

# MANSFIELD TOWNSHIP

## 2016 Master Plan Reexamination Report

**Prepared for:**

Planning Board  
Mansfield Township  
Burlington County, New Jersey

**Prepared by:**

Burlington County Bridge Commission  
Department of Economic Development and Regional Planning  
Adopted: September 26, 2016



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*An original copy of this document is signed and sealed and filed with the municipal clerk.*

<b>EXECUTIVE SUMMARY</b>	<b>i</b>
<b>STATUTORY REEXAMINATION OF MASTER PLAN</b>	<b>1</b>
<b>A. REVIEW OF PAST CONDITIONS</b>	<b>2</b>
<b>B. REVIEW OF CHANGING CONDITIONS</b>	<b>6</b>
<b>C. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES</b>	<b>16</b>
<b>D. SPECIFIC CHANGES RECOMMENDED</b>	<b>21</b>
<b>E. REDEVELOPMENT PLAN STATUS</b>	<b>35</b>

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**EXECUTIVE SUMMARY**

**STATUTORY RE-EXAMINATION OF MASTER PLAN**

The Municipal Land Use Law requires municipal master plans to be re-examined every ten (10) years. The Township of Mansfield Master Plan is re-examined to comply with this state requirement.

**A. REVIEW OF PAST CONDITIONS**

The 2001 Master Plan's goal statement, nine (9) different objectives and various land use and vehicular circulation policies were reviewed. They include:

- A. To protect the rural landscape of the Township through the preservation of significant, productive agricultural and other open lands.
- B. To preserve the historic town character and charm.
- C. To provide comprehensive recreation opportunities to all Township citizens through the creation of an effective and integrated network of recreation facilities.
- D. To encourage the development of economic non-residential uses appropriate in location, type and scale which will complement and not conflict with the planning and zoning goals of the Township.
- E. To encourage, control and direct the extension of public infrastructure, namely, water and sewer service, to appropriate areas of the Township in order to achieve the goals of this Master Plan while preventing the unintended expansion of development-inducing infrastructure which is inconsistent with this Master Plan.
- F. To require the use of effective design standards which result in pleasing and compatible development for both residential and non-residential developments.
- G. To provide for a sound and integrated pattern of development which minimizes potentially negative impacts of traffic on all communities within the Township.
- H. To effectively meet the need for expanded community services resulting from planned development.
- I. To recognize the need to protect the equity interests of the farmland owners whose use of the land for agricultural purposes has defined Mansfield Township's identity as a rural farming community.

**B. REVIEW OF CHANGING CONDITIONS**

The 2001 Master Plan's goal statement, nine (9) different objectives and various land use and vehicular circulation policies are reviewed in terms of their plan implementation over the past fourteen (14) years. The main changing conditions include:

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

Objectives

- Adoption of a Right-to-Farm ordinance.
- Completion of an Environmental Resource Inventory (ERI) to assist in environmental planning.
- Planning for the implementation of a Transfer of Development Rights (TDR) program to preserve farmland in the R-1 Residence District while sending development to strategic sending area tracts around Columbus Village.
- Having an active Recreation Committee and community recreational facilities in Hedding and Columbus.

Policies

- Providing a mixture of housing types in residential districts in the sewer service area.
- Relocation of the municipal building to the C-2 Highway Commercial district on the edge of Columbus Village.
- Need to remove pro-rata obligations for recreational facilities as part of development review.

**C. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES**

A review of changes in municipal planning assumptions, policies and objectives is reviewed in terms of ten (10) issues:

Land Use – Density and Distribution: The largest change is the maturation of the proposed Transfer of Development Rights (TDR) program in the R-1 Residence District, which has the greatest concentration of farmlands and potential for residential development. This includes identification of 60 targeted sending area tracts and 19 targeted receiving area tracts around Columbus Village. The TDR program should enable the preservation of about 1,504 acres of farmland, while maintaining farmer equity, and provision for about 264 new units in traditional neighborhood developments around Columbus Village. Approval of the TDR program will require preparation and adoption of a Land Use Plan Element and Farmland Preservation Plan Element updates and a new Housing Element and Fair Share Plan.

Population – Density and Distribution: Following the Land Use discussion on the TDR program, the report identifies a remaining R-1 zoning build-out capacity of about 321 new dwelling units, of which about 264 can be anticipated to be transferred to the receiving areas and the balance developed on smaller lots in the R-1 Residence District. The anticipated population at zoning build-out would be roughly 800 new residents for 2.5 persons per unit.

Housing Conditions: The report identified the 2015 designation of portions of Columbus Village as an "area in need of rehabilitation" and "area in need of redevelopment."

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

Circulation: The report identifies that the Master Plan's Circulation Plan Element be updated in about three years, after the completion of Burlington County's Highway Master Plan study, which has yet to be finalized.

Conservation of Natural Resources: The report indicated that the completion of the 2007 Environmental Resources Inventory provided a great opportunity for the Township's Environmental Commission to review the Master Plan's Open Space and Recreation Plan Element. It also identified the need to do more historic preservation-related planning.

Energy Conservation: There are no significant changes to note.

Solid Waste Management and Recycling: There are no significant changes to note.

State Policies: The report identifies that the New Jersey Supreme Court has decided on the continued obligation for municipalities to provide their fair share of low and moderate income housing. It also identifies that centralized sewer service is more difficult to acquire now that the New Jersey Department of Environmental Protection is using the 2001 State Plan Policy Map as a regulatory document. A Wastewater Management Plan amendment will be required to include the TDR receiving area around Columbus Village.

County Policies: The report discusses the Township's involvement with and endorsement of the *2010 Northern Burlington County Growth and Preservation Plan (GAPP)*, which contains a vision, goals and policy objectives for compatible development in Mansfield Township and twelve (12) other municipalities. The GAPP vision, adapted to 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.

