

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY**

**RESOLUTION 2022-7-10**

**AUTHORIZING AND DIRECTING THE MANSFIELD TOWNSHIP PLANNING BOARD TO  
CONDUCT A REEXAMINATION AND UPDATE OF THE MANSFIELD TOWNSHIP MASTER  
PLAN INCLUDING AMENDING EXISTING ELEMENTS AND PREPARATION OF NEW  
ELEMENTS REQUIRED BY LAW, AND ACCEPTING THE PROPOSAL BY THE TOWNSHIP  
PLANNER FOR THE PREPARATION OF SAID MASTER PLAN**

**WHEREAS**, N.J.S.A. 40:55D-89 provides that the governing body of a municipality may provide for a periodic reexamination and update 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**, N.J.S.A. 40:55D-28.2 (b) 2 includes additional required contents of the land-use element of the master plan including subsections (f) requiring a statement strategy for smart growth, storm resiliency and environmental sustainability, subsection (g) showing the existing and proposed location of public electric vehicle charging infrastructure and subsection (h) a required climate change-related hazard vulnerability assessment; and

**WHEREAS**, by adoption of Resolution 2022-1-3, on January 3, 2022, the Mansfield Township Committee appointed the Township professionals for 2022; and

**WHEREAS**, within said resolution, Environmental Resolutions, Inc. was appointed as Township Planner; and

**WHEREAS**, Edward Fox, PP, of Environmental Resolutions, Inc. and in his prior position with the Burlington County Bridge Commission prepared and/or participated in the preparation of the prior Mansfield Township Master Plans and reexaminations; and

**WHEREAS**, the Township Planner, Environmental Resolutions Inc., has submitted a Proposal for a Master Plan update and re-examination of the Township master plan at an estimated fee of \$67,000, said proposal dated July 7, 2022, and attached hereto and made a part hereof as Exhibit A; and

**WHEREAS**, said Proposal includes a general update of the master plan including eight specific elements as follows:

1. Goals and objectives element.
2. Conservation plan element.
3. Farmland preservation plan element.
4. Circulation plan element.
5. Climate change-related hazard vulnerability assessment.
6. Land-use plan element including any updates required by statute.
7. Housing and Fair Share Plan element (although the HE/FSP was updated in 2021, the proposed master plan update will include a synopsis of the housing and employment projections and a summary of the fair share plans affordable housing obligation commitments)
8. Planning interrelationships statement.

**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 a reexamination and update of the Township Master Plan and to accept the Township Planner's proposal for the preparation of same.

**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.A. 40:55D-25.c(1), is directed to reexamine and update the Mansfield Township Master Plan, as set forth above, in accordance with the statutory requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and specifically including the elements and provisions outlined in the Proposal for said Master Plan Update submitted by the Mansfield Township Planner, Environmental Resolutions Inc, dated March 8, 2022 and attached hereto as Exhibit A, which said Proposal is hereby accepted and approved.

**MOTION: SISZ                      SECOND: OCELLO**

**ROLL CALL VOTE**

**AYES: SISZ, OCELLO, TALLON, GOLENDIA, MOJENA**

**NAYS:        NONE        ABSTAIN:        NONE        ABSENT: NONE**

**CERTIFICATION**

I, **LINDA SEMUS, RMC, CMR, Municipal Clerk** of the Township of Mansfield do hereby certify that 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 their regular meeting held on July 20, 2022 at 7:00 PM.

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**LINDA SEMUS, RMC, CMR**  
**Municipal Clerk**

