

MANSFIELD TOWNSHIP

2016 Land Use Plan Element Update

Prepared for:

Planning Board
Mansfield Township
Burlington County, New Jersey

Prepared by:

Burlington County Bridge Commission
Department of Economic Development and Regional Planning
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An original copy of this document is signed and sealed and filed with the municipal clerk.

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EXECUTIVE SUMMARY

VISION, GOALS and OBJECTIVES

The 2016 Land Use Plan Element updates the current element by recommending incorporation of the Vision, Goals and Land Use Policies from the Northern Burlington County Growth and Preservation Plan (GAPP), in which Mansfield Township participated, its planning process, and other unique circumstances affecting the Township. Smart Growth principles are also explained.

ZONING DISTRICT BOUNDARY CHANGES

The 2016 Land Use Plan Element updates the current element by recommending the re-alignment of zoning district boundaries in Columbus, Hedding and Homestead and the delineation of the C-1 Neighborhood Commercial District in Columbus and Homestead. It also recommends splitting up the existing R-1 Residential District into several new districts to implement the transfer of development rights (TDR) program and to reflect existing development patterns. This includes the creation of an R-2 TDR Receiving Area District to serve as the receiving area for the transfer of development rights from the proposed R-1 TDR Sending Area District. In addition, it proposes the creation of an R-3 Residential District for existing developed non-sewered neighborhoods and adjacent smaller farms from the existing R-1 Residential District and the creation of two new districts that are served by sanitary sewers: R-7 Residential District for the Mapleton and Four Seasons developments and R-8 Residential District that reflects the Country Walk development.

ZONING DISTRICT PURPOSE STATEMENTS

The 2016 Land Use Plan Element updates the current element by providing "purpose" statements for each of the Township's existing zoning districts that does not have one and for proposed new zoning districts.

REDEVELOPMENT / REHABILITATION AREAS

The 2016 Land Use Plan Element updates the current element by identifying the designated 2005 redevelopment area in the ODL Office Distribution and Laboratory District between the NJ Turnpike forks and I-295 and the 2015 rehabilitation and redevelopment areas in Columbus Village.

AGRICULTURAL USES AND DISTRICTS

The 2016 Land Use Plan Element updates the current element by identifying that farming is a permitted uses on "undeveloped" parcels in all zoning districts and that the Township is a "Right to Farm" municipality, which provides protections to commercial farm operators using best management practices.

RESIDENTIAL USES AND DISTRICTS

The 2016 Land Use Plan Element updates the current element by identifying the types of residential development permitted in each of the Township's residential districts and two mixed-use, non-residential districts: the C-1 and C-3 districts. It establishes a TDR relationship between the R-1 TDR Sending Area District and the R-2 TDR Receiving Area District. It states that Township's future Housing Element and Fair Share Housing Plan Element must balance two potential conflicting objectives: accommodating growth while preserving the municipality's established agricultural character, and satisfying

the municipality's constitutional obligation to provide for its fair share of the regional need for housing affordable to low and moderate income households.

LODGING USES AND DISTRICTS

The 2016 Land Use Plan Element updates the current element by identifying opportunities for bed-and-breakfast inns as conditional uses in Columbus Village and the two smaller hamlets of Georgetown and Hedding.

CIVIC USES AND DISTRICTS

The 2016 Land Use Plan Element updates the current element by considering the applicability of four major types of these uses within the various residential and non-residential zoning districts in Mansfield Township. It recommends appropriate changes to the current ordinance to either accommodate or discourage them, as appropriate. Significant recommended changes include:

a. Public and Quasi-Public Uses – recognizing the relocation of the municipal complex to the C-2 Highway Commercial District and recommending deletion of public uses as a permitted use in the C-1 Neighborhood Commercial, ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial districts, where more intensive commercial and industrial development are favored.

b. Health Care and Social Assistance Uses – permitting cemeteries where they already occur, deleting assisted living uses from the R-1 TDR Sending Area District, adding certain medical and diagnostic labs and outpatient and vocational rehabilitation services to the C-2 Highway Commercial District.

c. Religious, Civic and Similar Institutional Uses – adding quasi-public uses as conditional uses in the C-1 Neighborhood Commercial District.

d. Educational Uses – deleting elementary and secondary schools as conditional uses in non-residential districts.

COMMERCIAL USES AND DISTRICTS

The 2016 Land Use Plan Element updates the current element by considering the applicability of seven major types of these uses within the various non-residential and redevelopment districts in Mansfield Township. It recommends appropriate changes to the current ordinance to either accommodate or discourage them, as appropriate. Significant recommended changes include:

a. Banks, Finance, Insurance and Real Estate (FIRE) Uses – deleting banks and credit unions as permitted uses from the C-3 Office / Residential and ODL Office Distribution Laboratory districts, and adding drive-thru banks and credit unions as permitted uses in the C-2 Highway Commercial, LI Light Industrial and HI Heavy Industrial districts.

b. Eating and Drinking Establishments – clarifying that any additional drive-thru or drive-in eating establishments are permitted in the C-2 Highway Commercial District along with limited-service restaurants, and adding outdoor seating as a conditional

use in non-residential districts and adding restaurant delivery as an accessory use in non-residential districts.

c. Personal and Household Services- adding a number of small-scale services, such as funeral homes, non-veterinary pet care, photography studios and furniture repair, to the existing permitted ones in the C-1 Neighborhood Commercial and C-2 Highway Commercial districts.

d. Commercial Recreational Uses- adding instructional academies, such as: fine, martial and performing arts; and language, sports and recreation and driving schools to the permitted uses in the C-1 Neighborhood Commercial and C-2 Highway Commercial districts.

e. Retail Uses – adding a number of compatible retail sales uses to the C-1 Neighborhood Commercial and C-2 Highway Commercial districts, while maintaining the 10,000 square foot threshold limit in the C-1 Neighborhood Commercial District.

f. Rental Services – continuing to prohibit rental service uses in all zones, except for machinery and heavy equipment rentals in the HI Heavy Industrial District.

g. Motor Vehicle-Related Businesses – maintaining the provision of motor vehicle-related uses as either permitted, accessory or conditional uses in the C-2 Highway Commercial District.

OFFICE USES AND DISTRICTS

The 2016 Land Use Plan Element updates the current element by considering the applicability of two major types of these uses within the various non-residential districts in Mansfield Township. It then recommends appropriate changes to the current ordinance to either accommodate or discourage them, as appropriate. Significant recommended changes include:

a. Professional, Scientific, and Technical Services – adding a number of modern professional business services to the C-1 Neighborhood Commercial District, which currently only permits medical office uses.

b. Administrative and Support Services – clarifying permitted office uses by adding a wide variety of administrative, support and "back office" uses in all non-residential districts.

INDUSTRIAL USES AND DISTRICTS

The 2016 Land Use Plan Element updates the current element by considering the applicability of eight major types of these uses within the various non-residential and redevelopment districts in Mansfield Township. It recommends appropriate changes to the current ordinance to either accommodate or discourage them, as appropriate. Significant recommended changes include:

a. Heavy Manufacturing (Non-Food) - no changes recommended.

- b. **Construction** – permitting the location of construction contractors' facilities in the LI Light Industrial District.
- c. **Information** – expanding this use category to encourage modern information technologies by permitting them in the C-2 Highway Commercial and C-3 Office / Residential districts.
- d. **Food Manufacturing** – expanding this category to encourage food service businesses in the LI Light Industrial and HI Heavy Industrial districts and micro-breweries in the C-1 Neighborhood Commercial, C-2 Highway Commercial and C-3 Office / Residential districts, as regulated by state licensing provisions.
- e. **Light Manufacturing (Non-Food)** - expanding this category in the LI Light Industrial and HI Heavy Industrial districts to encourage additional compatible uses, as recognized by the United States Department of Commerce.
- f. **Transportation and Warehousing** – clarifying which types of transportation and warehousing uses would be appropriate in the ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial districts and adding mini-storage uses as permitted uses in the C-2 Highway Commercial District.
- g. **Utility and Waste Management Services** - no significant changes recommended, other than adding utility structures to support development in the non-residential districts and refuse enclosures for on-site generated waste as accessory uses.
- h. **Wholesale Trade** - no changes recommended.

VISION, GOAL and OBJECTIVES

The Planning Board has adopted this Land Use Plan element to update its 2001 Land Use Plan element, which was amended in 2006 and 2011. The Board designed this document to be its implementation strategy to achieve Mansfield's overall vision, goals and land use policy objectives looking ten years into the future. In other words, this Land Use Plan Element Update endeavors to describe how the community should look, feel and function in the year "2026." The following language replaces the Land Use Plan's current vision, goals and land use policy objectives.

VISION

Mansfield Township is a balance of "town and country" - a place with a vibrant village of Columbus and the inviting and cozy hamlets of Georgetown and Hedding nestled within a larger, rural landscape of productive farmland, open spaces, woodlands and wetlands. Growth, investment, change and preservation are welcomed when they:

- Preserve farming, farmland and natural areas;
- Occur in historic and traditional forms in Centers¹ or in modern forms in Nodes²;
- Provide services predictably, rationally, efficiently and cost-effectively;
- Provide a range of housing opportunities for people of diverse social and economic backgrounds;
- Ensure sound stewardship of air, water and land resources;
- Maintain attractive, safe and easily negotiable highways and intersections;
- Support multiple modes of transportation, including pedestrians and farm equipment;
- Are compatible with the viability of Joint Base McGuire-Dix-Lakehurst;
- Maintain farmland as the highest and best "end use" of the land, operate within a supportive and friendly local regulatory environment and contribute toward the local economy; and

¹ Mansfield Township's centers come in two forms: villages, such as Columbus, and hamlets, such as Georgetown, and Hedding. Towns are mixed-use, compact forms of development to which growth should be attracted, significant investments in infrastructure made, and public and private services provided at intensive levels. Hamlets are smaller mixed-use, compact forms of development where preservation of existing homes, businesses and institutions is encouraged.

² Nodes are concentrations of employment and economic activity that are not organized in mixed-use, compact forms.

- Consistently apply policies for property, equity and value in a predictable, reasonable and fair manner.

GOALS

1. Revitalize Columbus Village and the hamlets of Georgetown and Hedding.
2. Conserve the Township's agricultural and natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of the Township.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
8. Ensure sound and integrated planning and implementation throughout the Township and region.

LAND USE POLICY OBJECTIVES

1. Protect natural systems and environmentally sensitive features by using best management practices for agricultural and natural resource-related activities.
2. Maintain open space networks, critical habitat and large contiguous tracts of land by a variety of land use techniques.
3. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in farmland preservation and open space preservation have been made.
4. Development and redevelopment should maintain and enhance the natural resources and rural character of the area.
5. Guide development and redevelopment opportunities into more compact forms in Columbus and Nodes which have been retrofitted, or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities.
6. Development and redevelopment in Georgetown, Hedding, Columbus and Nodes should not exceed the carrying capacity of the area and should maintain or enhance the character of the surrounding environment.

7. Provide an opportunity for residential and non-residential development in clustered land development patterns and traditional neighborhood design patterns in and around Columbus Villages and Nodes.
8. Provide an opportunity for residential development in clustered land development patterns and traditional neighborhood design around Columbus to promote Transfer of Development Rights (TDR) and non-contiguous parcel clustering.
9. Promote development and redevelopment that have been identified through cooperative regional planning efforts.
10. Plan and zone for a wide range of land uses and users in Columbus and Nodes, in order to achieve communities that are more balanced.
11. Seek to better integrate different land uses, and remove or mitigate physical barriers between them.
12. Promote diversification of land uses in Hedding, Georgetown and Columbus, including housing, where appropriate, in existing single-use developments and enhance their linkages to the rest of the community.
13. Encourage residential densities and non-residential floor area ratios (FARs) capable of supporting transit in Columbus and Nodes, where appropriate.
14. Ensure efficient and beneficial utilization of scarce land resources, including parking, to strengthen the diversified and compact nature of Columbus and Nodes.

SMART GROWTH PRINCIPLES

This Land Use Plan Update is based on "Smart Growth" principles. Smart Growth is a comprehensive strategy for sustainable development, i.e., development that meets the needs of the present generation without compromising the ability of future generations to meet their needs. Smart Growth emphasizes the following objectives:

- Mixed land uses;
- Compact, clustered community design;
- Range of housing choice and opportunities;
- Walkable neighborhoods;
- Distinctive, attractive communities offering a sense of place;
- Open space, farmland and scenic resource preservation;
- Directing future development to existing communities with infrastructure;
- Variety of transportation options;
- Predictable, fair and cost-effective development decisions; and
- Community and stakeholder collaboration in development decision-making.

