p.m.

  
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**ASHLEY E. JOLLY**  
**Planning Board Secretary**