Municipal Policies: The report identifies that a major change involves securing sewer service to Columbus Village and the nearby Office Distribution Laboratory (ODL) District. A second major change is the Township's desire to balance two potentially 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. These two objectives are to be balanced in the Township's future Housing Element and Fair Share Housing Plan Element.

**D. SPECIFIC CHANGES RECOMMENDED**

The report recommends replacement of the Master Plan's current goal, objectives and policies with those from the Northern Burlington County Growth and Preservation Plan (GAPP), as amended to fit Mansfield Township's unique circumstances. It reviews the status of the Master Plan's various elements and recommends which to revise or update,

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

and new ones to consider for adoption. It then itemizes which development regulations should be considered for amendment to be consistent with the Municipal Land Use Law, recent case law and sound planning principles. The major recommended changes include:

- Relocating some of the land use legislation chapters of the Township Code to the Zoning Ordinance.
- Deleting the R-1 FLP Farmland Preservation, O-1 Planned Office, GI General Industry, INS Institutional and FP Flood Plain districts.
- Adding provisions for a municipal Transfer of Development Rights (TDR) program by amending portions of the R-1 Residence District to become a sending area, adding a new R-2 TDR Receiving Area District to serve as a receiving area and adding a new R-3 Residence District to include existing developed neighborhoods in the current R-1 Residence District and parcels not identified as sending or receiving areas.
- Delineating new residential districts for neighborhoods on sewer service, such as Mapleton / Four Seasons and Country Walk.
- Delineating the extent of the C-1 Neighborhood Commercial District.
- Adding "purpose statements" to districts that currently do not have them.
- Recommending review of the "Control of Livestock" and "Farm Regulations" provisions for conformance with the "Right-to-Farm" ordinance.
- Recommending review of the Off-Street Parking and Loading standards for consistency with modern standards.
- Recommending revision of several articles upon completion of a new master Plan Housing Element and Fair Share Housing Plan.

**E. REDEVELOPMENT PLAN STATUS**

The report identifies that the ODL Office Distribution Laboratory District was designated a redevelopment area in 2005 and that a redevelopment plan was adopted for the redevelopment area in 2016. It also identifies that portions of Columbus Village were designated in 2015 as an "area in need of rehabilitation" and "area in need of redevelopment," but that a redevelopment plan for these Columbus Village areas have not yet been completed. It states that when the Township Committee adopts a redevelopment plan for the Columbus Village areas, it should consider amending the master plan and development regulations to incorporate any use, bulk, design or performance standards within those redevelopment plans that will encourage appropriate redevelopment there.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**STATUTORY REEXAMINATION OF MASTER PLAN**

The Municipal Land Use Law (MLUL) N.J.S.A. 40:55D-1 *et seq.* requires all municipalities to reexamine their Master Plans at least every ten years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible. The Planning Board last reexamined the 1998 Master Plan in 2006.

In section 40-55D-89 of the MLUL, the regulations specify:

*The Governing Body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality.*

The following report contains the Planning Board's response to the MLUL's ten-year Master Plan Reexamination Report requirements.

Documents Reviewed

Master Plan adopted October 18, 2001, as amended, including the following sections:

- A. Existing Land Use
- B. Environmental Inventory (updated November 2007 as Environmental Resource Inventory)
- C. Population (updated and adopted January 23, 2006 as Demographic Characteristics and Inventory of Housing Stock)
- D. Existing Zoning
- E. Circulation Patterns (updated and adopted October 25, 2004 as Circulation Element)
- F. Major Projects Under Development or Consideration (updated and adopted January 23, 2006)
- G. The Master Plan
- H. Goals and Objectives
- I. Land Use Plan (updated and adopted March 24, 2003, January 23, 2006 and July 25, 2011)
- J. Housing Element and Fair Share Housing Plan (superseded by Section S)
- K. Open Space and Recreation Plan
- L. Circulation Plan (superseded by Section E)
- M. Energy Conservation and Recycling Plan
- N. State Development and Redevelopment Plan
- O. Relationship of Master Plan to Adjacent Municipalities
- P. Population Projections
- Q. Municipal Stormwater Management Plan (adopted 2006)
- R. Farmland Preservation Plan Element (adopted October 2008)
- S. Housing Element and Fair Share Housing Plan (adopted December 22, 2008)

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**A. REVIEW OF PAST CONDITIONS**

Section 40:55D-89a of the MLUL provides that the Master Plan Reexamination Report shall review:

*The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*

The following Goal statement, Objectives and Policies are from the Section H of the adopted 2001 Master Plan:

Goal Statement

The central goal and focus of this Master Plan is to provide a sound and integrated vision for the future of Mansfield Township which will result in a balance of well-situated and well-designed residential and non-residential development with the preservation of significant and productive agricultural land and open space.

Objectives

- A. To protect the rural landscape of the Township through the preservation of significant, productive agricultural and other open lands.
  - 1. Promote survival of agriculture through:
    - a. Preservation of contiguous, high-quality, agricultural soils.
    - b. Creation of effective Right to Farm protections.
    - c. Support of commercial farming operations.
    - d. Buffering residential development from active agriculture.
  - 2. Preserve valued landscapes/scenic "viewsheds".
  - 3. Preserve environmentally-sensitive and/or environmentally-significant lands.
- B. To preserve the historic town character and charm.
  - 1. Preserve and enhance existing historic villages.
  - 2. Promote new residential and non-residential development which is compatible with existing and traditional residential settlement patterns.
- C. To provide a comprehensive recreation opportunity to all Township citizens through the creation of an effective and integrated network of recreation facilities.
  - 1. Active recreation facilities in appropriate areas, particularly near significant residential developments.
  - 2. Passive recreation corridors that connect active recreation areas.