ZONING DISTRICT BOUNDARY CHANGES

This land use plan update recommends a series of zoning district changes to accomplish the plan's goals and objectives. These changes are itemized below and illustrated on page 7:

a. Delineation of the R-1 TDR Sending Area District and the R-3, R-7 and R-8 Districts

As recommended in the 2016 Master Plan Reexamination Report, to facilitate implementation of the Transfer of Development Rights (TDR) program and to reduce future zoning variance issues, the current R-1 Residence district should be split into five (5) separate districts. Parcels identified as TDR sending area parcels in Appendix A, as well as those parcels in the existing R-1 District that already have been preserved for agriculture, now shown as the existing R-1 Farmland Preservation District (R-1 FLP), should be made into the R-1 TDR Sending Area District with a minimum lot size of ten (10) acres. Parcels identified as TDR receiving areas in section b., below, should be incorporated as a new district, the R-2 TDR Receiving Area District. (See Section b., below, as well as Appendix A.) The minimum lot size for development on these lots would be $\frac{3}{4}$ -acres.

In addition, the following developed neighborhoods on sanitary sewer service should be removed from the existing R-1 Residential district to form their own zoning districts: R-7 Residential District that includes the Mapleton and Four Seasons developments and R-8 Residence District that includes the Country Walk development and adjacent areas on sanitary sewer. The zoning provisions for their new districts should be the court-approved stipulations and their approved subdivision plans.

The remaining existing R-1 Residence District parcels not served by sanitary sewers should be incorporated into a new district, R-3 Residential District, which would maintain all the current provisions under current R-1 Residence District zoning, including the minimum three-acre lot size and residential cluster provision.

b. Delineation of the R-2 TDR Receiving Area District

A new district, taken primarily from the current R-1 Residential district, is required to be the receiving area for the Township's Transfer of Development Rights (TDR) program. It should include the following nineteen (19) properties around Columbus Village:

Block 24,	Lots 12, 15, 22.01 and 37.01
Block 24.03,	Lot 21
Block 24.05,	Lot 1
Block 28,	Lots 47.01 (part/of in the current R-1 District), 52 and 53
Block 30,	Lot 4 (p/o in the current C-2 District)
Block 31,	Lots 6.03 and 6.04
Block 33.01,	Lots 19.03 (p/o in the current R-1 District)
Block 41,	Lots 1 (p/o in the current R-1 District), 7.01, 8 (p/o in the current R-1 District), 9, 10 and 11.01

c. Delineation of the C-1 Neighborhood Commercial District

The current zoning ordinance requires that properties in the C-1 Neighborhood Commercial District be connected to sewer service. It is recommended that this

sewerage requirement be deleted and that the properties in the R-4 Village Residential District most compatible for village commercial and residential development be delineated as C-1. In addition, it is recommended that the commercial properties associated with Homestead in the current R-5 Residential District and Country Walk in the current R-1 Residence District also be changed to the C-1 Neighborhood Commercial District. The following properties in the C-1 Neighborhood Commercial District should, therefore, be:

Block 26,	Lots 7-11	Block 36,	Lots 1-16
Block 28,	Lots 1-6 and 38-46	Block 37,	Lots 1-11
Block 29,	Lots 21-30	Block 42.01,	Lot 1
Block 32,	Lots 1-5	Block 42.30,	Lot 151

d. Delineation of the C-3 Office / Residential District (Hedding and Georgetown)

The current zoning map shows that three developable Georgetown parcels being split by the existing R-1 Residential district. The recommended map amendment would put all of these lots into the C-3 Office / Residential District. These are Lot 1.02 of Block 13.04 and Lots 20 and 21 of Block 15.

The current zoning map shows that two developable Hedding parcels being split by the existing R-1 Residential district. The recommended map amendment would put all of these lots into the C-3 Office / Residential District. These are Lots 11.01 and 11.02 of Block 51.02.

e. Delineation of the R-4 Village Residential District (Columbus Village)

This land use update recommends that the zoning map be amended to slightly adjust the boundaries of the R-4 Village Residential District. One change would be for the three properties along US 206 south of Railroad Avenue, converting them from R-4 Village Residential District to C-2 Highway Commercial District because they are surrounded by commercial development zones. These are Lots 9, 10 and 11 of Block 38. The second recommendation is to convert the five-unit parcel on Cherry Lane from existing R-1 Residential district to R-4 Village Residential District because it is surrounded by the R-4 Village Residential District. This is Lot 11 of Block 24.

f. Elimination of the R-1 FLP Farmland Preservation District

Because the boundaries of this overlay zoning district change each time a farm is preserved, it is impractical to show this accurately on a zoning map. The zoning district serves no useful purpose and should be deleted, as recommended in the 2006 Land Use Plan update and 2016 Master Plan Re-examination Report. These parcels should be re-incorporated into the R-1 TDR Sending Area District. It is recommended that the zoning map be periodically updated to indicate which farms have been preserved.

g. Delineation of the R-5 Residential District (Homestead)

The zoning map should be amended to place the developed properties on Country Lane and Settlers Lane and an adjacent basin into the R-5 Residential District.

h. Delineation of the ODL Office Distribution Laboratory District

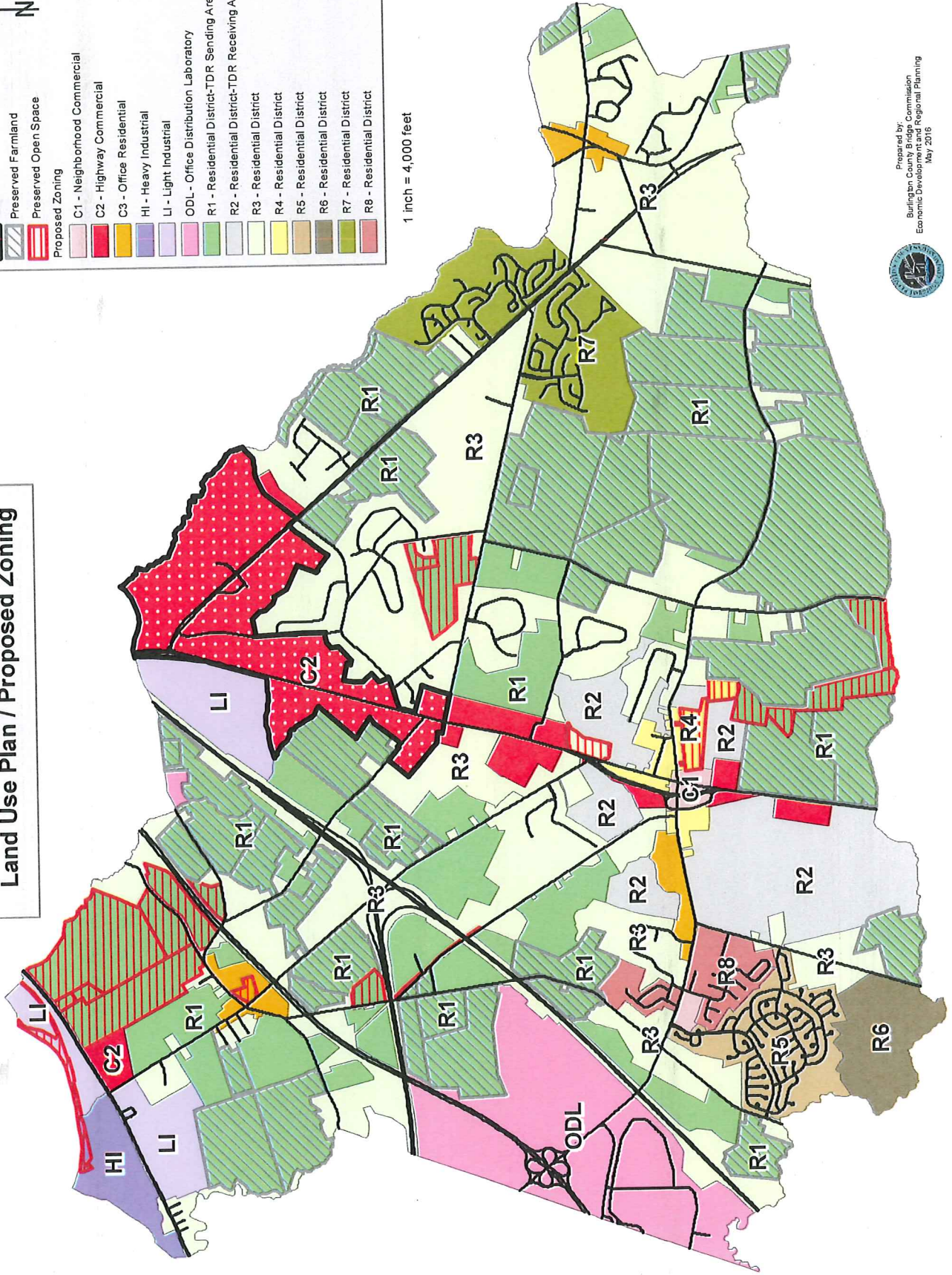
Six agricultural properties, now in the ODL Office Distribution Laboratory District, are located in the wedge of the two turnpikes east of Crafts Creek and 189 acres of preserved farmland. They are only accessible by Jacksonville Road or Mill Lane, which makes direct truck access, sanitary sewer connections and future industrial development difficult. These six parcels (Block 49, Lots 1 and 3; Block 48, Lots 1 and 2; and Block 56, Lot 1) should be made part of the R-1 TDR sending area district.

Mansfield Township Land Use Plan / Proposed Zoning



- | | | | |
|------------------------------|--------------------------------------|--|--|
| Parcels | ODL Overlay | Preserved Farmland | Preserved Open Space |
| Proposed Zoning | | | |
| C1 - Neighborhood Commercial | C2 - Highway Commercial | C3 - Office Residential | HI - Heavy Industrial |
| LI - Light Industrial | ODL - Office Distribution Laboratory | R1 - Residential District-TDR Sending Area | R2 - Residential District-TDR Receiving Area |
| R3 - Residential District | R4 - Residential District | R5 - Residential District | R6 - Residential District |
| R7 - Residential District | R8 - Residential District | | |

1 inch = 4,000 feet



ZONING DISTRICT PURPOSE STATEMENTS

The Township's Zoning Ordinance does not include an "intent," or purpose statement for any of its non-residential (C-1 Neighborhood Commercial, C-2 Highway Commercial, C-3 Office / Residential, ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial) nor for two of its residential zoning districts (R-1 Residence and R-4 Village Residential). There are purpose statements for the R-5 Residence and R-6 Residential districts. A purpose statement is important because the MLUL requires applicants seeking variances to prove, among other things, that their proposal "will not substantially impair the intent or purpose of the zone plan and the zoning ordinance." The Township's Zoning Ordinance enumerates the purpose of the zoning ordinance as to effectuate the Township's Master Plan Land Use Plan element, but nowhere else does the Zoning Ordinance explain the intent or purpose of the zone plan or the individual districts within it.

The following are recommended purpose statements for each existing and proposed zoning district:

C-1 Neighborhood Commercial District – It is the purpose of the C-1 zone to permit development and redevelopment of residential uses, community-scale commercial and office uses, and compatible mixed-uses, such as first floor commercial and residential uses above, consistent with the rural character and traditional development patterns of the downtown section of Columbus Village.

C-2 Highway Commercial District - It is the purpose of the C-2 zone to permit development of highway-oriented, community and regional scale commercial and office development and other uses compatible with the traffic along the major highways in the Township.

C-3 Office / Residential District - It is the purpose of the C-3 zone to permit development of residential and office development, as well as limited neighborhood-scale commercial development and other compatible uses consistent with the rural character and development patterns of the villages and hamlets in which they are located.

ODL Office Distribution Laboratory District - It is the purpose of the ODL zone to permit development of administrative office uses, selected light manufacturing uses, scientific and industrial research uses, transportation and warehousing uses, wholesale trade uses and other compatible uses in proximity to the interstate highway interchanges in the Township.

LI Light Industrial District - It is the purpose of the LI zone to permit development of administrative office uses and light industrial uses, such as food manufacturing and light manufacturing, transportation and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the major highways in the Township.

HI Heavy Industrial District - It is the purpose of the HI zone to recognize existing heavy industrial uses and to permit development of administrative office uses, light industrial uses, such as food manufacturing and light manufacturing, transportation

and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the Delaware River, Conrail and US Routes 130 and 206 in the Township.

