

**RESOLUTION NO. 2017-11-16**

**RESOLUTION OF THE PLANNING BOARD  
OF THE TOWNSHIP OF MANSFIELD, COUNTY OF BURLINGTON  
ADOPTING THE ROUTE 130 LAND USE PLAN ELEMENT AMENDMENT**

**WHEREAS**, the Planning Board of the Township of Mansfield, Burlington County, State of New Jersey (the "Planning Board"), adopted its current Land Use Plan Element pursuant to *N.J.S.A.* 40:55D-28 on September 26, 2016; and

**WHEREAS**, the Mansfield Township Committee endorsed the Land Use Plan Element as adopted by the Planning Board on September 26, 2016; and

**WHEREAS**, subsequent to the September 26, 2016 Planning Board adoption of the current Land Use Plan Element and the Township Committee endorsement, officials from the Township of Mansfield and the Township of Florence have discussed the extension of public sanitary sewer service to the U.S. Route 130 corridor to facilitate Mansfield Township's land use objectives in a manner which does not adversely impact the land use objectives of Florence Township, which may result in the prohibition of warehousing and light industrial/office development uses, while permitting mixed-use development, such as mixed residential and retail in Mansfield Township; and

**WHEREAS**, the Mansfield Township Committee authorized the Planning Board to undertake a study to determine whether the current Land Use Plan Element addresses the Master Plan's visions, goals and land use policy objectives in an area along U.S. Route 130; and

**WHEREAS**, the study area encompasses approximately 85 parcels in Mansfield Township along the eastern and western sides of U.S. Route 130 as it runs north from the Florence Township boundary to the Bordentown Township boundary (the "U.S. Route 130 Study Area"); and

**WHEREAS**, the Land Use Plan Element is a component of the Mansfield Township Master Plan, adopted by the Planning Board on September 26, 2016; and

**WHEREAS**, pursuant to *N.J.S.A.* 40:55D-28, the adoption and amendment of the Mansfield Township Master Plan or component parts thereof is the responsibility of the Planning Board; and

**WHEREAS**, through this Resolution, the Board memorializes its findings concerning the review and analysis of the "Land Use Analysis and Land Use Plan Amendment Route 130 Corridor, Township of Mansfield" prepared by David G. Gerken, PP, AICP, New Jersey Professional Planner License No. 5614, of the firm Community Grants, Planning and Housing, and by Edward E. Fox, III, AICP, PP, New Jersey Professional Planner License No. 33LI00510400, Regional Planning Manager, Department of Economic Development and

## RESOLUTION NO. 2017-11-16

Regional Planning of the Burlington County Bridge Commission, (the "Route 130 Land Use Plan Element Amendment").

**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 Planning Board has complied with the requirements of *N.J.S.A. 40:55D-13* (Notice Concerning Master Plan) by publishing Notice of its November 27, 2017 Public Hearing (the "Notice") in the Burlington County Times, mailing by certified mail a copy of the Notice to the municipal clerk of each adjoining municipality, and by mailing by certified mail a copy of the Notice with a copy of the Route 130 Land Use Plan Element Amendment to the Burlington County Planning Board, the New Jersey Office of Planning Advocacy and the Commander of the Joint Military Facility. The publication and mailing of the Notice were completed at least ten days prior to the Planning Board's November 27, 2017 Regular Meeting,
2. The Planning Board has determined that the Route 130 Land Use Plan Element Amendment is consistent with the goals and objectives of the Township of Mansfield's Master Plan and that the adoption of the Route 130 Land Use Plan Element Amendment, including (i) the elimination of the Residential-3 (R-3), Light Industry (LI) and Heavy Industrial (HI) Zoning Districts; (ii) the creation of the Environmental Protection-1 (EP-1) and General Industry (GI) Zoning Districts; (iii) the relocation of the Highway Commercial (C-2) Zoning District recognizing existing patterns of development; and (iv) the creation of the Affordable Housing-1 (AH-1) Overlay District, is in the public interest and protects public health and safety and promotes the general welfare.
3. The Route 130 Land Use Plan Element Amendment, having been previously reviewed by the Members of the Planning Board and the Planning Board's Consulting Engineer, Planner and Solicitor, with no objection having been identified, and after a presentation at the November 27, 2017 regular meeting of the Planning Board by Edward Fox, and after the November 27, 2017 regular meeting was opened to the public for their comments and questions regarding the Route 130 Land Use Plan Element Amendment, is hereby Adopted by this Board.
4. The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action to provide notice to the Burlington County Planning Board, the municipal clerk of each adjoining municipality, the New Jersey Office of Planning Advocacy and to the Commander of the Joint Military Facility, including the Resolution and the Route 130 Land Use Plan Element Amendment, that the Route 130 Land Use Plan Element Amendment has been adopted by the Planning Board of the Township of Mansfield.



**RESOLUTION NO. 2017-11-16**

5. The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action that may be required to implement the recommendations listed in the Route 130 Land Use Plan Element Amendment, including the preparation of amendments to the Township's Land Use Development Regulations.
6. **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.
7. **AVAILABILITY OF THIS RESOLUTION.** A copy of this Resolution shall be available for public inspection at the Office of the Planning Board of the Township of Mansfield.
6. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

**MOTION: SEMPTIMHELTER SECOND: ALLEN**

**ROLL CALL:**

**AYES: Semptimhelter, Allen, Kampo, Lippincott, Patel, Borgstrom**

**NAYS: None**

**ABSENT: Preidel, 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 their regular meeting held on November 27, 2017 at the Mansfield Township Municipal Complex, at 7:00 p.m.

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