**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

- D. To encourage the development of economic non-residential uses appropriate in location, type and scale which will complement and not conflict with the planning and zoning goals of the Township.
  - 1. Capitalize on New Jersey Turnpike/295 industrial land patterns.
  - 2. Provide opportunities for mixed-used development within large residential developments.
  - 3. Maximize ratable development along appropriate sections of major highways which is compatible with an increasingly residential land use pattern.
- E. To encourage, control and direct the extension of public infrastructure, namely, water and sewer service, to appropriate areas of the Township in order to achieve the goals of this Master Plan while preventing the unintended expansion of development-inducing infrastructure which is inconsistent with this Master Plan.
- F. To require the use of effective design standards which result in pleasing and compatible development for both residential and non-residential developments.
- G. To provide for a sound and integrated pattern of development which minimizes the potentially negative impacts of traffic on all communities within the Township.
- H. To effectively meet the need for expanded community services resulting from planned development.
- I. To recognize the need to protect the equity interests of the farmland owners whose use of the land for agricultural purposes has defined Mansfield Township's identity as a rural farming community.

Policies

- A. Residential
  - 1. The Township should provide for a full range of housing types for all segments of the population.
  - 2. Multi-family housing should be located near major roadways, schools and support services.
  - 3. A mixture of housing types should be permitted in large-scale projects.
  - 4. Housing development designs should allow flexibility by permitting a variety of lot dimensions without altering the overall residential densities.
  - 5. Reverse frontage lots should be mandatory in all major subdivisions that border major streets.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**B. Commercial**

1. Regional, highway and neighborhood commercial development should be provided in selected locations with adequate circulation facilities.
2. Adaptive reuse and conversions of existing structures within the three villages should be encouraged to provide small-scale retail and office uses as well as residential and non-residential uses in the same structure.
3. Shared publicly- and privately-provided parking should be considered in the existing villages.
4. Small-scale commercial uses should be encouraged in larger, mixed-use developments.
5. Large-scale shopping centers should be required to have access to a central sewer system and should have their major frontage along Route 206.

**C. Industrial**

1. Sites should be located along major streets with existing or planned capacity to serve projected traffic. Sites should not be located within residential areas or where traffic must pass through residential areas to gain access to the site.
2. Structures should be limited in mass and height so as to avoid conflicts with the generally rural appearance of the Township.
3. Master-planned industrial parks should be encouraged within designated growth areas.

**D. Community Facilities**

1. Recognize the need to permit religious facilities throughout the Township in response to population demands.
2. Provide for the location of schools near concentrations of population.
3. Coordinate the location of schools with pedestrian walkways away from major highways and with a minimal crossing of streets.
4. Provide for additional emergency service facilities in the areas where new land developments will occur.
5. Maintain the Municipal Complex in Columbus as a focal point for municipal services and recreational facilities.
6. Preserve historical and cultural sites.

**E. Open Space, Recreation and Conservation**

1. Concentrate large-scale recreation complexes in a few selected areas of the Township.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

2. Require all developments to provide for a pro-rata share of the Township's recreational requirements.
3. Provide for the retention of woodlands and streams wherever possible.
4. Prevent development on poor soil areas and critical environmental areas.
5. Require adequate landscaping and buffering between different adjacent land uses and throughout all developments where appropriate.
6. Provide for a range of recreational facilities and activities for all age groups and interests.
7. Wherever possible, combine the uses of school and Township recreational facilities.
8. Encourage the development of a comprehensive bikeway and pedestrian pathway system.
9. Support all applications for Farmland Preservation by owners of property meeting Program requirements.

F. Vehicular Circulation

1. Commercial areas along major highways should be designed to provide for common entrances to reduce the number of highway access points.
2. Off-tract street improvements should be made to accommodate the increased traffic caused by each development.
3. The circulation pattern should conform to the proposed land use plan and ensure the development of the Township in accordance with that plan.
4. To the extent possible, eliminate through traffic from residential areas by establishing a network of local collector streets.
5. Eliminate the hazardous-conflict points in the Township's existing circulation system.
6. Consider proposed street layouts in new subdivisions as a part of the overall circulation plan to ensure continuous and harmonious development of the road system in accordance with the approved circulation pattern of the Master Plan.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**B. REVIEW OF CHANGING CONDITIONS**

Section 40:55D-89b of the MLUL provides that the Master Plan Reexamination Report shall state:

*The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*

**Objectives**

**A. To protect the rural landscape of the Township through the preservation of significant, productive agricultural and other open lands.**

1. Promote survival of agriculture through:

a. Preservation of contiguous, high-quality, agricultural soils.

*Response: Mansfield Township has an aggressive farmland preservation program in the Township's R-1 Residence District. The same district currently allows cluster development and has been planned for a Transfer of Development Rights (TDR) program.*

b. Creation of effective Right to Farm protections.

*Response: Since 2007, Mansfield Township has a Right to Farm protection ordinance, as well as the potential to create an Agriculture Advisory Committee.*

c. Support of commercial farming operations.

*Farming and agricultural uses are permitted on all unimproved and undeveloped properties in every zoning district. The Township relies on its Right to Farm protection ordinance to support commercial farming.*

d. Buffering residential development from active agriculture.

*Response: In addition to Right to farm protections, the Township has a mandatory disclosure form for property transfers adjacent or near commercial farms and in the County's agricultural development areas. Mansfield Township does not have a buffer provision in its ordinance, and perhaps should consider one. Typical agricultural buffers are vegetated setback areas on developed properties that help to reduce dust and noise from an adjacent farm.*

2. Preserve valued landscapes/scenic "viewsheds".

*Response: Viewsheds are geographic areas that focus on a landmark feature or landscape. Neither the Master Plan nor the November 2007 Environmental Resource Inventory (ERI) identified any particular valuable viewsheds. A future plan amendment should include a viewshed study and recommendations to preserve them. Preservation methods might include the designation of scenic highways and vistas, enhanced setback regulations and frontage landscape preservation along designated scenic highways and billboard prevention. Mansfield Township has been relying on its aggressive farmland and open space preservation efforts to preserve viewsheds. Section 65 of the Township*

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

Code prohibits off-site outdoor advertising signs, or billboards, adjacent to I-295 and the New Jersey turnpike, but not in the rest of the Township.