R-1 TDR Sending Area District - It is the purpose of the R-1 TDR Sending Area zone to permit agricultural development in large contiguous blocks and compatible uses, such single-family detached development on large, minimum ten (10) acre parcels and the voluntary transfer of development rights (TDR) to parcels in the R-2 TDR Receiving Area District.

R-2 TDR Receiving Area District - It is the purpose of the R-2 TDR Receiving Area zone to permit agricultural development in large contiguous blocks and compatible uses in the R-1 TDR Sending Area District by serving as a TDR receiving area to permit single-family detached homes on three-quarter (3/4) acre parcels in traditional neighborhood developments around Columbus Village.

R-3 Residential District - It is the purpose of the R-3 zone to permit single-family detached development on three-acre parcels, residential cluster development, and the maintenance of existing neighborhoods without sanitary sewer service.

R-4 Village Residential District - It is the purpose of the R-4 zone to permit development and maintenance of residential uses compatible with the rural character and development pattern of Columbus Village.

R-5 Residential District - It is the purpose of the R-5 zone to permit construction on large contiguous tracts of land for the development of housing and supporting uses specifically oriented and designed for adult citizens.

R-6 Residential District - The purpose of the R-6 zone is to provide for the construction of residential development consisting of a maximum of 406 dwelling units that is intended to assist the Township of Mansfield in satisfying a portion of its fair share housing obligation. The development shall consist of a combination of age-restricted detached single-family dwelling units; age-restricted attached rental dwelling units set aside for low- and moderate-income households, as those terms are defined by the Council on Affordable Housing (hereafter "COAH"); and non-age-restricted attached rental dwelling units for persons with disabilities and their families and set aside for low- and moderate-income households as those terms are defined by COAH.

R-7 Residential District - It is the purpose of the R-7 zone to permit development and maintenance of residential uses compatible with the court-approved uses and development patterns in the Mapleton and Four Seasons neighborhoods.

R-8 Residential District - It is the purpose of the R-8 zone to permit development and maintenance of residential uses and commercial uses compatible with the court-approved uses and development patterns in the Country Walk neighborhood and adjacent neighborhoods on sewer service.

In addition to these purpose statements, §65-4 of the Zoning Ordinance should add a statement that indicates that "any use or activity not specifically permitted in a zone established by this chapter is hereby specifically prohibited from that zone." The ordinance could then enumerate those uses and activities that would be specifically prohibited in any zone in the Township, such as:

1. Any use of any building or premises in such a manner that the health, morals, safety or welfare of the community may be endangered;
2. Any use, except agriculture or horticulture, which emits excessive and objectionable amounts of dust, fumes, noise, odor, smoke, vibration, glare or waste products;
3. Any trade, industry or purpose that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise, in accordance with the standards of the Air Pollution Control Commission of New Jersey;
3. Junkyards, automobile wrecking, storage or disassembly yards; the sorting or baling of scrap metal, paper, rags or other scrap or waste material;
5. Residential structures without permanent foundations or without permanent connection to utilities;
6. All billboards, signboards, advertising signs or devices not expressly related to the business being conducted on the premises or otherwise specifically permitted by this chapter;
7. Privately operated dumps for the disposal of garbage, trash, junk, refuse and similar materials; and
8. Sand and gravel operations, e.g., the extracting of sand and gravel and processing or other operations for the preparation of sand and gravel.

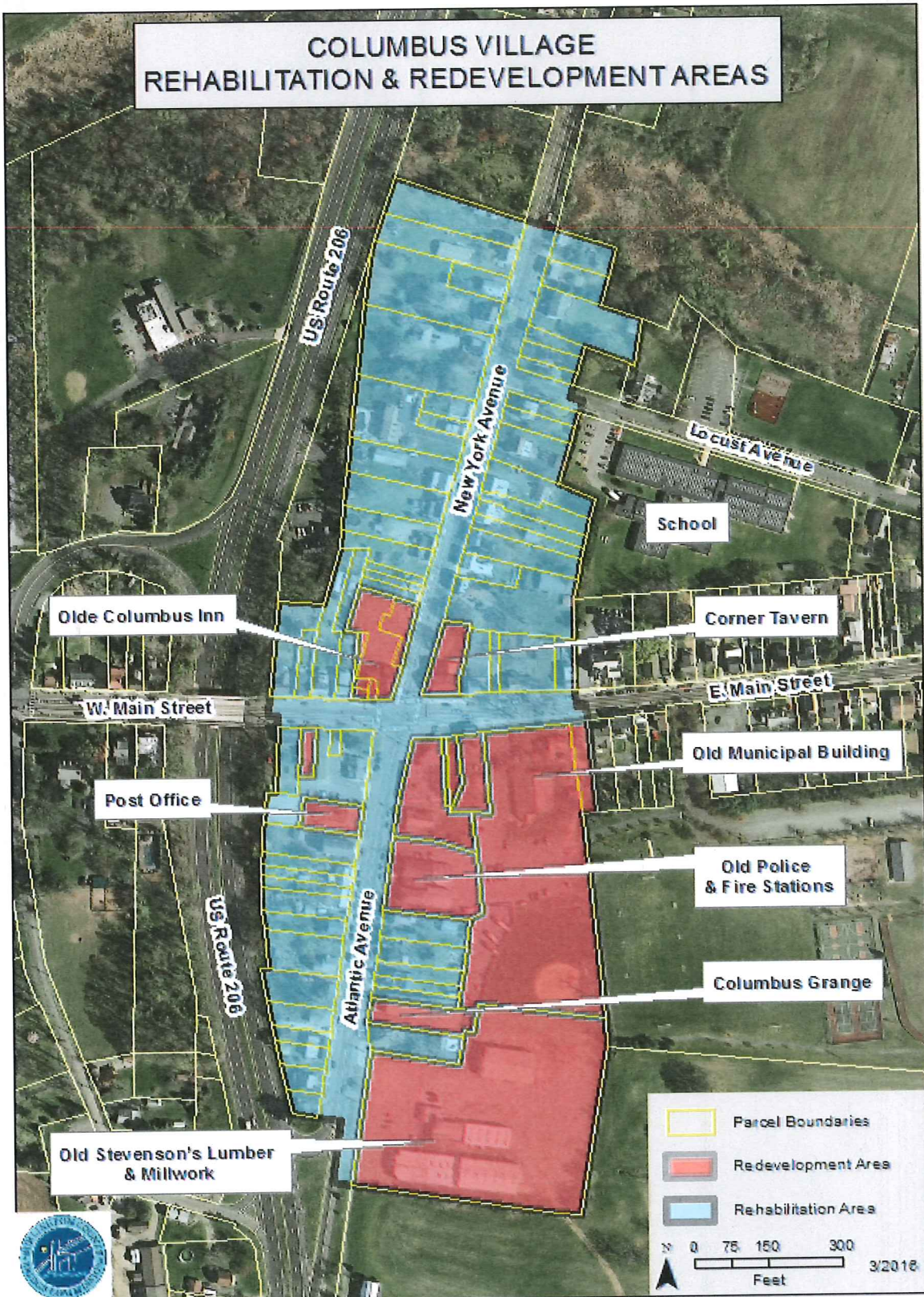
REDEVELOPMENT and REHABILITATION AREAS

In 2005, the Township Committee designated about 488 acres in the ODL Office Distribution Laboratory District, roughly between the NJ Turnpike and I-295, as a redevelopment area. About 27% of this (130 acres) was the County's solid waste landfill. In 2016, the Township Committee adopted a redevelopment plan for this area, which was consistent with the existing zoning ordinance.

In 2015, the Township Committee designated 72 properties in the central portion of Columbus Village, along Main Street and Atlantic and New York avenues, as an "area in need of rehabilitation." A future redevelopment plan will recommend a plan to improve and upgrade these properties. The Committee determined that a number of these properties also were "areas in need of redevelopment." A future redevelopment plan will recommend a plan to improve and upgrade these properties, too. The redevelopment plan will consider what uses, bulk standards and performance standards would be appropriate for new construction on the former municipal complex and adjacent obsolete or underutilized properties. The Committee found that eminent domain might only be necessary for redevelopment of the Olde Columbus Inn property.

At this time, the Land Use Plan update does not recommend any changes to the areas already designated as rehabilitation or redevelopment areas. It is recommended that the zoning map be periodically updated to indicate which properties have been designated as either rehabilitation or redevelopment areas.

COLUMBUS VILLAGE REHABILITATION & REDEVELOPMENT AREAS



AGRICULTURAL USES AND DISTRICTS

Mansfield Township is a "Right-to-Farm" municipality, which means it has an ordinance that protects commercial farm operators from complaints, when using best management practices recommended by the State Agricultural Development Committee. Farming and related agricultural uses, such as farm labor housing, farm stands, barns and other structures and agricultural tourism activities, are permitted use on "undeveloped parcels" in all zoning districts. Mansfield has determined "that whatever nuisance may be caused to others by these foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general." Agricultural disclosure statements are required in all property transfers in Mansfield Township. It is the intent of this Land Use Plan Update to promote the preservation of agriculture specifically in the proposed R-1 TDR Sending Area District, which includes 3,565 acres of currently preserved farms and 1504 acres of farmland eligible for inclusion in the voluntary TDR program.

RESIDENTIAL USES AND DISTRICTS

Currently, there are four residential districts in Mansfield Township: R-1 Residence, R-4 Village Residential, R-5 Residence and R-6 Residential districts. This land use plan update recommends dividing the existing large R-1 Residential district into five new residential districts to implement a proposed TDR program and to recognize existing neighborhood development patterns. These newly proposed districts: R-1, R-2, R-3, R-7 and R-8, are identified below. Residential uses are also permitted in two commercial zones: the C-1 Neighborhood Commercial and C-3 Office / Residential.

a. R-1 TDR Sending Area District

This district is designated the farmbelt of Mansfield Township, which has a preponderance of preserved and unpreserved farms and will become the sending area for the voluntary TDR program. The required minimum lot area for new single-family homes will be changed from one (1) unit per three (3) acres to one (1) unit per ten (10) acres.

All parcels of land with development potential (unpreserved land) are assigned TDR credits equal to the amount of lots that could have been developed under the prior zoning scheme of one (1) unit per three (3) acres. This would allow property owners to sell their TDR credits to developers of properties in the R-2 TDR Sending Area District. The R-1 TDR Sending Area parcels of land from which TDR credits are sold are deed restricted from further development and preserved as either farmland, by means of an agricultural easement, or open space, by means of a conservation easement. (See Appendix B for the recommended terms of these easements.) Golf courses and country clubs would continue to be a permitted uses, but not eligible for participation in the TDR program. The existing familial accessory dwelling provision would remain.

b. R-2 TDR Receiving Area District

The proposed R-2 TDR Receiving Area district will be the receiving area for the Township's TDR program. It will permit a detached single-family home on a three-quarter ($\frac{3}{4}$)-acre lot when accompanied by a TDR credit purchased from a property owner in the R-1 TDR Sending Area District. Otherwise, the zoning will be the same as the R-1 TDR Sending Area District, i.e. the zoning will be one (1) unit per ten (10) acres. These properties will also be assigned TDR credits based on the current three-acre zoning and have the ability to use those credits when developing the property. The R-2 Receiving Area District will conditionally allow home office occupations and permit utility infrastructure for development. The district will have public water, but will be on individual septic systems.

c. R-3 Residential District

The R-3 Residential District is a new zoning district that will essentially have the same permitted uses and bulk and performance standards as the existing R-1 Residence District, including the minimum three-acre lot size, residential cluster option and the familial accessory apartment conditional use. Golf courses and country clubs will no longer be permitted uses in this new district, but it will permit public and quasi-public uses, religious uses and schools.

d. R-4 Village Residential District

The R-4 Village Residential District incorporates the developed residential sections of Columbus Village. The district currently has public water but no sewer service, although it is in an approved sanitary sewer service area. It conditionally permits familial accessory dwelling units and home office occupations.

This land use update recommends removing the conditional use provision allowing for the conversion commercial development within the C-1 Neighborhood Commercial standards. This would essentially leave the R-4 Village Residential District as a primarily residential district, with two churches and a few small businesses. To be consistent with the other residential districts, the Township should consider amending the district to allow utility infrastructure uses for development. Due to the relatively small lot pattern of the village residential area and potential health hazards, it is also recommended that the Township continue to pursue the installation of public sanitary sewers in this district.

e. R-5 Residential District (formerly R-5 Residence District)

The R-5 Residential district includes a completely developed planned, age-restricted adult community, known as Homestead. It contains single- and two-family homes, townhomes, duplexes and twin homes on smaller lots on sewer service. Due to the small size of the lots, this zone does not have the provision for a familial accessory dwelling unit. However, it does conditionally permit home office occupations.

