

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

RESOLUTION 2022-3-14

**RESOLUTION DIRECTING THE MANSFIELD TOWNSHIP PLANNING BOARD TO
CONDUCT A REEXAMINATION OF THE 2016 MANSFIELD TOWNSHIP LAND USE
ELEMENT AND THE 2017 LAND USE PLAN ELEMENT: US ROUTE 130 CORRIDOR**

WHEREAS, N.J.S.A. 40:55D-89 provides that the governing body of a municipality may provide for a reexamination of its master plan and development regulations by the municipal planning board; and

WHEREAS, N.J.S.A. 40:55D-89 further provides that the planning board shall prepare and adopt by resolution a report on the findings of such reexamination; and

WHEREAS, N.J.S.A. 40:55D-89 further provides that the reexamination report shall state:

(a) The major problems and objectives relating to land development in the municipality at the time of adoption of the last re-examination report.

(b) The extent to which such problems and objectives have been reduced or have increased since that date.

(c) The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses.

(d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared.

(e) The recommendation of the planning board concerning the incorporation of redevelopment plans into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

(f) The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure.

WHEREAS, at the January 19, 2022 regular meeting of the Mansfield Township Committee a motion was unanimously adopted "directing the Township Solicitor as well as the Joint Land Use Board, to immediately begin the process of reexamining the Master Plan"; and

WHEREAS, in reviewing Ordinance 2022-3 as introduced by the Township Committee, the Planning Board concluded that certain provisions of said Ordinance were inconsistent with the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor; and

WHEREAS, as the first phase of the overall reexamination of the Master Plan, in accordance with its January 19, 2022 motion unanimously adopted by the Township Committee, the Township Committee has determined that it is in the best interests of the residents and citizens of Mansfield Township to reexamine the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor specifically with reference to warehouses and other non-residential uses developed in Mansfield since the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor and the incorporation of existing and approved warehouses pursuant to prior redevelopment plans into the land use plan element of the municipal master plan,

including recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality; and

WHEREAS, the Township Committee of the Township of Mansfield has determined that it is in the best interest of the Township and its residents and citizens to direct the Township's Planning Board to conduct such reexamination.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, that the Mansfield Township Planning Board, sitting as a Joint Land use Board, pursuant to N.J.S. 40:55D-25.c(1), is directed to reexamine the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor in accordance with the statutory requirements in N.J.S.A. 40:55D-89, specifically with reference to warehouses and other non-residential uses developed in Mansfield since the adoption of the aforesaid elements and the incorporation of existing and approved warehouses pursuant to prior redevelopment plans into the land use plan element of the municipal master plan, including recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.; and

BE IT FURTHER RESOLVED that the proposal for the reexamination authorized herein from the Township Planner Environmental Resolutions Inc, dated March 8, 2022 and attached hereto as Exhibit A, is hereby accepted and the Township Planner is directed to prepare a reexamination report for consideration by the Planning Board at its next scheduled meeting on March 28, 2022; and

BE IT FURTHER RESOLVED that the Township Committee reaffirms its January 19, 2022 motion to conduct a full reexamination of the Mansfield Master Plan, including the entire Land Use Element and any proposed new or revised Elements, and that the reexamination authorized herein is only the initial phase of the full Master plan reexamination to address the prior determination of inconsistency with the 2016 Mansfield Township Land Use Element and the 2017 Land Use Plan Element: US Route 130 Corridor.

MOTION: OCELLO

SECOND: SISZ

ROLL CALL VOTE:

AYES: OCELLO, SISZ, GOLEND, TALLON, MOJENA

NAYS: NONE

ABSTAIN: NONE

ABSENT: NONE

CERTIFICATION

CERTIFICATION

I, LINDA SEMUS, RMC, CMR Municipal Clerk of the Township of Mansfield, 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 Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at a meeting held on March 16, 2022 at 7:00 p.m.

LINDA SEMUS, RMC, CMR
Municipal Clerk