3. Preserve environmentally-sensitive and/or environmentally-significant lands.  
Response: The November 2007 Environmental Resource Inventory (ERI) identified that the majority of the environmentally-sensitive and/or environmentally-significant lands were along wetlands corridors, adjacent forests and farmlands. (Farmlands were identified as "grasslands habitats.") Chapter 22 of the Township Code has special provisions for lands in flood hazard areas. Chapter 63A of the Township Code contains a Water [and Wetlands] Buffer Conservation Zone to protect Category 1 and 2 streams from development, as recommended by NJDEP. Chapter 60B contains a tree removal ordinance to protect forested areas. The site plan checklist requires submission of an environmental assessment report for projects greater than or equal to 10,000 square feet and the subdivision checklist requires an environmental impact assessment for ten or more lots or dwelling units. These studies are referred to the Township's Environmental Commission, which provides comments to the Planning Board and the Zoning Board of Adjustment. The R-1 Residence District contains a cluster development option to preserve these features, and the proposed Transfer of Development Rights (TDR) program will provide opportunities to preserve additional lands. Mansfield Township has been very active in preserving open space and farmland.

**B. To preserve the historic town character and charm.**

1. Preserve and enhance existing historic villages.  
Response: In 2015, The Township Committee designated 62 properties near the intersection of Main Street and Atlantic and New York avenues as areas in need of rehabilitation and 13 as areas in need of redevelopment. It is anticipated that their redevelopment plans will include programs to assist property owners in rehabilitation and reinvestment of these older properties in the historic village of Columbus. Otherwise, Mansfield Township does not have a program to preserve and enhance of historic villages, such as Columbus, Hedding and Georgetown. The November 2007 Environmental Resource Inventory (ERI) included an inventory of individual historic (architectural) and prehistoric (archaeological) properties listed on the State and National register of Historic Places. It did not include properties in the 1976 County Historic Inventory or those in any of the villages. The preparation and adoption of a municipal historic preservation plan element of the master plan is necessary if the Township seeks to accomplish this objective. A historic preservation element would include a complete inventory of historic sites, an evaluation of their significance and value for preservation, and recommendations to education owners about historic buildings and to encourage, or require, their preservation.
2. Promote new residential and non-residential development which is compatible with existing and traditional residential settlement patterns.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

*Response: Mansfield Township has three traditional villages: Georgetown, Hedding and Columbus. Future development around Georgetown is limited by freshwater wetlands and preserved farms, while future development around Hedding also will be limited by farmland preservation. The planned Transfer of Development Rights (TDR) program will include receiving areas surrounding Columbus with home on ¾-acre lots on septic systems in a traditional street grid pattern. In 2105, The Township Committee designated several properties near the intersection of Main Street and Atlantic and New York avenues as areas in need of rehabilitation and redevelopment. It is anticipated that their redevelopment plans will include programs to assist property owners in architecturally-compatible new construction on vacant, dilapidated and obsolete structures in the historic village of Columbus.*

**C. To provide a comprehensive recreation opportunity to all Township citizens through the creation of an effective and integrated network of recreation facilities.**

1. Active recreation facilities in appropriate areas, particularly near significant residential developments.

*Response: Mansfield Township has a robust active recreation program, supervised by the Township's Recreation Committee. It includes programs and facilities for soccer, basketball, baseball, softball, football, cheerleading and lacrosse. The Community Park and Civic Park in Columbus Village are between the population centers in Mapleton and Homestead. Additional municipal parks are found in Country Walk, Hedding and Georgetown, and Mapleton has its own recreational complex. The Northern Burlington County school district properties also include large recreational areas for school athletic programs.*

2. Passive recreation corridors that connect active recreation areas.

*Response: The Township is working with the County to create a multi-use trail along the route of the old Kinkora railroad line for the Delaware River through to Columbus and then down to Pemberton. It would be ideal to have passive recreation corridors, such as trails along the Crafts Creek wetlands area, connect active recreation areas. However, preserved farmlands in the greenbelts surrounding Columbus and Georgetown-Mapleton prohibit that. The greatest opportunity for connecting active recreational areas with population centers in Mapleton and Homestead would be to develop and implement with the County a bicycle-friendly corridor and complete streets program along roads connecting the two through Columbus along Main Street - Mount Pleasant Road - Gaunts Bridge Road (County 543.) This could be incorporated in a future amendment to the Master Plan's Circulation Plan Element.*

**D. To encourage the development of economic non-residential uses appropriate in location, type and scale which will complement and not conflict with the planning and zoning goals of the Township.**

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

1. Capitalize on New Jersey Turnpike/295 industrial land patterns.

*Response: The Township has zoned the area between I-295 and the New Jersey Turnpike south of the PA Turnpike connector for industrial development in the ODL Office Distribution Laboratory District. This area has a full interchange on I-295 and is in a future sewer service area. The Township is currently working with property owners, the County and the State to bring sewer service to this area to realize its development potential.*

2. Provide opportunities for mixed-used development within large residential developments.

*Response: The R-5 Residence District, which regulated the Homestead neighborhood development, includes a provision for neighborhood-oriented commercial development. The recent adjacent Country Walk development also included a commercial component along Main Street.*

3. Maximize ratable development along appropriate sections of major highways, which is compatible with an increasingly residential land use pattern.