Currently, the R-5 Residential district permits commercial development along West Main Street, consistent with that permitted in the C-1 Neighborhood Commercial District. This land use update recommends that the zoning ordinance and map be amended to convert this existing commercial development on Block 42.01, Lot 1 to a C-1 Neighborhood Commercial District and to remove commercial development from the R-5 Residential District's list of permitted uses. The update also recommends converting the neighboring commercial tract Block 42.30, Lot 151 in the existing R-1 Residence District to the C-1 Neighborhood Commercial District. To be consistent with the other residential districts, the Township should consider amending the district to allow utility infrastructure uses for development.

f. R-6 Residential District (formerly R-6 Residence District)

The name of the current R-6 Residence District will be changed to R-6 Residential District to be consistent with the nomenclature for all residential districts in the Township. The purpose of the R-6 Residential District is to provide for the construction of residential development consisting of a maximum of 406 dwelling units that is intended to assist Mansfield Township in satisfying a portion of its fair share housing obligation. The development shall consist of a combination of age-restricted detached single-family dwelling units; age-restricted attached rental dwelling units set aside for low- and moderate-income households; and affordable non-age-restricted attached rental dwelling units for persons with disabilities and their families and set aside for low- and moderate-income households.

The district, which was derived from a court settlement, will likely include a wide variety of housing types on public sanitary sewer service. To be consistent with the other

residential districts, the Township should consider amending the district to conditionally permit home office occupations and to allow utility infrastructure uses for development.

g. R-7 Residential District

The land use plan update recommends carving the parcels associated with the existing Mapleton and Four Seasons neighborhoods from the existing R-1 Residence District to form the new R-7 Residential District. This new district would have the same permitted uses and bulk and performance standards used when these developments were approved.

h. R-8 Residential District

The land use plan update recommends carving the parcels associated with the Country Walk and adjacent residentially developed parcels on sanitary sewer service from the existing R-1 Residence District to form the new R-8 Residential District. This new district would have the same permitted uses and bulk and performance standards used by the Joint land Use Board when it approved these developments.

i. C-1 Neighborhood Commercial District

The land use plan update proposes amending the C-1 Neighborhood Commercial District, which is primarily concerned with village commercial uses, to permit residential development with the same type, density and bulk standards as the existing R-4 Village Residential District. In addition, it proposes to permit one and two-family apartments above a commercial or office use and to conditionally permit multi-family units (condominiums or rentals) above a commercial or office use on lots greater than 3 acres in size. Several of the properties in this district were designated as an "area in need of redevelopment" by the Township Committee in 2015, and almost all of them are in a designated "area in need of rehabilitation." Due to the relatively small lot pattern in downtown Columbus and potential health hazards, it is also recommended that the Township pursue the installation of public sanitary sewers in this district.

j. C-3 Office / Residential District

The C-3 Office / Residential District in the Township's Columbus Village and hamlets of Georgetown and Hedding is a combined residential district and office district, with a few permitted neighborhood commercial uses. The residential density is one (1) unit per three (3) acres. The zoning ordinance also conditionally permit familial accessory units. This land use update recommends removing the district's architectural design control performance standards because these areas are not designated historic districts.

The following tables on the next page indicate the appropriateness of proposed residential uses in each of the Township's zoning districts.

Single and Two-Family Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Single-Family Detached	P	P	P	P	P	P	P	P
Single-Family Semi-Attached (2 units horizontally attached on 2 Lots)					P	P	P	
Single-Family Attached / Townhouses (>=3 units horizontally attached on separate lots)					P	P	P	
Two-Family (2 units, vertically attached on 1 Lot)					P	P	P	

Single and Two-Family Uses	C-1	C-2	C-3	ODL	LI	HI
SF Detached	P _{add}		P			
Single-Family Semi-Attached (2 units horizontally attached on 2 Lots)						
Single-Family Attached / Townhouses (>=3 units horizontally attached on separate lots)						
Two-Family (2 units, vertically attached on 1 Lot)						

Mixed-Use and Other Housing	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Cluster Development			P					
Seniors Housing		P			P	P	P	
Single or Two-Family above a COMMERCIAL or OFFICE USE								
Multi-Family above a COMMERCIAL or OFFICE USE								

Mixed-Use and Other Housing	C-1	C-2	C-3	ODL	LI	HI
Cluster Development						
Seniors Housing						
Single or Two-Family above a COMMERCIAL or OFFICE USE	P _{add}					
Multi-Family above a COMMERCIAL or OFFICE USE	C _{add}					

Typical Residential Accessory Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Clubhouses; Private Activity and Recreation Facilities	C	C	C		A	A	C	C
Familial Accessory Unit	C		C	C				
Fences	A	A	A	A	A	A	A	A
Home office occupations	C	C	C	C	C	C _{add}	C	C
Private Garages	A	A	A	A	A	A	A	A
Private Greenhouses	A	A	A	A	A	A	A	A
Private Swimming Pools (Above and below ground)	A	A	A	A	A	A	A	A
Utility Sheds	A	A	A	A	A	A	A	A
Utility Structures, Facilities, Services for Development	P	P	P	P _{add}	P _{add}	P _{add}	P	P

Typical Residential Accessory Uses	C-1	C-2	C-3	ODL	LI	HI
Clubhouses; Private Activity and Recreation Facilities	C		C			
Familial Accessory Unit	C _{add}		C _{add}			
Fences	A		A			
Home office occupations	C		C			
Private Garages	A		A			
Private Greenhouses	A		A			
Private Swimming Pools (Above and below ground)	A		A			
Utility Sheds	A		A			
Utility Structures, Facilities, Services for Development	P		P			

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

k. Low- and Moderate-Income Housing

The Township's desires to balance two potentially conflicting objectives. The first is to accommodate growth while preserving the municipality's established agricultural character. The primary method of doing this is through the TDR program, which also balances the equity rights of farmers and other property owners. The second objective is satisfying the municipality's constitutional obligation to provide for its fair share of the regional need for housing affordable to low and moderate income household. This must be done without placing an economic burden on the ability to implement the TDR program or eroding landowner equity. These two objectives are to be balanced in the Township's future Housing Element and Fair Share Housing Plan Element.

LODGING USES AND DISTRICTS

Since lodging is a quasi-residential use that occurs in a limited number of building types, this Land Use Plan Update separates lodging uses, where transient guests pay proprietors for overnight stays, from typical commercial service uses. Smart growth principles encourage certain types of lodging uses, where appropriate, to be located in or near downtown and mixed-use areas so that guests may visit them and neighboring local businesses, amenities and events on foot; thus adding to the vitality of the downtown and mixed-use experience.

Bed and breakfast inns, which are multi-story lodging structures where guests enter their rooms from an inside corridor, are generally recommended in these areas, where other uses for larger older houses are difficult to find. Motels, which are single or multi-story lodging structures where guests enter their rooms from the parking lot or an exterior corridor, are more appropriate on highway corridors, as are hotels, where guests enter their rooms from an inside corridor.

The zoning ordinance currently permits hotels and motels in the C-2 Highway Commercial, ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial districts, which are along major highways. Currently, the Township's zoning ordinance does not permit or conditionally permit bed-and-breakfast inns, which tend to be in large, rehabilitated historic buildings, in villages. The Township should consider conditionally permitting bed-and-breakfast inns in the R-4 Village Residential, C-1 Neighborhood Commercial and C-3 Office / Residential districts.

The following tables summarize existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Lodging Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Bed-and-breakfast inns				C ^{add}				
Hotels								
Motels								

Lodging Uses	C-1	C-2	C-3	ODL	LI	HI
Bed-and-breakfast inns	C ^{add}		C ^{add}			
Hotels		P		P	P	P
Motels		P		P	P	P

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

CIVIC USES AND DISTRICTS

This Land Use Plan Update identifies four basic types of "civic" uses. These include: traditional "public" uses, such as parks and government buildings, which are generally administered by public, non-profit or not-for-profit organizations; health care and social assistance uses; religious, civic and similar institutional uses; and educational uses.

a. Public Uses

Public uses, such as those owned and operated by non-profit, religious and charitable organizations, typically generate little, if any, property taxes, yet still require municipal services for their employees and clients/customers. However, when properly sited, these civic uses may have auxiliary benefits for the overall quality of life in Mansfield's villages and residential neighborhoods. Most of the existing public uses are situated in population centers in and around Columbus Village and the villages of Georgetown and Hedding, in the proposed R-3 Residential, R-4 Village Residential, C-2 Highway Commercial and C-3 Office / Residential districts. There is no need to permit them in other business districts, such as the C-1 Neighborhood Commercial, ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial districts.

The following tables summarize existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Public Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Athletic Fields and Swimming Facilities (Public)			P	P				
Government Buildings, Offices and Monuments; Public Libraries			P	P				
Police, Fire and Emergency Medical Service (EMS) Facilities			P	P				
Public Parks and Playgrounds			P	P				

Public Uses	C-1	C-2	C-3	ODL	LI	HI
Athletic Fields and Swimming Facilities (Public)	P ^{cut}	P	P	P ^{cut}	P ^{cut}	P ^{cut}
Government Buildings, Offices and Monuments; Public Libraries	P ^{cut}	P	P	P ^{cut}	P ^{cut}	P ^{cut}
Police, Fire and Emergency Medical Service (EMS) Facilities	P ^{cut}	P	P	P ^{cut}	P ^{cut}	P ^{cut}
Public Parks and Playgrounds	P ^{cut}	P	P	P ^{cut}	P ^{cut}	P ^{cut}

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

b. Health Care and Social Assistance Uses

With the exception of cemeteries, as a conditional use in the proposed R-1 TDR Sending Area and R-4 Village Residential districts, most of these uses are inappropriate in residential districts. This would include the provision for convalescent homes and nursing homes, which is now a conditional use in the existing R-1 Residence District.

The Municipal Land Use Law requires municipalities to permit adult day care, registered family child care services and licensed child care services in residential districts. Nursing and residential care facilities, however, are appropriate in most of the Township's business districts. The Township should also consider permitting medical and diagnostic

labs and outpatient care and vocational rehabilitation services in the C-2 portion of the US 206 corridor.

The following tables summarize existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Health Care and Social Assistance Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Adult Day Care	padd	padd	padd	padd	padd	padd	padd	padd
Cemeteries	C			Cadd				
Registered Family Child Care services	padd	padd	padd	padd	padd	padd	padd	padd
Hospitals and Medical Centers								
Licensed Child Care Services	padd	padd	padd	padd	padd	padd	padd	padd
Medical and Diagnostic Laboratories								
Nursing and Residential Care (Assisted Living) Facilities	Ccut							
Outpatient Care and Vocational Rehabilitation Services								

Health Care and Social Assistance Uses	C-1	C-2	C-3	ODL	LI	HI
Adult Day Care	padd	padd	padd	padd	padd	padd
Cemeteries			C			
Registered Family Child Care services	padd	P	C	P	P	P
Hospitals and Medical Centers		P				
Licensed Child Care Services	padd	P	C	P	P	P
Medical and Diagnostic Laboratories		padd				
Nursing and Residential Care (Assisted Living) Facilities		P				
Outpatient Care and Vocational Rehabilitation Services		padd				

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c. Religious, Civic and Similar Institutional Uses

These types of institutional use are traditionally found in villages, where they help form the fabric of the civic community. Newer institutional uses are sometimes found along major highways, where sanitary sewer and sufficient off-street parking are available. The Township should consider adding these, which form the core of Columbus Village, uses to the C-1 Neighborhood Commercial District.

The following tables summarize existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Religious, Civic and Similar Institutional Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Quasi-Public Uses	C		C					
Religious Uses (worship, assembly, school, etc.)	C	C	C	C				

Religious, Civic and Similar Institutional Uses	C-1	C-2	C-3	ODL	LI	HI
Quasi-Public Uses	Cadd	C	C			
Religious Uses (worship, assembly, school, etc.)		P	C	P	P	P

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

d. Educational Uses

Mansfield has two elementary schools, an older one in the R-4 Village Residential District in Columbus and a newer one along East Mansfield Road in the proposed R-3 Residential district. The regional junior and senior high schools are adjacent to the newer elementary school. If additional schools are built, it would be appropriate to locate them in residential areas. Business and trade schools for adults, however, are appropriate along the C-2 US 206 corridor.

