

MANSFIELD TOWNSHIP PLANNING BOARD

RESOLUTION NO. 2021-2-5

REVIEWING MANSFIELD TOWNSHIP ORDINANCE 2021-3 THAT ADOPTS THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) STORMWATER CONTROL MODEL ORDINANCE AND FURTHER REPORTING TO THE GOVERNING BODY THAT SAID ORDINANCE IS CONSISTENT WITH THE MANSFIELD MASTER PLAN AND FURTHER RECOMMENDING THAT SAID ORDINANCE BE ADOPTED BY THE MANSFIELD TOWNSHIP COMMITTEE

WHEREAS, the New Jersey Municipal Land Use Law (MLUL) N.J.S. 40:55D-28(a) provides that a Municipal Planning Board has jurisdiction to adopt a Master Plan to guide the use of lands within the municipality in a manner which protects public health, safety and welfare and promotes the general welfare; and

WHEREAS, N.J.S. 40:55D-28(b) provides that the Master Plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text and which must contain a statement of the objectives, principles, assumptions, policies and standards for the physical, economic and social development of the municipality; and

WHEREAS, the Mansfield Township Planning Board adopted a 2001 Master Plan and updated said Master Plan pursuant to its most recent re-examination, adopted September 26, 2016, as required by N.J.S.A. 40:55D-89; and

WHEREAS, the Mansfield Township Committee (“Township”) has introduced Ordinance 2021-3 (“Stormwater Control Ordinance”) on first reading, adopting the NJDEP model Stormwater Control Ordinance that incorporates the updated NJDEP stormwater control regulations; and

WHEREAS, the Township Committee has referred the Ordinance to the Planning Board as required by the New Jersey Municipal Land Use Law pursuant to N.J.S. 40:55D-26(a); and

WHEREAS, the Mansfield Master Plan states an objective to preserve environmentally-sensitive and/or environmentally significant lands together with a stated policy of preventing development on poor soil areas and critical environmental areas, including the adoption of a water and wetlands buffer conservation zone; and

WHEREAS, the Planning Board finds that the NJDEP has adopted new stormwater control regulations to achieve flood control, groundwater recharge and pollutant reduction through the use of stormwater management measures, including Green Infrastructure Best Management Practices (GI-BMP's) and nonstructural stormwater management strategies; and

WHEREAS, the Planning Board further finds that NJDEP has required every municipality in the State of New Jersey to adopt an ordinance incorporating the new NJDEP stormwater control regulations in its local land development ordinances; and

WHEREAS, the Planning Board further finds that the adoption of Township Committee Ordinance 2121-3 incorporating the new NJDEP stormwater regulations is consistent with the Master Plan policies, goals and objectives and further that its adoption is in the best interest of the citizens and residents of Mansfield Township.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mansfield, County of Burlington and State of New Jersey, that given the background, rationale and provisions of proposed Mansfield Township Zoning Ordinance 2021-3, incorporating the new NJDEP stormwater regulations in Mansfield’s development regulations, as required by NJDEP, to achieve flood control, groundwater recharge and pollutant reduction through the use of stormwater management measures, including Green Infrastructure Best Management Practices (GI-BMP's) and nonstructural stormwater management strategies, the Mansfield Township Planning Board, does hereby find that Ordinance 2021-3 is substantially consistent with the Mansfield Township Master Plan and recommends its adoption by the Mansfield Township Committee.

ROLL CALL VOTE

Those in Favor: 9
Those Opposed: 0
Those Abstaining: 0

**LAND USE BOARD
OF THE TOWNSHIP OF MANSFIELD**



**LINDA SEMUS, RMC, CMR
SECRETARY**

Dated: 02/22/21

Date of Memorialization: 02/22/21



EFTHIMIOS TSIKNAKIS, CHAIRMAN