*Response: In addition to the potential industrial tax properties in the ODL Office Distribution Laboratory District, the Township has provided a highway commercial zone, C-2 Highway Commercial District, in the Mansfield Square area near New Jersey Turnpike interchange #7. Although most of this area is now used for automobile storage by the National Auto Dealers Exchange (N.A.D.E.), it is in a sewer service area. The remainder of the US 206 corridor between N.A.D.E. and Columbus Village is also in the C-2 Highway Commercial District, but does not have sewer service. Future development in this corridor will be on septic systems.*

- E. To encourage, control and direct the extension of public infrastructure, namely, water and sewer service, to appropriate areas of the Township in order to achieve the goals of this Master Plan while preventing the unintended expansion of development-inducing infrastructure which is inconsistent with this Master Plan.**

*Response: Since 2001, the extension of public infrastructure is regulated by the New Jersey Department of Environmental Protection, which is guided by the smart growth areas (Planning Areas 1 and 2) in the 2001 State Development and Redevelopment Plan (State Plan). The Township's zoning and infrastructure plans are consistent with the State Plan.*

- F. To require the use of effective design standards which result in pleasing and compatible development for both residential and non-residential developments.**

*Response: Since 2001, New Jersey land use case law has essentially prohibited municipalities from regulating architectural design features outside a designated historic district, redevelopment area or Transfer of Development Rights (TDR) receiving area. This makes "pleasing and compatible development" residential and non-residential patterns difficult to regulate aside from the use of bulk, height and landscape standards.*

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**G. To provide for a sound and integrated pattern of development which minimizes the potentially negative impacts of traffic on all communities within the Township.**

*Response: The Planning Board and Zoning Board of Adjustment, in coordination with their engineers, work with developers to ensure that development applications address the issues identified in the Master Plan's Circulation Element. The county engineer also reviews development applications along county roads to ensure traffic capacity and safety.*

**H. To effectively meet the need for expanded community services resulting from planned development.**

*Response: The future of the Township's non-residential development is dependent on future sewer service in the ODL Office Distribution Laboratory District, as indicated above. A recent zoning build-out analysis for the R-1 Residence District's Transfer of Development Rights (TDR) program identified the capacity for approximately another 315 dwelling units, or roughly 800 new residents, in the Township. Most of these units would be in the TDR receiving areas around Columbus Village. This would represent a roughly 9% growth in the Township's population. To effectively meet the community services need for a 9% growth factor, the Township should prepare a Master Plan Community Facilities Plan Element.*

**I. To recognize the need to protect the equity interests of the farmland owners whose use of the land for agricultural purposes has defined Mansfield Township's identity as a rural farming community.**

*Response: Mansfield Township's Right to Farm ordinance protects farmland owners' current operations. The existing R-1 cluster development option and the planned Transfer of Development Rights (TDR) program will protect their equity, as well.*

**Policies**

**A. Residential**

**1. The Township should provide for a full range of housing types for all segments of the population.**

*Response: The Mapleton neighborhood contains a full range of housing types for people of low and moderate incomes. The court-approved Center development in the R-6 Residence District will include senior housing and a full range of housing types for people of low and moderate incomes. The remainder of residential areas of the Township are without sewer service, which makes it extremely difficult to provide a wide variety of housing types. Mansfield Township will need to prepare and adopt a new Housing Element and Fair Share Plan to provide for its 1999-2025 affordable housing obligations.*

**2. Multi-family housing should be located near major roadways, schools and support services.**

*Response: Although the Mapleton neighborhood contains townhomes, none of the Township's zoning districts actually permit multi-family housing, although*



**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

*multi-family housing is often developed in sewer service areas as part of a Mount Laurel affordable housing project. The multi-family developments in the proposed Centex project on Petticoat Bridge Road, which may be built as the result of Mount Laurel housing litigation, is contrary to this policy.*

3. A mixture of housing types should be permitted in large-scale projects.  
*Response: The existing Mapleton neighborhood does have a mixture and the proposed Centex development will have a mixture of housing types.*
4. Housing development designs should allow flexibility by permitting a variety of lot dimensions without altering the overall residential densities.  
*Response: The R-1 Residence District provides a residential cluster provision that allows for lot dimensional variety while maintaining the overall residential density.*
5. Reverse frontage lots should be mandatory in all major subdivisions that border major streets.  
*Response: Section 50-19 Streets of the Subdivision Ordinance requires "a subdivision abutting arterial streets shall provide a marginal service road or reverse frontage with a buffer strip for planting or some other means of separation of through and local traffic."*

**B. Commercial**

1. Regional, highway and neighborhood commercial development should be provided in selected locations with adequate circulation facilities.  
*Response: The Zoning Ordinance and Plan prescribes areas along NJ 68 and US 206, in the center of the Township for highway and commercial development.*
2. Adaptive reuse and conversions of existing structures within the three villages should be encouraged to provide small-scale retail and office uses as well as residential and non-residential uses in the same structure.  
*Response: The Zoning Ordinance and Plan encourages for the adaptive re-use and conversions in the three villages, provided sites have sufficient septic system capacity.*
3. Shared publicly- and privately-provided parking should be considered in the existing villages.  
*Response: Shared publicly- and privately-provided parking is unnecessary in the villages of Georgetown and Hedding. The municipal building parking lot serves as a community parking lot for Columbus.*
4. Small-scale commercial uses should be encouraged in larger, mixed-use developments.  
*Response: The R-5 Residence District permits this development pattern.*

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

5. Large-scale shopping centers should be required to have access to a central sewer system and should have their major frontage along Route 206.  
*Response: The Zoning Ordinance and Plan permits shopping center in the C-2 Highway Commercial district on Route 206 and NJ 68 and in the LI Light Industrial and HI Heavy Industrial districts on US 130. Large-scale shopping centers would require connection to a central sewer system to operate.*

**C. Industrial**

1. Sites should be located along major streets with existing or planned capacity to serve projected traffic. Sites should not be located within residential areas or where traffic must pass through residential areas to gain access to the site.  
*Response: The Zoning Ordinance and Plan permits industrial development in the LI Light Industrial and HI Heavy Industrial districts on US 130, as well as the ODL District in the south central portion of the Township. None of these areas require truck movements through residential areas.*
2. Structures should be limited in mass and height so as to avoid conflicts with the generally rural appearance of the Township.  
*Response: Uses in the LI, HI Heavy Industrial and ODL districts is limited to two stories, with a floor area ratio of 0.5 in the LI Light Industrial and HI Heavy Industrial districts and 0.3 in the ODL Office Distribution Laboratory District.*
3. Master-planned industrial parks should be encouraged within designated growth areas.  
*Response: Most industrial development, especially those in master-planned industrial parks, will require location in designated growth areas with connection to a central sewer system to operate.*