The following tables summarize existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Educational Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Business Schools, Technical and Trade Schools; Computer and Management Training Academies								
Elementary and Secondary Schools			C	C				

Educational Uses	C-1	C-2	C-3	ODL	LI	HI
Business Schools, Technical and Trade Schools; Computer and Management Training Academies		P				
Elementary and Secondary Schools	C ^{cut}	C ^{cut}	C ^{cut}	C ^{cut}		

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

COMMERCIAL USES AND DISTRICTS

Commercial uses, which serve residents and visitors alike, are critical to Mansfield's economic development. This Land Use Plan Update identifies seven basic types of commercial uses:

- a. Banks, Finance, Insurance and Real Estate Uses;
- b. Eating and Drinking Establishments;
- c. Personal and Household Services;
- d. Recreational Uses;
- e. Retail Sales Establishments;
- f. Rental services; and
- g. Motor Vehicle-Related Businesses

These types of uses belong in Columbus Villages or the Georgetown and Hedding hamlets, which permit or conditionally permit uses compatible with neighboring homes, or along the Township's major highways, such as US Routes 130 and 206, NJ 68 and County Route 543. Office uses are also conditionally permitted in residential districts as "home office occupations."

a. Banks, Finance, Insurance and Real Estate

Mansfield Township's existing banking and finance, insurance and real estate (FIRE) uses are located in the C-1 Neighborhood Commercial and C-2 Highway Commercial districts. While the ordinance permits banks and credit unions in the LI Light Industrial and HI Heavy Industrial districts, there is no need to permit them in the C-3 Office / Residential Districts in Georgetown and Hedding or in the ODL Office Distribution Laboratory Districts. Drive-thru facilities are appropriate in highway business districts, but not in downtown Columbus. FIRE offices are compatible with neighborhood housing in Georgetown and Hedding villages. Check cashing and pawn shops are incompatible with other businesses in Mansfield Township.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Banks and Finance, Insurance and Real Estate Uses	C-1	C-2	C-3	ODL	LI	HI
Banks and Credit Unions	P	P	P ^{cut}	P ^{cut}	P	P
Banks and Credit Unions w/ drive thru facilities		P ^{add}			P ^{add}	P ^{add}
Check Cashing facilities and services						
Finance, Insurance and Real Estate offices	P	P	P			
Pawn Shops and short-term loan services						

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b. Eating and Drinking Establishments

Mansfield has a number of eating and drinking establishments, most of which are in the proposed C-1 Neighborhood Commercial District and the C-2 Highway Commercial corridor, but are permitted in every business district. Bars and drinking establishments are now only permitted in the C-2 Highway Commercial District, which also permits catering halls. Bars should also be permitted in the C-1 district. The Township should consider permitting drive-thru restaurants in the C-2 Highway Commercial District, as

well as limited service restaurants, which are appropriate in this highway corridor. Since they are adverse to healthy transit- and pedestrian-oriented, mixed-use downtowns, drive-thru services should be prohibited in the C-1 Neighborhood Commercial and C-3 Office / Residential districts. In addition, restaurant delivery services should be considered as accessory uses and outdoor seating as a conditional accessory uses.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Eating and Drinking Establishments	C-1	C-2	C-3	ODL	LI	HI
Bars / Drinking Places (Alcoholic Beverages)	P ^{add}	P				
Caterers and Catering Halls		P				
Drive-In and Drive-Thru Establishments		P ^{add}		P	P	P
Full-Service Restaurants (patrons order and are served while seated and pay after eating)	P	P	P	P	P	P
Limited-Service Restaurants (patrons order and pay before eating at the restaurant or taking out to eat elsewhere)		P ^{add}		P	P	P
Snack / Desert and Non-Alcohol Beverage (Coffee, Tea, Juice, etc.) Establishments	P	P	P	P	P	P
Outdoor Seating	C	C ^{add}	C ^{add}	C ^{add}	C ^{add}	C ^{add}
Restaurant Delivery	A ^{add}	A ^{add}	A ^{add}	A ^{add}	A ^{add}	A ^{add}

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c. Personal and Household Services

Mansfield's collection of personal and household service businesses are primarily located in the C-1 Neighborhood Commercial and C-2 Highway Commercial business districts. Additional services, such as funeral homes, pet care, photography and furniture repair are also appropriate in the C-1 Neighborhood Commercial District.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Personal and Household Services	C-1	C-2	C-3	ODL	LI	HI
Dry-cleaning and Laundry Services; Laundromats	P	P				
Footwear and Leather Goods Repair	P	P				
Funeral Homes and Funeral Services	P ^{add}	P				
Hair, Nail, Skin, Diet and Weight Care Services	P	P	P			
Pet Care (except Veterinary) Services	P ^{add}	P ^{add}				
Massage Services						
Photography Studios and Photofinishing	P ^{add}	P				
Re-upholstery and Furniture Repair	P ^{add}	P				
Tailoring and Dressmaking	P	P				
Tattoos and Body-Piercing						

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

d. Recreational Uses

Mansfield's existing zoning ordinance should permit country clubs and golf courses in the R-1 TDR Sending Area District, museums and historic sites in the C-1 Neighborhood Commercial and C-2 Highway Commercial districts, and a number of other commercial recreation uses in the C-2 Highway Commercial District. Instructional academies, such as those for fine, martial and performing arts; language, sports and recreation, driving schools; etc., are also appropriate in the C-2 Highway Commercial District, as well as the C-1 Neighborhood Commercial District.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Recreational Uses	C-1	C-2	C-3	ODL	LI	HI
Adult Entertainment Uses						
Amusement arcades, bowling centers and billiard parlors		P				
Art Galleries		P				
Conference Center		P				
Fitness and Recreational Sports Centers		P				
Golf Courses and Country Clubs						
Instructional Academies (Fine, Martial and Performing Arts, Language, Sports and Recreation, Driving, etc.)	padd	padd				
Live Performance Theaters, except Adult Entertainment Theatres		P				
Motion Picture Theaters (except Drive-Ins)						
Museums and Historical Sites	P	P				
Nature Parks and Gardens						
Nightclubs						
Other Commercial Indoor Recreation		P				
Other Commercial Outdoor Recreation						

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

e. Retail Uses

Mansfield Township has two primary retail districts, the C-2 Highway Commercial and the C-1 Neighborhood Commercial district. Some neighborhood commercial uses of no more than 2,000 square feet are also permitted in the C-3 Office / Residential District. Stores of no more than 10,000 square feet only are permitted in the C-1 Neighborhood Commercial District. The current ordinance could be enhanced to identify additional compatible retail uses in the C-2 Highway Commercial and C-1 Neighborhood Commercial districts. Most of the C-2 Highway Commercial District permitted retail uses are also compatible in the C-1 Neighborhood Commercial District if scaled down to size. Exceptions would be for drive-thru establishments, which are only appropriate in the C-2 Highway Commercial District. The Township should consider outdoor displays of merchandise as a conditional use in the C-1 Neighborhood Commercial District. Stores for larger materials are permitted in the HI Heavy Industrial district on US Route 130.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Retail Sales Establishments	C-1	C-2	C-3	ODL	LI	HI
Drive-In and Drive-Thru Establishments		P				
Adult Bookstores						
Antiques and Collectibles	padd	P				
Art Dealers	padd	P				
Artist Studios, Arts and Craft Production and Sales	padd	P				
Audio, Gaming and Video Sales / Rentals	padd	padd				
Automobile Parts and Supplies Sales (New and Used)	padd	padd				
Bakeries and Baked Goods Stores	P	P				
Beer, Wine, and Liquor Stores	P	padd				
Books, Newspapers, Magazines, Music and Periodicals	P	P	P			
Building Material and Supplies Dealers						P
Butchers and Meat Markets	padd	padd				
Clothing, Accessories and Shoe Stores (New and Used)	P	P				
Computer and Telecommunication Device Stores	padd	padd				
Confectionery and Nut Stores	padd	P	P			
Convenience Stores	padd	padd				
Delicatessens	padd	P				
Department Stores	P	P				
Discount Department Stores	padd	P				
Electronics and Appliance Stores	P	P				
Farm Equipment Sales and Rentals						padd
Fish and Seafood Markets	padd	padd				
Florists	padd	P	P			
Food Markets, Groceries and Supermarkets	P	P				
Fruit and Vegetable Markets	padd	padd				
Fuel Dealers					padd	padd
Furniture and Home Furnishings Stores	padd	P				
Garden Equipment and Supplies Dealers		padd				
Hardware Stores	P	P				
Health and Personal Care Stores	padd	padd				
Jewelry, Luggage and Leather Goods Stores	P	P	P			
Neighborhood General Stores, <= 2,000 sqft			P			
Office Supplies, Stationery and Gift Stores	P	P	P			
Pawn Shops						
Pet and Pet Supplies Stores	padd	padd				
Pharmacies	P	P				
Photographic Supplies	padd	P				
Sporting Goods, Hobby, Book, and Music Stores	P	P				
Tobacco Stores	padd	P	P			
Warehouse Clubs and Supercenters						
Outdoor Displays of Merchandise	C					
Shopping Centers, comprised of above permitted uses		C			P	P

P = Permitted, A = Accessory, C = Conditional, Black = Prohibited, "add" = Addition, "cut" = Deletion

f. Rental Services

The only district in which Mansfield Township permits renting is for heavy equipment and farm equipment in the HI Heavy Industrial District. Other types of rental establishments are more appropriate in urbanized areas outside of the Township.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Rental Services	C-1	C-2	C-3	ODL	LI	HI
Consumer Goods Rental						
General Rental Centers						
Linen and Uniform Supply (Commercial and Industrial Laundries)						
Machinery and Equipment Rental and Leasing						P

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f. Motor Vehicle-Related Businesses

With the exception of parking areas and garages, the current zoning ordinance confines most automobile-related uses to the C-2 Highway Commercial District. Automobile sales and rentals are a permitted use in the C-2 district, as are major and minor service stations. Filling stations and car washes are conditional uses in the C-2 district. The Township should review its policies on service stations and consider making these conditional uses in the C-2 district, as well, instead of by-right permitted uses.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Motor Vehicle Related Businesses	C-1	C-2	C-3	ODL	LI	HI
Filling Stations		C				
Major Service (Engine, body, frame, painting, welding, etc.)		P				
Minor Service (Maintenance, incidental repair.)		P				
Parking Areas, Garages and Loading Areas (Private)		A				
Parking Areas and Garages (Public/Municipal)						
Parts Reclamation, Rebuilding and Refurbishing						
Sales and Rental/Leasing (New and Used)		P				
Towing and Storage		A				
Washing and Detailing, etc.		C				

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OFFICE USES AND DISTRICTS

The zoning ordinance permits a wide range of professional business office types in the Township's C-2 Highway Commercial and C-3 Office / Residential districts. Veterinary services are only conditionally permitted in the C-2 Highway Commercial District. Medical offices only are permitted in the C-1 Neighborhood Commercial District. The Township should consider permitting other professional uses in this district, as well. Scientific research and development facilities are also permitted in the Township's three industrial districts: ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial. The zoning ordinance allows general administrative and support office uses in all business districts.

