

**TOWNSHIP OF MANSFIELD  
COUNTY OF BURLINGTON**

**ORDINANCE NO. 2019-6**

**AN ORDINANCE TO AMEND ORDINANCE 1978-8,  
ADOPTED 12/19/1978, AMENDED 6/5/2000 BY  
ORDINANCE 2000-8 CHAPTER 65 ZONING;  
ARTICLE XXX LOW-AND-MODERATE INCOME HOUSING  
MANAGEMENT PROGRAM AT SECTION 65-166, B(2) –  
AFFIRMATIVE MARKETING**

**WHEREAS**, the Township of Mansfield adopted a Zoning Ordinance to cover, among other things, the low and moderate income housing management program for the Township; and,

**WHEREAS**, said Ordinance provided for the affirmative marketing of said low and moderate income housing; and,

**WHEREAS**, the Township of Mansfield has decided to amend that portion of the ordinance relating to affirmative marketing to allow the administrative agent to charge a reasonable fee to program participants for the administration of the affirmative marketing of the Affordable Housing Program.

**NOW, THEREFORE, BE IT RESOLVED**, that Chapter 65. Zoning; Article XXX. Low-and Moderate-Income Housing Management Program at section 65-166, B(2) be replaced with the following language:

**The developer shall assume all costs for the affirmative marketing and initial sales and rental transactions associated with the low and moderate income housing development. The developer’s administrative agent shall have all of the responsibilities as set forth in this ordinance and shall follow the same procedures for affirmative marketing, qualifying individuals and households and recording of property instruments as described herein for the Township’s Administrative Agent. After the initial sales and rental transactions, the Administrative Agent shall assume the duties of the developer’s administrative agent for any re-sales or re-rentals. The Administrative Agent shall charge a reasonable fee to the program seller(s)/owner(s) for which the services of the Administrative Agent are required. The Administrative Agent shall perform the duties and responsibilities of an Administrative Agent as set forth in the Uniform Housing Affordability Controls (UHAC) N.J.A.C. 5:80-26, et seq., including those set forth in N.J.A.C. Sections 5:80-26.14, 16 and 18 thereof.**

**REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance

not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.