**D. Community Facilities**

1. Recognize the need to permit religious facilities throughout the Township in response to population demands.  
*Response: Religious facilities are either permitted or conditionally permitted in all but the master-planned R-5 Residence and R-6 Residence districts.*
2. Provide for the location of schools near concentrations of population.  
*Response: Mansfield Township elementary schools are Columbus in the central part of the Township and just outside Mapleton, the Township major non age-restricted population center. The junior and senior high schools, which are part of the Northern Burlington County Regional School District, are also located just outside Mapleton.*
3. Coordinate the location of schools with pedestrian walkways away from major highways and with a minimal crossing of streets.  
*Response: While this is the case in Columbus, it is not the case elsewhere, where students are bussed.*

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

4. Provide for additional emergency service facilities in the areas where new land developments will occur.

*Response: Mansfield Township has a centralized emergency services facilities program, headquartered at the municipal complex just north of Columbus.*

5. Maintain the Municipal Complex in Columbus as a focal point for municipal services and recreational facilities.

*Response: Mansfield Township has a centralized municipal services facilities program, headquartered at the municipal complex just north of Columbus. The two main public recreational facilities are also in or adjacent to Columbus Village.*

6. Preserve historical and cultural sites.

*Response: The November 2007 Environmental Resource Inventory (ERI) included an inventory of individual historic (architectural) and prehistoric (archaeological) properties listed on the State and National register of Historic Places. It did not include properties in the 1976 County Historic Inventory or those in any of the villages. The preparation and adoption of a municipal historic preservation plan element of the master plan is necessary if the Township seeks to accomplish this objective. A historic preservation element would include a complete inventory of historic sites, an evaluation of their significance and value for preservation, and recommendations to preserve and conserve those resources for future generations.*

**E. Open Space, Recreation and Conservation**

1. Concentrate large-scale recreation complexes in a few selected areas of the Township.

*Response: The two main public recreational facilities are also in or adjacent to Columbus Village.*

2. Require all developments to provide for a pro-rata share of the Township's recreational requirements.

*Response: While the Township Zoning Ordinance requires this, pro-rata requirements for recreational facilities are not permitted under the Municipal Land Use Law.*

3. Provide for the retention of woodlands and streams wherever possible.

*Response: Most woodlands areas are locations of poor farming soils, which are also poor locations for septic systems and development. Township Code Chapter 63A: Water Resource Buffer Conservation Zones protects streams and wetlands areas, as do NJDEP freshwater wetlands and flood hazard regulations.*

4. Prevent development on poor soil areas and critical environmental areas.

*Poor soils are also poor locations for septic systems and development. Critical environmental sites tend to be along streams or in wetlands areas. Township Code Chapter 63A: Water Resource Buffer Conservation Zones protects*

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

streams and wetlands areas, as do NJDEP freshwater wetlands and flood hazard regulations.

5. Require adequate landscaping and buffering between different adjacent land uses and throughout all developments where appropriate.

*Response: Article XXI Landscape Buffers of the Zoning Ordinance requires buffers between non-residential and residential uses.*

6. Provide for a range of recreational facilities and activities for all age groups and interests.

*Response: Mansfield Township has a robust active recreation program, supervised by the Township's Recreation Committee. It includes programs and facilities for soccer, basketball, baseball, softball, football, cheerleading and lacrosse. The Community Park and Civic Park in Columbus Village are between the population centers in Mapleton and Homestead. Additional municipal parks are found in Country Walk, Hedding and Georgetown, and Mapleton has its own recreational complex. The Northern Burlington County Regional School District properties also include large recreational areas for school athletic programs.*

7. Wherever possible, combine the uses of school and Township recreational facilities.

*Response: This policy recommendation has yet to be implemented.*

8. Encourage the development of a comprehensive bikeway and pedestrian pathway system.

*Response: Most of the Township main roads are owned by the County, which has recently completed a bicycle access plan. Working with the County could help to implement this policy recommendation.*

9. Support all applications for Farmland Preservation by owners of property meeting program requirements.

*Response: Mansfield Township has supported this program in the past.*

**F. Vehicular Circulation**

1. Commercial areas along major highways should be designed to provide for common entrances to reduce the number of highway access points.

*Response: The Planning Board and Zoning Board of Adjustment work with developers to accomplish this policy recommendation.*

2. Off-tract street improvements should be made to accommodate the increased traffic caused by each development.

*Response: Developers pay their fair share of off-tract improvements, in accordance with the Municipal Land Use Law.*

3. The circulation pattern should conform to the proposed land use plan and ensure the development of the Township in accordance with that plan.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

*Response: The Planning Board and Zoning Board of Adjustment work with developers to accomplish this policy recommendation.*

4. To the extent possible, eliminate through traffic from residential areas by establishing a network of local collector streets.

*Response: The Circulation Plan Element has established a network of local collector streets.*

5. Eliminate the hazardous-conflict points in the Township's existing circulation system.

*Response: The Circulation Plan Element has identified these points, and the Planning Board and Zoning Board of Adjustment work with developers to accomplish this policy recommendation.*

6. Consider proposed street layouts in new subdivisions as a part of the overall circulation plan to ensure continuous and harmonious development of the road system in accordance with the approved circulation pattern of the Master Plan.