The following tables summarize existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Professional, Scientific, and Technical Services	C-1	C-2	C-3	ODL	LI	HI
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	padd	P	P			
Advertising, Public Relations, and Related Services	padd	P	P			
Architectural, Engineering, and Related Services	padd	P	P			
Computer Systems Design and Related Services	padd	P	P			
Legal Services	padd	P	P			
Management, Scientific, and Technical Consulting Services	padd	P	P			
Marketing Research and Public Opinion Polling	padd	P	P			
Physicians, Dentists and Other Licensed Health Practitioners	P	P	P			
Scientific Research and Development Services and Laboratories				P	P	P
Specialized Design Services	padd	P	P			
Translation and Interpretation Services	padd	P	P			
Veterinary Services		C				

Administrative and Support Services	C-1	C-2	C-3	ODL	LI	HI
Business Support Services	P	P	P	P	P	P
Copying, Photocopying and Printing Services	P	P	P	P	P	P
Employment Services	P	P	P	P	P	P
Facilities Support Services	P	P	P	P	P	P
Investigation and Security Services	P	P	P	P	P	P
Mailing, Packaging and Labeling Services	P	P	P	P	P	P
Office Administrative Services	P	P	P	P	P	P
Property Maintenance, Janitorial and Similar Services	P	P	P	P	P	P
Travel Arrangement and Reservation Services	P	P	P	P	P	P

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INDUSTRIAL USES AND DISTRICTS

Modern industrial uses, which are no longer simply "smokestack" businesses, are critical to Mansfield's revitalization. This Land Use Plan Update identifies eight basic types of industrial uses:

- a. Heavy Manufacturing (Non-Food)**
- b. Construction;**
- c. Information;**
- d. Food Manufacturing;**
- e. Light Manufacturing (Non-Food)**
- f. Transportation and Warehousing**
- g. Utility and Waste Management Services; and**
- h. Wholesale Trade**

Mansfield currently has three main industrial locations. One is the LI Light Industrial District in Mansfield Square west of US 206. A second is the ODL Office Distribution Laboratory District in the southwest portion of the Township. The third is the US Route 130 corridor, which has both LI Light Industrial and HI Heavy Industrial districts. A smaller ODL district is located on Old York Road, opposite Bordentown Township's industrial district.

a. Heavy Manufacturing (Non-Food)

There are pre-existing heavy industries along the US 130 corridor, such as a concrete plant and an asphalt plant. This area has a history with raw material processing along the railroad and Delaware River. The Zoning Ordinance does not permit any additional heavy industries locating in the Township.

b. Construction

Building contractors and businesses associated with the construction industry comprise the second industrial category. Mansfield currently permits them in the HI Heavy Industrial District out along US 130. It permits smaller contractors in the C-2 Highway Commercial District and conditionally permits them in the C-3 Office / Residential District. The Township should also consider permitting general contractors in the LI Light Industrial District, and site and landscape contractors in the C-2 Highway Commercial District.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Construction Contractors	C-1	C-2	C-3	ODL	LI	HI
Building Equipment (Electric, Wiring, Plumbing, HVAC, etc.)		P	C		padd	P
Building Interior Finishing (Drywall, Insulation, Painting, Wall Covering, Flooring, Tiling, Finish Carpentry, etc.)		P	C		padd	P
Site Maintenance and Landscape		padd	C		padd	P
Site Preparation					padd	P
Structural and Building Exterior (Framing, Masonry, Glass and Glazing, Roofing, Siding, etc.)					padd	P
Structural Steel; Concrete Foundations and Structures					padd	P

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c. Information

A third modern industrial use category is the Information industry. With today's use of computers, internet and broadcast technologies, the collection, management, distribution of news and information has become a major force in the modern economy that most zoning ordinances completely miss. Currently, the zoning ordinance permits newspaper and book publishing in the LI Light Industrial and HI Heavy Industrial districts – a holdover when publishing and printing were the same. Several of the information industry uses, such as data processing, libraries and publishing for print, internet and software media, are compatible with businesses in the C-2 Highway Commercial and C-3 Office / Residential districts. The Township should consider adding them to the list of permitted uses in these districts. Cell towers are conditionally permitted in the C-2 Highway Commercial, ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial districts.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Information	C-1	C-2	C-3	ODL	LI	HI
Billboards and Off-Premises Advertising Signs		padd	padd			
Data Processing, Hosting, and Related Services		padd	padd			
Internet Publishing and Broadcasting and Web Search Portals		padd	padd			
Libraries and Archives		padd	padd			
Microwave / Cellular Communication Towers and Antennae		C		C	C	C
Motion Picture, Television and Video Production and Distribution		padd	padd			
Music Publishing, Sound Recording, Production and Distribution		padd	padd			
News Syndicates		padd	padd			
Newspaper, Periodical, Book, and Directory Publishers		padd	padd		P	P
Radio and Television Broadcasting and Cable Programming		padd	padd			
Software Publishers		padd	padd			

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d. Food Manufacturing

The Township's zoning ordinance permits most types of food manufacture in the LI Light Industrial and HI Heavy Industrial districts. It prohibits animal slaughtering, seafood processing and tobacco product manufacturing. The Township may wish to consider adding micro-breweries as a permitted use in the village commercial zones, the C-1 Neighborhood Commercial, C-2 Highway Commercial and C-3 Office / Residential districts. In addition, it should consider permitting food service businesses, such as those contracted to provide meals to institutional, governmental, commercial, or industrial clients, as a permitted use in the LI Light Industrial and HI Heavy Industrial districts, too.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Food Manufacturing	C-1	C-2	C-3	ODL	LI	HI
Animal Foods					C	C
Animal Slaughtering and Processing						
Bakeries and Tortillas					P	P
Coffee and Teas					P	P
Dairy Product Manufacturing					P	P
Flavoring Syrups and Concentrates					P	P
Food Service Businesses					Padd	Padd
Fruit and Vegetable Preserving and Specialty Foods					P	P
Grain and Oilseed Milling and Manufacturing					C	C
Macro-breweries, wineries and distilleries					P	P
Micro-breweries, wineries and distilleries	Padd	Padd	Padd		P	P
Pharmaceuticals, Drugs and Nutritional Products					P	P
Seafood Product Preparation and Packaging						
Seasonings and Dressings					P	P
Snack Foods					P	P
Soft Drink Beverages and Ice					P	P
Sugar and Confectionery Products					P	P
Tobacco Products						

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e. Light Manufacturing (Non-Food)

Light manufacturing generally takes the processed materials from heavy manufacturers and fabricates or assembles finished products from them. This industrial use type is permitted the LI Light Industrial and HI Heavy Industrial districts. Electrical equipment manufacturing is also permitted in the ODL Office Distribution Laboratory District. It is recommended that the Township expand its list of permitted non-food light manufacturing types to increase its economic development potential.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Light Non-Food Manufacturing	C-1	C-2	C-3	ODL	LI	HI
Brooms, Brushes, and Mops					P	P
Burial Caskets					P	P
Computer and Electronic Products					P	P
Dolls, Toys and Games					Padd	Padd
Electrical Equipment, Appliances and Components				P	P	P
Hardware, Equipment, Machinery and Tools					P	P
Fasteners, Buttons, Needles and Pins					Padd	Padd
Furniture and Related Products					P	P
Gaskets, Packing and Sealing Devices					Padd	Padd
Jewelry and Silverware					Padd	Padd

Light Non-Food Manufacturing	C-1	C-2	C-3	ODL	LI	HI
Light Metal Processing					P	P
Lighting and Lights Products					padd	padd
Medical Equipment and Supplies					padd	padd
Millwork, Wood Products and Pre-fab Construction					P	P
Musical Instruments					padd	padd
Office Supplies (except Paper)					padd	padd
Other Light Manufacturing from previously processed raw materials					padd	padd
Printing and Related Support Activities					P	P
Signs					padd	padd
Sporting and Athletic Goods					padd	padd
Transportation Equipment					padd	padd

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f. Transportation and Warehousing

Transportation and warehousing uses are generally inappropriate in the Township's non-industrial business districts. Mansfield's Zoning Ordinance permits warehouse facilities, trucking facilities and distribution facilities" in the ODL Office Distribution Laboratory and LI Light Industrial districts and some additional related uses in the HI Heavy Industrial District. The Township should consider adding mini-storage uses in the C-2 Highway Commercial and ODL Office Distribution Laboratory districts and postal service uses in all industrial districts. Warehouse facilities, trucking facilities and distribution facilities are also permitted in the C-2 district on parcels totaling 30 acres or more with frontage on US Route 206 north of Spring Hill Brook and Folwells Run or with frontage on NJ Route 68 north of White Pine Road.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Transportation and Warehousing	C-1	C-2	C-3	ODL	LI	HI
Automobile and Boat Storage, Commercial						P
Farm Product Warehousing and Storage						P
General Freight Trucking, Local and Long-Distance		C		P	P	P
General Warehousing and Storage		C		P	P	P
Packing and Crating		C		P	P	P
Personal and Household (Mini) Storage		padd		padd	P	P
Petroleum, Natural Gas and other Fuel Pipelines						
Harbor Operations; Cargo Handling; Support Services						
Postal Service, Couriers and Messengers				padd	padd	padd
Rail Freight Transportation						P
Rail Passenger Transportation						P
Refrigerated Warehousing and Storage		C		P	P	P
Scenic and Sightseeing Transportation, Land and Water						
Taxi and Limousine Service						P
Urban Transit Systems						P
Used Household and Office Goods Moving		C				P

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g. Utility and Waste Management Services

Mansfield is a host community for the County's solid waste landfill. Mansfield's prohibited use provisions effectively eliminate any additional industrial uses of this type or of any utility generators from locating in the Township. The Township should consider amending the zoning ordinance to permit development-related utility infrastructure as a permitted use and refuse containers as an accessory use for all business districts.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Utilities and Waste Management Services	C-1	C-2	C-3	ODL	LI	HI
Utility Structures, Facilities and Services for Development	P ^{add}	P	P ^{add}	P ^{add}	P ^{add}	P
Refuse Enclosures for on-site generated waste	A ^{add}	A ^{add}	A ^{add}	A ^{add}	A ^{add}	A ^{add}
Electric Substations; Water and Wastewater Pumping Stations						
Electricity Production and Distribution						
Food and Vegetative Waste Collection						
Hazardous Waste Treatment and Disposal						
Medical and Hazardous Waste Collection						
Natural Gas Production and Distribution						
Solid Waste Collection and Recycling						
Solid Waste Combustors and Incinerators						
Solid Waste Landfill						
Vegetative and Yard Waste Composting (Public)						
Wastewater Management Facilities (Public and Private)						
Water Supply and Treatment						

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h. Wholesale Trade

Wholesale traders, which store commodities for future re-sale to retail businesses, are best conducted in the same districts that permit warehouse and distribution uses, as well as industrial uses. In Mansfield's case, this means that the ODL Office Distribution Laboratory, LI Light Industrial and HI Heavy Industrial districts are the most appropriate districts to locate this "industrial" use type. These uses are also permitted in the C-2 district on parcels totaling 30 acres or more with frontage on US Route 206 north of Spring Hill Brook and Folwells Run or with frontage on NJ Route 68 north of White Pine Road.

The following table summarizes existing provisions and recommended changes to the Township's Land Use Plan for these uses, which should be reflected in its implementing Zoning Ordinance:

Wholesale Trade	C-1	C-2	C-3	ODL	LI	HI
Apparel, Piece Goods, and Notions		C		P	P	P
Beer, Wine, and Distilled Alcoholic Beverages		C		P	P	P
Book, Periodical, and Newspapers		C		P	P	P
Chemical and Allied Products		C		P	P	P
Drugs and Druggists Sundries		C		P	P	P

Wholesale Trade	C-1	C-2	C-3	ODL	LI	HI
Electrical and Electronic Goods		C		P	P	P
Electronic Shopping and Mail-Order Houses		C		P	P	P
Farm Product Raw Materials		C		P	P	P
Farm Supplies		C		P	P	P
Furniture and Home Furnishings		C		P	P	P
Grocery and Related Products		C		P	P	P
Hardware; Plumbing and Heating Equipment and Supplies		C		P	P	P
Jewelry, Watch, Precious Stone, and Precious Metals		C		P	P	P
Lumber and Other Construction Materials		C		P	P	P
Machinery, Equipment, and Supplies		C		P	P	P
Metals		C		P	P	P
Minerals and Stone		C		P	P	P
Motor Vehicle and Motor Vehicle Parts and Supplies		C		P	P	P
Paint, Varnish, and Supplies		C		P	P	P
Paper and Paper Products		C		P	P	P
Petroleum and Petroleum Products		C		P	P	P
Professional and Commercial Equipment and Supplies		C		P	P	P
Recyclable Materials		C		P	P	P
Sporting and Recreational Goods and Supplies		C		P	P	P
Tobacco and Tobacco Products		C		P	P	P
Toy and Hobby Goods and Supplies		C		P	P	P
Wholesale Electronic Markets and Agents and Brokers		C		P	P	P

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APPENDIX A: TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM PARCEL ANALYSIS

Introduction

Mansfield Township is proposing the expansion of Columbus Village which will provide for more compact residential development, subject to participation in the Transfer of Development Rights (TDR) program, on 19 receiving area parcels. The receiving area parcels could accommodate 264 (82%) of the R-1 zone's estimated 321 unit remaining capacity while preserving all or portions of 60 farmed parcels totaling 1,504 acres. The potential development program under TDR would include single-family homes in the receiving area on $\frac{3}{4}$ -acre lots with private septic systems and public water supply.

Purpose

The first steps in designing a TDR program is deciding on what farmland the Township should preserve and why. Mansfield Township has been preserving farms, primarily in its R-1 Residential zoning district (R-1 zone), since 1989. The R-1 zone was selected because of its large size and because preserving farms in this zone would not compete with the Township's economic development goals in its commercial and industrial zones along major highways, such as I-295, US Routes 130 and 168 and NJ Route 68.

Mansfield Township is developing its TDR program to achieve the following objectives:

- Slowing and eliminating sprawl in its traditional farmland areas,
- Providing large, contiguous tracts of open space and agricultural areas,
- Enhancing the Township's open space and farmland preservation efforts by providing private-sector preservation options in addition to the public-sector farmland preservation program,
- In conjunction with the farmland preservation program, providing greenbelts surrounding and separating the Township's villages of Columbus-Homestead and Georgetown-Mapleton, and
- Guiding residential growth to areas around historic Columbus village, where there already existing a concentration of commercial and service uses and public service infrastructure,
- Revitalizing historic Columbus village,
- Maintaining equity for farmland owners throughout the process.

To date, 3,554 acres have been preserved in Mansfield Township by state, county and Township governments, which paid farmland owners a total of \$27,912,499. (This figure does not include government agency staff costs and professional fees.) Mansfield Township taxpayers' obligation was roughly 15% of that total figure or \$4,186,875. The proposed TDR program continues the Township's farmland preservation goals, but will rely on the private real estate market to preserve 1,504 additional acres with nearly \$0 additional taxpayer dollars for those preservation easements. This is because developers will be paying farmland

owners to preserve their farms, as well as paying most of the staff costs and professional fees involved in the process.

Estimating the R-1 Zone's Development Capacity

The residential development density in the R-1 zone is three (3) acres per unit. The theoretical development capacity, or zoning build-out (ZBO), for Mansfield Township approximates what may actually happen on the privately-owned, unpreserved tax parcels in the entire R-1 zone without completing an expensive subdivision layout process and septic system soils suitability test for each parcel. It assumes that developers would utilize any required innovative septic system technologies and the R-1 zone's existing cluster provisions, and assumes that such clustering would address compliance with any Turnpike-related pipeline and PSEG utility easements.

The method for Mansfield Township calculates the theoretical development capacity, or zoning build-out (ZBO), for each tax parcel in the R-1 zone and TDR program in the following manner:

1. Calculate the net developable area of privately-owned, undeveloped and unpreserved upland acres by:
 - a. Removing all publicly-owned land, accounting for recent New Jersey Turnpike Authority fee-simple acquired land,
 - b. Removing all preserved open space and farmland,
 - c. Removing all freshwater wetlands, floodplains (100-year flood zone) and steep slopes (>15%), and
 - d. Removing other development obstacles, such as PSEG "no-build" easements for overhead high tension electric transmission lines.
2. If the property is developed, e.g., has a house on it, remove another three (3) acres, which is the minimum lot size in the R-1 zone.
3. If the property was greater than twelve (12) acres in size, multiply the net developable privately-owned, undeveloped and unpreserved upland acres from Steps 1 and 2 by an efficiency factor of 75% to account for roads, stormwater management facilities and subdivision layout inefficiencies.³
4. Finally, divide the product of the efficiency factor from Step 3 by three (3) acres per unit and round that number down to the nearest whole number, so that there were no partial dwelling units.

This methodology will mean that some property owners with poor septic suitability will receive a higher theoretical ZBO than they might if they enrolled in the State or County

³ The 75% efficiency factor was verified by preparing conceptual subdivision layouts, which conformed to R-1 zone regulations, and analyzing past subdivision approvals in the Township

farmland preservation program. However, neither of those programs consider innovative septic system technologies. Using this methodology, the estimated ZBO in the R-1 district is about 321 units.

Receiving Area Parcels

Receiving area parcels were selected around Columbus Village, for the reasons outlined in the TDR program objectives, which include limiting sprawl and village revitalization. The 19 parcels in the receiving area could accommodate 264 (82%) of the R-1 zone's estimated 321 unit capacity while preserving all or portions of 60 farmed parcels totaling 1,504 acres (842 developable acres). The potential development program under TDR would include single-family homes on ¾-acre lots with private septic systems and public water supply.

The 19 parcels have sufficient development capacity to accommodate at least 333 new homes; however, total development potential under TDR is limited to 264 new homes: 164 through purchase of development credits from the sending area; 100 from available capacity under current zoning. Up to another 10 homes could be built from replacement of existing on-site structures that might be demolished in the subdivision process. A 15-acre portion of a C-2 zoned parcel owned by New Jersey American Water Company will also need to be rezoned to R-1 TDR Sending Area District to implement the program.

The proposed receiving area for Mansfield Township encompasses all or portions of 19 parcels with 16 ownership groups and 663 total acres (450 developable acres) in a variety of circumstances:

- 2 vacant parcels with 1.95 total acres (1.60 developable receiving area acres) have no underlying development potential under current zoning, but are included in the Receiving Area to create a more efficient village pattern;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
24	12	CHERRY LANE INVESTORS, LLC	0.30	0.30	0
24	37.01	TOWNSHIP OF MANSFIELD	1.64	1.30	0
TOTAL			1.95	1.60	0

- 3 other parcels with 15.68 total acres (2.05 developable receiving area acres) have existing residential structures and no additional development potential under current zoning, but are also included in the Receiving Area to facilitate a more efficient village pattern;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
28	52	BASSETT, RALPH D	7.75	2.05	0
28	53	PECARIC, MARK & BARBARA	5.33	0.00	0
41	9	BARKHOLTZ, MICHELE	2.60	0.00	0
TOTAL			15.68	2.05	0

- 1 parcel of 40.73 total acres (36.90 developable receiving area acres) has previously exhausted its development potential and is assigned no credits under this program;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
24.03	21	SIM, YONG SUP & YUEN H	40.73	36.90	0

- 7 parcels with 381.36 total acres (284.62 developable receiving area acres) are completely farmed with no residential structures and are assigned 69 credits under this program;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
24	22.01	HUMBLE,JAMES & P & L & PARMIGIANI,B	7.43	7.43	2
24.05	1	SIM, HUGO & LINDSAY	67.52	33.43	7
41	1	REAL PROP DEVEL CO%FIRST INVESTORS	61.80	29.58	7
41	7.01	MANNION, MARTIN & LAURA	11.23	9.91	3
41	8	REAL PROP DEVEL CO%FIRST INVESTORS	119.21	104.35	26
41	10	BLACK WALNUT FARM, LLC	12.75	12.75	3
41	11.01	TYROG CORP % MARK TYKOCINSKI	101.43	87.17	21
TOTAL			381.36	284.62	69

- 1 parcel of 14.75 total acres (14.75 developable receiving area acres) are completely farmed with no residential structures and are assigned 4 credits under this program;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
30	4	NJ AMER. WATER %GENERAL TAX DEPT	17.75	17.75	4

- The remaining 6 parcels with 334.75 total acres (124.83 developable receiving area acres) are completely farmed but each has one residential structure. They are assigned 27 credits under this program;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
24	15	CUMMINGS, DONALD JOSEPH SR.	6.58	3.58	1
28	47.01	BLACK WALNUT FARM, LLC	61.35	18.84	4
31	6.03	ALBANESI, DANIEL & RACHEL	24.86	21.86	5
31	6.04	ALBANESI, ACHILLE D	39.26	28.56	7
33.01	19.03	TYROG CORP % MARK TYKOCINSKI	76.56	37.23	9
TOTAL			208.61	110.08	27

Sending Area Parcels

The TDR Program establishes a sending zone that includes all or portions of 60 parcels with 1,504 acres (842 developable acres) and 164 available credits. Fifty (50) of these parcels are currently in the R-1 zone, which allows for residential development on 3-acre lots. Seven (7) of these parcels are currently in the ODL zone, but are proposed in the Land Use Plan Update to be changed to the R-1 zone. The remaining 3 parcels are

currently in the R-1 zone but have had their development rights severed and their sending area credits retained in anticipation of the TDR program. These 60 parcels include:

- 28 parcels or portions of parcels totaling 654.93 acres (316.42 developable sending area acres), primarily in the R-1 zone, currently have an on-site dwelling or other development. Under current zoning, these 28 parcels could support the development of an additional 69 homes on conforming lots assuming strict application of current zoning with no variances. They are assigned 69 development credits.

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
13	3.07	STODDARD, DAVID W & BROWN, A B	10.30	6.33	2
20.01	2.01	HAINES, JOSEPH R JR & CHRISTINE E	18.61	15.51	3
23	14.11	MONASTERO, VINCENZO & ALICE	11.30	4.76	1
24	34.01	CRAMMER, BARBARA ANN	16.11	6.82	1
24	34.02	MICHIE, MICHAEL S	11.15	3.70	1
25	1	BRADLEY FAMILY LP	74.89	41.34	10
25	10	GILARDI, V&J ESTATE % V.GILARDI III	67.51	12.41	3
25	2	VAN SCIVER, RONNEY I & KAREN M	15.52	11.93	2
28	51.02	KNEZICK, DONALD R & SUZANNE B	16.08	7.54	1
30	5.01	VON ZEBE FARM LLC	18.44	5.66	1
30	5.02	LISTER, JOHN A & MARY E	10.85	5.10	1
30	5.03	FORD, DONALD L JR & CAROL A	11.73	2.70	0
30	5.05	FORD, ANNA B	7.96	4.24	1
30	8.01	JONES, WILLIAM J & CORINNE E	15.61	2.58	0
31	10.01	DOSCHYK, OSVALDO R & NOEMI B	77.27	53.26	13
31	10.04	DOSCHYK, OSVALDO R & NOEMI B	6.24	3.24	1
33.01	13.01	HLH GROUP INC	46.18	25.11	6
33.01	14.01	NORCROSS, JACK L & CHARLOTTE T	16.47	3.94	0
33.01	15	CROSHAW, DAVID W & SANDRA J	36.29	18.82	4
43	1	MILLER, RUSSELL	32.27	15.61	3
43	2.01	PARK, HONG S & EUN SUN	27.07	5.43	1
51.01	3.09	D'IMPERIO, TROY & NANCY	7.42	4.42	1
52	2.04	ROGERS, ROBERT B & KIM M	10.13	7.13	2
52	3.01	DURR,LAWRENCE & CAROL	14.94	6.20	1
54.01	1.02	BOYCHUK, STEPHEN	27.84	20.12	5
54.02	3.01	NUGENT, RUTH	18.99	12.23	3
58	41	LANISH,MANDOLESI, COSTANTINI	18.68	6.91	1
70	16	HARTMANN, RAYMOND & MICHELLE C	9.10	3.42	1
TOTAL			654.93	316.42	69

- 22 parcels zoned R-1 totaling 502.50 acres (320.84 developable sending area acres) which are currently undeveloped. Under current zoning, these 22 parcels could

support the development of 75 homes on conforming lots assuming strict application of current zoning with no variances. They are assigned 75 development credits;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
13	3.03	BRIGHT VIEW FARM, INC	14.56	14.56	3
13	3.04	BRIGHT VIEW FARM, INC	9.18	9.18	3
22	1	FARBER, STEPHEN G JR	3.31	1.55	0
22	2.02	FARBER, STEPHEN G JR & DEBRA	5.86	4.63	1
22	2.03	FARBER, STEPHEN G JR & DEBRA	5.91	4.06	1
23	9.08	FARBER, STEPHEN G JR	31.14	15.04	3
25	4	GOODENOUGH, JOSEPH D JR	36.83	28.54	7
25	6	DIOCESE OF TRENTON	29.81	23.62	5
31	11	MICHAL, RAY JR & THERESA ANN	19.22	10.74	2
33.01	10.01	COLEMAN, GRACE D	10.07	3.91	1
33.01	11	COLEMAN, GRACE D	5.27	1.73	0
4	14	LOUNSBERRY, ROBERT & BARBARA	52.11	21.77	5
46	10	LISEHORA WAYNE M. & KATHLEEN B.	31.28	11.10	2
51.02	8	FLYNN, DANIEL & TRACI W	10.65	7.30	2
53.01	1	BOYCHUK, STEPHEN	10.35	8.10	2
53.02	4	PUBLIC SERVICES CORP	10.82	9.16	3
58	1	BIG A, LLC	53.99	38.00	9
58	43.01	GAZI, MUKARAM & JADEJA, POIYNIBA	7.52	7.30	2
58	43.02	GAZI, MUKARAM & JADEJA, POIYNIBA	7.99	7.62	2
58	43.03	GAZI, MUKARAM & JADEJA, POIYNIBA	21.13	14.52	3
58	43.04	TREZZA, DAVIDE N & KRISZTINA	7.84	4.63	1
70	6.02	TOWER GATE ASSOCIATES	117.64	73.79	18
TOTAL			502.50	320.84	75

- 7 parcels totaling 100.28 acres (61.31 developable sending area acres), which currently zoned ODL, but are proposed to be rezoned to R-1, have received 14 credits under this program;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
48	1	TURNPIKE JUNCTION % J GOLDMAN, ESQ	4.66	2.31	0
48	2	TURNPIKE JUNCTION % J GOLDMAN, ESQ	23.90	16.17	4
49	1	TURNPIKE JUNCTION % J GOLDMAN, ESQ	26.16	16.04	4
49	2	TURNPIKE JUNCTION % J GOLDMAN, ESQ	0.06	0.00	0
49	3	TURNPIKE JUNCTION % J GOLDMAN, ESQ	2.18	1.41	0
49	4	N J TURNPIKE AUTHORITY	0.13	0.13	0
56	1	TURNPIKE JUNCTION % J GOLDMAN, ESQ	43.19	25.26	6
TOTAL			100.28	61.31	14

- 3 parcels totaling 246.37 acres whose development rights have been purchased by Burlington County under farmland preservation. For these three parcels, the County will receive 6 development credits under the proposed TDR program, which can be sold to support development in the receiving area.

