

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2017-10-15

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
ENDORING ORDINANCE NO. 2017-16
AN ORDINANCE TO RESCIND ORDINANCE 2017-13 DUE TO
TECHNICAL ISSUE AND TO RE-INTRODUCE SAID ORDINANCE
AMENDING CHAPTER 65, ENTITLED "ZONING" IN THE
TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON AND
STATE OF NEW JERSEY**

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 2017-16 at its September 27, 2017 meeting and has submitted to the Planning Board Ordinance 2017-16, amending **Chapter 65** (Zoning), **Article XII** (LI Light Industrial District) of the Township Code to amend the Township Zoning Map to incorporate **Block 59, Lots 7.01 and 7.02; Block 60, Lot 16; Block 800.07, Lot 1 (P/O); and Block 800.08, Lot 1** as part of the R-1 Zoning District in the Township of Mansfield and made part of the official tax map;

WHEREAS, by Resolution 2017-08-10, the Planning Board endorsed Township Ordinance No. 2017-13, subsequently rescinded by the Township Committee and re-introduced as Ordinance No. 2017-16; and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 the Zoning Map, last revised by Craig F. Remington, PLS, of Remington, Vernick and Arrango Engineers of Bordentown, New Jersey, which is part of 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. 2017-16, having been previously reviewed by the consulting engineer, planner and solicitor to the Planning Board and no objection having been identified, and after a presentation at the Planning Board's October 23, 2017 meeting by Edward E. Fox, III, AICP, PP, Regional Planning Coordinator of the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, Planning Consultant to the Township, is hereby endorsed by this Board for adoption by the Township Committee.

2. Ordinance No. 2017-16 is not consistent with the Master Plan of the Township of Mansfield but is being recommended to discourage additional truck traffic along the Route 130 area of the Township.

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. 2017-16.

5. This Resolution shall take effect immediately.

MOTION: Semptimphelter **SECOND:** Borgstrom

ROLL CALL:

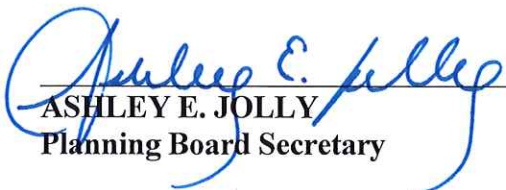
AYES: Semptimphelter, Borgstrom, Kampo, Lippincott, Allen, Patel, Preidel

NAYS: None

ABSENT: Puglia

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 October 23, 2017 at the Mansfield Township Municipal Complex at 7:00 p.m.



ASHLEY E. JOLLY
Planning Board Secretary