*Response: The Planning Board and Zoning Board of Adjustment work with developers to accomplish this policy recommendation.*

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**C. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES**

Section 40:55D-89c of the MLUL provides that the Master Plan Reexamination Report shall state:

*The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.*

**C1. Land Use – Density and Distribution**

The most significant change in the assumptions, policies and objectives, in terms of population density and distribution is the refinement of the planned Transfer of Development Rights (TDR) program. Although the TDR purpose is the same, the current (2001, amended 2006) Land Use Plan Element shows and describes the TDR sending and receiving areas much more broadly than now envisioned. The TDR program now would be contained within the R-1 Residence District and the receiving areas would be on strategic tracts surrounding Columbus Village. The TDR program, which will be designed to receive dwelling units on ¾-acre lots on septic systems, will yield no increase in overall dwelling units and will not require the tremendous expense of new wastewater infrastructure. This includes identification of 60 targeted sending area tracts and 19 targeted receiving area tracts around Columbus Village. The TDR program should enable the preservation of about 1,504 acre of farmland, while maintaining farmer equity, and provision for about 264 new units in traditional neighborhood developments around Columbus Village. For this reason, it is recommended that the Planning Board prepare and adopt a 2016 Master Plan Land Use Plan Element update. The revisions to the TDR program will also require the Planning Board to prepare and adopt a 2016 Master Plan Farmland Preservation Plan Element update and a new Housing Element and Fair Share Housing Plan.

**C2. Population – Density and Distribution**

The most significant change in the assumptions, policies and objectives, in terms of land use density and distribution is the refinement of the planned Transfer of Development Rights (TDR) program. (See C1. Land Use – Density and Distribution, above.) A zoning build-out for the R-1 zone estimated that approximately 321 new dwelling units could be built in that zone. The proposed TDR program would relocate about 264 of these to the receiving area tracts around Columbus Village. The anticipated population at zoning build-out would be roughly 800 new residents for 2.5 persons per unit. In addition, preliminary estimates indicate a need for approximately 63 low- and moderate-income affordable housing units to be located in the Township. These would need to be on sewer service, probably in the vicinity of Columbus Village. Because the provision for Mansfield Township's fair share of low- and moderate-income affordable housing units is a state constitutional obligation, it is recommended that the Planning Board to prepare and adopt a 2016 Master Plan Housing Element and Fair Share Housing Plan update.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**C3. Housing Conditions**

In 2015, the Township Committee approved a redevelopment and rehabilitation area designation for the central portion of Columbus Village, which is primarily a residential area. A redevelopment plan to encourage and incentivize rehabilitation and redevelopment may be completed later this year. In addition, there have been significant changes in relation to the Township's fair share obligation for providing low- and moderate-income housing. An update is needed for the Township's Housing Element and Fair Share Housing Plan to be compliant with the 2015 New Jersey Supreme Court findings on municipal obligations for fair share of low- and moderate-housing.

**C4. Circulation**

The Master Plan's Circulation Plan Element was amended in 2004 and then again in 2014. The first revision identified a series of problem intersections and road sections, as well as proposed new road segments to facilitate traffic movement. The latter revision evaluated the potential impact of new streets associated with Transfer of Development Rights (TDR) receiving areas around Columbus Village, as well as the sufficiency of a proposed bypass on the southwest corner of the village.

The element recognized that most of the Township's road network was under County jurisdiction. The County has engaged the Delaware Valley Regional Planning Commission (DVRPC) to complete a three-year long revision to the County highway master plan, which will include a model projecting traffic issues out to 2040. It is recommended that the Township revise its Circulation Plan Element after this work is completed so that it can be consistent with the County's plan. In addition, the Township's revised element should re-evaluate the status of the identified problem intersections and road sections to see if they are still problems, and the proposed new road segments to determine whether they are still viable given farmland preservation activities. The new element should look into the issue of "Complete Streets" to increase bicycle and pedestrian safety in population centers and the potential for implementing the County's bicycle master plan, particularly along County Route 543.

**C5. Conservation of Natural Resources**

In 2007, the Delaware Valley Regional Planning Commission (DVRPC) completed an Environmental Resource Inventory (ERI) for the Township, updating the 2001 Master Plan ERI. The ERI provided information on soils, surface and ground water resources, natural vegetation, habitats and animal communities. It also included built environment issues, such as, preserved open space and farmland, historic sites, contaminated sites and sewer service areas. Due to the abundance of additional information on environmentally and culturally sensitive areas, the Environmental Commission should review whether there should be any changes to existing policies or objectives.

The recommendations in the current (2001) Open Space and Recreation Plan Element focus mainly on open space acquisition and recreation contributions. Since 2001, the State and County have amended their open space and recreation facilities programs to benefit municipal programs. In addition, the master plan element does not quantify how

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

much land is sufficient to meet municipal needs. This demand factor needs to be explored in a revised master plan element. A revised element also should take into consideration the sufficiency of the environmental protections in the Township's existing zoning land use legislation.

The ERI also contained a short inventory of historic (architectural) and prehistoric (archaeological) properties on the State and National Register of Historic Places. The 1976 County inventory of historic resources, itemized a high concentration of historic properties in Columbus and the other two smaller villages of Georgetown and Hedding. Bringing sewer service to Columbus to fix existing health issues and to encourage property reinvestment, may adversely affect the architectural integrity of some of those properties. A historic preservation element would include a complete inventory of historic sites, an evaluation of their significance and value for preservation, and recommendations to preserve and conserve those resources for future generations. For this reason, the preparation of a master plan historic preservation plan element is recommended.

**C6. Energy Conservation**

There have been no significant changes in the assumptions, policies or objectives regarding this issue.

**C7. Solid Waste Management and Recycling**

There have been no significant changes in the assumptions, policies or objectives regarding this issue.

**C8. State Policies**

State Policies in the past few years have significantly altered Mansfield Township's assumptions regarding land use, particularly housing and economic development. In 2015, the New Jersey Supreme Court declared that municipalities still had a constitutional obligation to provide their fair share of low- and moderate-income affordable housing. The court provided guidelines for municipalities to follow for the preparation of Master Plan Housing Element and Fair Share Housing Plan. These guidelines are based upon the earlier Rounds 1 and 2 procedures. These elements are now to be approved by county Superior Courts, instead of the Council on Affordable Housing, which no longer exists. To be compliant with the Townships constitutional obligation and to avoid any potential builders' remedies, it is recommended that the Township prepare and adopt a Master Plan Housing Element and Fair Share Housing Plan update.

