

**TOWNSHIP OF MANSFIELD
COUNTY OF BURLINGTON**

ORDINANCE 2024-4

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MANSFIELD,
COUNTY OF BURLINGTON AND STATE OF NEW JERSEY CHAPTER 65,
“ZONING”, ARTICLE V, R-1 RESIDENT DISTRICT, SECTION 65-10,
“CONDITIONAL USES”, SUBSECTION C, REGULATING ACCESSORY
APARTMENTS IN SINGLE FAMILY HOMES**

WHEREAS, the Township Fire official has requested revisions to update the Mansfield Township Code regulating Accessory Apartments in single-family homes.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, as follows:

SECTION ONE: Chapter 65, Article V, R-1 Residential District, Section 65-10. C.2(f) is hereby deleted and replaced as follows:

(f) Any approval by the Consolidated Land Use Board of Mansfield Township shall be subject to the issuance of a license by the Township Committee for a period of not more than four (4) years, said license may be renewable thereafter.

SECTION TWO: Chapter 65, Article V, R-1 Residential District, Section 65-10. C.2(o) is hereby deleted and replaced as follows

(o) A fire prevention resale inspection will be conducted by the Mansfield Township Office of Fire Prevention of all accessory apartments at the initial registration thereafter an inspection will be completed at the time of renewal or every four (4) years. Property owners will be assessed a fee per the resale smoke certification requirements.

SECTION THREE: Chapter 65, Article V, R-1 Residential District, Section 65-10. C.2(u) is hereby deleted and replaced as follows

(u) An administrative fee for the renewal permit of said accessory apartment, which said permit is renewable every four (4) years, will be assessed to the property owner in the amount of \$25 per accessory unit.

SECTION FOUR: There shall be a new Chapter 65, Article V, R-1 Residential District, Section 65-10. C.2(v) as follows

(v) The entire single-family home containing an accessory apartment must be in compliance with all Township and State fire and construction codes.

SECTION FIVE: *REPEALER, SEVERABILITY AND EFFECTIVE DATE*

- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.
- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall

be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

I, ASHLEY E. JOLLY, RMC, CMR, Municipal Clerk of Mansfield Township, County of Burlington, State of New Jersey do hereby certify the foregoing to be a true and accurate copy of the Ordinance which was introduced by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey on March 20, 2024 at 7:00 PM and will be heard for second reading/public hearing/final adoption on April 3, 2024 at 7:00 PM at the municipal complex, 3135 Route 206 South, Suite 2, Columbus, NJ 08022

Introduced: 3/20/2024

Final Adoption: