

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2016 – 11-16

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
ENDORING ORDINANCE NO. 2016-17
OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD
AMENDING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF MANSFIELD
ENTITLED “ZONING”,
ARTICLE XI ENTITLED “ODL – OFFICE DISTRIBUTION LABORATORY
DISTRICT”
SECTION 43 ENTITLED “AREA AND BULK REGULATIONS”**

WHEREAS, pursuant to Section 51 of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-64), the Planning Board of the Township of Mansfield is obligated to review any and all proposed land use control ordinances prior to adoption by the Committee of the Township of Mansfield;

WHEREAS, the Township Committee introduced Ordinance 2016-17 at its October 25, 2016 meeting and has submitted to the Planning Board Ordinance 2016-17 proposing to amend Chapter 65 (“Zoning”), Article XI (“ODL Office Distribution Laboratory District”), Section 43 (“Area and bulk regulations”) of the Township Code to establish the Schedule of Area and Bulk Regulations for warehouse, trucking and distribution facilities and wholesale establishments in the ODL District, consistent with the 2016 Land Use Plan Element Update adopted by the Planning Board on September 26, 2016 by Resolution 2016-9-13;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendment to the Township’s existing Zoning Ordinance in the Township of Mansfield;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY THAT:

1. The amendment to Chapter 65 of the Zoning Ordinance of the Township of Mansfield as set forth in an ordinance identified by the Township Committee as Ordinance No. 2016-17, having been previously reviewed by the consulting engineer, planner and solicitor to the Planning Board and no objection having been identified, is hereby endorsed by this Board for adoption by the Township Committee.

2. Ordinance No. 2016-17 is not inconsistent with the Master Plan of the Township of Mansfield.

3. The Planning Board's solicitor, consulting engineer, planner and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

4. This Resolution shall constitute the report of the Planning Board required pursuant to Section 17 of the Municipal Land Use Law (N.J.S.A. 40:55D-26) for the Planning Board's review of proposed Township Ordinance No. 2016-17.

5. This Resolution shall take effect immediately.

MOTION: Mr. Borgstrom SECOND: Mr. Semptimphelter

ROLL CALL:

AYES: Borgstrom, Semptimphelter, Allen, Abramowitz, Kampo, Preidel

NAYS: None

CERTIFICATION

I, **ASHLEY E. JOLLY**, Secretary of the Mansfield Township Planning Board, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board of the Township of Mansfield, County of Burlington, State of New Jersey, at its special meeting held on November 1, 2016 at the Mansfield Township Municipal Complex at 7:00 p.m.



ASHLEY E. JOLLY
Planning Board Secretary