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
58	42.01	WAINWRIGHT, CURTIS R	19.56	17.55	n/a
59	4.01	WAINWRIGHT, CURTIS	107.82	69.78	n/a
59	6	WAINWRIGHT, CURTIS R	118.99	61.90	n/a
TOTAL			246.37	149.24	6

Taken together, the 57 unpreserved parcels in the Sending Area would yield an additional 158 homes on conforming lots assuming strict application of current zoning with no variances. The proposed TDR program allocates 164 development credits in lieu of this potential on-site development, including 6 credits held by the County on the three preserved parcels noted above.

Non-Participating Parcels

There are approximately 27 remaining lots in the R-1 zone, which have development opportunity, but are not included in the TDR program, i.e., neither sending area nor receiving area parcels. A 14.75-acre portion of a 28th parcel (Block 30, Lot 4) fronting on Hedding Road is included in the receiving area, but the bulk of the property in the R-1 district is not involved in the TDR program. These 28 parcels or portions of parcels were not included because they either were not farmed, were farmed but were less than a sustainable 10 acres in size, were surrounded by existing residential development, or were reserved for future well production. These parcels have a total of 395 acres (222 developable acres) are estimated to yield 51 additional units.

- 16 parcels with 191.28 total acres (86.55 developable acres), which are not farmed, are estimated to yield 18 units through regular R-1 zoning parameters;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
12	2.01	STILLWELL, EARL & SARAH	8.55	4.14	1
12	2.02	FALKOWSKI, FRANCES V	13.60	5.22	1
12	2.07	ARZT, HANS J & CHERYL L	11.98	3.38	1
13.01	2.01	KOZACHEK, JAMES A & REBECCA JEANNE	7.36	4.36	1
13.03	2.01	R.AT C.C.COMMUNITY ASSOCIATION,INC.	19.13	13.59	3
13.04	1	BARONE, JOHN	14.56	6.71	1
13.04	1.08	DROMBOSKI, TIMOTH M & JODI M	22.29	6.63	1
15	2.03	KURTZ, KENNETH & ROBERTA	10.47	5.80	1
19	1.01	I & J BUILDERS, INC	14.97	6.99	1
33.01	10.03	ROCKWELL, JAMES E & TERESA A	8.00	5.00	1

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
33.01	55	HENRY, RONALD & SUSAN	10.96	4.46	1
40	4	JOHNSON, WALTER J & JANE N	15.71	6.02	1
40	5	LUDWIG, DAVID R	7.38	4.33	1
57.01	2.02	BROOKS, ARTHUR & KATHLEEN	7.87	3.03	1
60	2.01	BAILEY, CHARLES S JR	6.87	3.87	1
70	2.01	MCVAY, LAWRENCE E JR	11.57	3.03	1
TOTAL			191.28	86.55	18

- 9 parcels with 63.42 total acres (39.97 developable acres), which are farmed but are less than 10 acres in size, are estimated to yield 10 units through regular R-1 zoning parameters;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
24	36.02	ROSS, JAMES C & JUDITH W	8.58	5.57	1
30	7.02	STANKER, DARREN & CARRIE	6.67	3.60	1
30	7.03	PREIDEL, SCOTT R & PAULA L	6.78	6.78	2
41	4.03	DEKOVITCH, JEFFREY & LORRAINE	6.57	3.55	1
41	4.04	KRAMER, ANTHONY & SUSAN	6.26	3.26	1
41	4.05	BARRETT, DIANE	6.07	4.10	1
43	2.04	PIETRAS, JOHN	7.37	3.71	1
53.01	3.03	PUBLIC SERVICES CORP	5.80	3.79	1
7	2.02	WAGNER, BARBARA	9.34	5.63	1
TOTAL			63.42	39.97	10

- 2 parcels with 51.86 total acres (27.80 developable acres), which are farmed but are surrounded by existing development and incompatible for future preservation, are estimated to yield 7 units through regular R-1 zoning parameters;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
9.01	1.01	STEWART, ROBERT N & ANNA M	41.01	20.28	5
9.01	1.04	TANZINI, PETER & ROBIN SUSAN	10.85	7.52	2
TOTAL			51.86	27.80	7

- 1 portion of a parcel, which was excluded because it was assumed to be reserved for future groundwater well production, had 88.92 total acres (approximately 67.44 developable acres), was estimated to yield 16 units through regular R-1 zoning parameters, if no additional wells or well-head protection buffers were used;

Block	Lot	Owner	Total Ac.	Dev. Ac.	Credits
30	4	NJ AMER. WATER %GENERAL TAX DEPT	126.14	67.44	16

Conclusion

Based on its minimum 3-acre zoning, The R-1 zone has a theoretical build-out of 321 new units. This includes 264 units from participating sending and receiving area parcels and 51 new homes on parcels not participating in the TDR program. If fully implemented, the TDR program can preserve all or portions of 60 parcels with 1,504 acres and fulfill the program's objectives by transferring their development potential to 19 parcels in the receiving area around Columbus village.

APPENDIX B: SAMPLE TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM EASEMENTS

Agricultural Conservation TDR easement:

- (a) Land may be dedicated for agriculture to a government or land trust; however, nothing shall be construed by this subsection to require the dedication of the land for public open space.
- (b) Agricultural structures and farmland uses, as defined in this chapter, and all other activities and improvements, as specifically permitted by the New Jersey Right to Farm Act, (N.J.S.A. 4:1C-1 et seq.).
- (c) Agricultural uses, as defined in this chapter.
- (d) All non-agricultural structures and uses, if any, existing on the premises at the time of deed restriction may be continued and any structure may be restored or repaired in the event of partial destruction. No new structures, except as permitted herein, or the expansion of pre-existing structures for non-agricultural uses, are permitted. In the event a pre-existing non-agricultural use is abandoned, the right to continue the use is extinguished.
- (e) The provision of structures for housing of agricultural labor employed by the landowner of the agricultural operation is permitted, but only with the approval of the Planning Board. Such housing shall not be used as a residence for the landowner's spouse, landowner's parents, landowner's lineal descendants, adopted or natural, landowner's spouse's parents, landowner's spouse's lineal descendants, adopted or natural.
- (f) New buildings for agricultural purposes may be constructed on the premises. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except to provide housing for agricultural labor employed on the premises, to construct a single-family residential building anywhere on the premises in order to replace any single-family residential building in existence at the time of the conveyance of the deed of easement but only with the approval of the administrative officer.
- (g) No activity shall be permitted which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the premises.
- (h) The right to maintain all roads and trails existing upon the premises as of the date of the deed of easement shall be preserved. The construction, improvement or reconstruction of any roadway necessary to service crops, agricultural buildings, or reservoirs is permitted as necessary.
- (i) The premises may be used to derive income from certain recreational activities such as hunting, fishing, cross-country skiing and ecological tours, only if such activities do not interfere with the actual or potential use of the land for

agricultural production. Other recreational activities from which income is derived and which alter the premises, such as golf courses and athletic fields, are prohibited unless expressly authorized by ordinance.

- (j) Disposal of sludge or any waste material resulting from treatment of wastewater, domestic or otherwise, is expressly prohibited. No sand, gravel, loam, rock or other minerals shall be deposited on or removed from the premises except those materials required by the agricultural purpose to which the land is used. All oil, gas and other mineral rights are retained, provided that any prospective drilling and/or mining is done by slant from adjacent property or in any other manner which will not materially affect the agricultural potential of the property. No dumping or placing of trash or waste material shall be permitted unless approved as an agricultural management practice as defined by the SADC and as permitted by the Township Committee.
- (k) No historic building or structure included in the New Jersey Register of Historic Places located on the premises may be demolished by the grantor or any other person without the prior approval of the Township Committee, with a recommendation from the Planning Board.
- (l) Temporary non-residential agricultural structures may be built on the premises, provided that the structure has no permanent foundation, the structure is built without electricity, and the structure is limited in size to a maximum 100 square feet. The construction of billboards, golf courses, airstrips, and helicopter pads is expressly prohibited. Fences may be constructed in support of the agricultural operation and to prevent trespassing. The grantor may not erect fences to block access to public areas from the general public.
- (m) Cellular phone towers shall only be permitted on farm silos or if designed to resemble a farm silo and other designs that are acceptable to the Planning Board.
- (n) Other uses shall be permitted that are consistent with agricultural management practices as defined by the SADC.
- (o) The right to plant, grow, and harvest trees, timber and forest products and to engage in other woodland management activities related thereto, provided that the same are carried out in a manner consistent with a Woodland Management Plan prepared by a New Jersey certified forester and approved by the administrative officer.
- (p) Permissible improvements allowed in conjunction with permitted uses, to include the installation of needed driveway and/or road access and ancillary parking, so long as these installations are designed to have a minimum impact on the resource as reviewed and approved by the administrative officer; hiking and biking trails in which the use of motorized vehicles is not permitted except for necessary transportation;

- (q) None of the uses permitted shall be allowed to harm the economic viability of the subject land for agricultural production.

Conservation TDR easement:

- (a) Land may be dedicated for conservation to a government or land trust; however, nothing shall be construed by this subsection to require the dedication of the land for public open space.
- (b) Mansfield Township shall maintain the right of first refusal for properties identified as potential future municipal parks in the Mansfield Township Open Space Plan.
- (c) All non-conservation structures and uses, if any, existing on the premises at the time of deed restriction may be continued, and any structure may be restored or repaired in the event of partial destruction. No new structures, except as permitted herein, or the expansion of preexisting structures for non-conservation uses, are permitted. In the event a pre-existing non-conservation use is abandoned, the right to continue the use is extinguished.
- (d) No activity shall be permitted which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation nor shall any other activity be permitted which would be detrimental to the continued conservation use of the premises.
- (e) The right to maintain all roads and trails existing upon the premises as of the date of the deed of easement shall be preserved. The construction, improvement or reconstruction of any roadway necessary to service crops, agricultural buildings, or reservoirs is permitted as necessary.
- (f) The premises may be used to derive income from certain recreational activities such as hunting, fishing, cross-country skiing and ecological tours, only if such activities do not interfere with the actual or potential use of the land for conservation purposes. Other recreational activities from which income is derived and which alter the premises, such as golf courses and athletic fields, are prohibited unless expressly authorized by ordinance.
- (g) Disposal of sludge or any waste material resulting from treatment of waste water, domestic or otherwise is expressly prohibited.
- (h) No planting, or mowing of grass or lawns, shall be permitted on the property.
- (i) No trees or shrubs or other vegetation on or hereafter existing on the property shall be removed or destroyed except by mutual agreement of grantor and grantee and consistent with the conservation purposes to be achieved hereby.
- (j) No topsoil, sand, gravel, loam, rock or other minerals shall be excavated or removed from the property except by mutual agreement of grantor and grantee and consistent with the conservation purposes to be achieved hereby.

- (k) No buildings or other structures shall be erected on the property.
- (l) No dumping or placing of soil or other substance or fill, and no dumping or placing of trash or waste, shall be permitted on the property.
- (m) No automobiles, snowmobiles, dune buggies, motorcycles, all-terrain vehicles, mopeds, or any other type of motorized vehicles, except those as may be used in connection with maintenance of the property, shall be permitted on the property.
- (n) No other activities which may be detrimental to the drainage, flood control, water conservation, erosion control or soil conservation or to the preservation of the property shall be permitted on the property.
- (o) Hiking and biking trails which are used by motorized vehicles are not permitted.
- (p) The grantee may require the grantor to accept a deed restriction that permits the use of land for public areas as defined in the ordinance.
- (q) If the site qualifies as habitat for a permitted threatened or endangered species a wildlife habitat conservation plan or a wildlife habitat restoration plan, and wildlife present conditions report shall be presented to the administrative officer for review and approval.