A second change in State policy assumptions is the implementation of the 2001 State Development and Redevelopment Plan (State Plan) Policy Map by the New Jersey Department of Environmental Protection (NJDEP) for wastewater management planning purposes. The County and Township relied on the State Planning Commission to revise the 2001 State Plan and its policy map for many years, however, it has yet to do so. In the interim, NJDEP has used the map's planning areas to control extension of centralized sewer service to Planning Areas 1 and 2 and designated centers. In Mansfield Township's



**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

case, this would be the land along US 130, in Mansfield Square, Columbus Village and the ODL Office Distribution Laboratory District. Because the Township's main commercial corridor, the C-2 Highway Commercial District along US 206, is not included in this planned sewer service area, it has to revisit its assumptions and plans for this corridor's future development on individual septic systems. A Wastewater Management Plan amendment will be required to include the TDR receiving area around Columbus Village.

**C9. County Policies**

Since 2001, the County has worked with Mansfield Township and twelve other municipalities in Northern Burlington County to prepare and adopt the 2010 Growth and Preservation Plan (GAPP). The GAPP is a multi-municipal, consensus-based, guidance document for conservation, preservation and growth. It is founded on a shared vision for the region's future and on a shared understanding of what is to be gained and what is at risk. Mansfield Township is part of Northern Burlington County's vision of a regional balance of "town and country" – a region with vibrant towns, inviting villages and cozy hamlets nestled within a larger, rural landscape of productive farmland, open spaces, woodlands and wetlands. Mansfield Township endorsed the GAPP in 2012. Municipalities were encouraged to incorporate the GAPP into their master plans and plan elements.

The GAPP has eight (8) main goals:

1. Revitalize the region's Hamlets, Villages and Towns.
2. Conserve region's agricultural and natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of the county.
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 region.

In the smart growth areas of the Township, either on sewer service or in areas planned to be, such as in Columbus, Homestead, Georgetown, Mapleton and Mansfield Square, the primary objectives are:

- To protect the character of existing stable communities;
- To provide for most of the region's future development in compact forms and mixed-use patterns; and
- To redesign areas of sprawl and reverse the current trend toward further sprawl in Northern Burlington County.

The remainder of the Township was identified as a Farmbelt / Rural Reserve area, which has as its primary objectives:

- To promote a viable rural lifestyle and the agricultural industry; and
- To maintain large contiguous areas of farmland and supportive lands.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**C10. Municipal Policies and Objectives**

The first major change in municipal policies and objectives is the push to get sewer service to the industrially-zoned (ODL) tracts in the south central portion of the Township and Columbus Village. The Township is currently looking at sewerage the ODL properties via a wastewater extension to Burlington City. Sewering the ODL properties would enable the Township to substantially add to its tax ratable base. In Columbus Village, the issue has to do with the difficulty in providing a sufficient septic system given the small lot size in the historic community for residential properties as well as for additional neighborhood-oriented commercial development. The sewage problem, and potential solution of piping wastewater to the Homestead Plant for treatment and to a land application area on the municipally-owned Reed Farm for disposal, is a major change in the Township's development assumptions, policies and objectives. Sewering Columbus Village would have a major impact on property values in the village and encourage additional commercial development in the village center and southern perimeter.

The second major change is the Township's desire 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 households. 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. (See C3. Housing Conditions, above.)

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**D. SPECIFIC CHANGES RECOMMENDED**

Section 40:55D-89d of the MLUL provides that the Master Plan Reexamination Report shall state:

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

**D.1 Master Plan Goals and Objectives**

In 2012, Mansfield Township endorsed the Northern Burlington County Growth and Preservation Plan (GAPP). Mansfield Township's endorsement meant that the Township would consider the GAPP goals and objectives when it updated its Master Plan and plan elements. Adopting the GAPP's vision, goals and policy objectives with some modifications to suit Mansfield Township's unique circumstances, will make it easier to implement the Township's planning agenda, to prepare future master plan elements and to evaluate in future reexamination reports. Therefore, this reexamination report recommends that the Chapter G - Goals and Objectives of Township Master Plan be revised to read as follows:

**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 Centers or in modern forms in planned Nodes<sup>1</sup>;
- 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;

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<sup>1</sup> Nodes are concentrations of employment and economic activity that are not organized in mixed-use, compact forms.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

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

**GOALS**

1. Revitalize the Township's Hamlets, Villages and Towns, such as Hedding, Kinkora, Georgetown, and Columbus;
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.

**POLICY OBJECTIVES**

**A. Land Use:**

1. Protect natural systems and environmentally sensitive features in these areas 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 in these areas 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 in these areas should maintain and enhance the natural resources and rural character of the area.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

5. Guide development and redevelopment opportunities into more compact forms in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes which have been retrofitted, or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities.
  6. Development and redevelopment in Hedding, Kinkora, Georgetown, and Columbus and planned 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 (CLD) patterns and traditional neighborhood design (TND) patterns in Hedding, Kinkora, Georgetown, and Columbus Centers and planned Nodes.
  8. Provide an opportunity for residential development in clustered land development (CLD) patterns and traditional neighborhood design (TND) in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes 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 planned 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, Kinkora, 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 Hedding, Kinkora, Georgetown, and Columbus and planned Nodes, where appropriate.
  14. Ensure efficient and beneficial utilization of scarce land resources, including parking, to strengthen the diversified and compact nature of Hedding, Kinkora, Georgetown, and Columbus and planned Nodes.
- B. Housing:**
1. Provide for a full range of housing choices primarily in Columbus and adjacent sewer service neighborhoods, at appropriate densities to accommodate projected growth.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

2. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities in Columbus.
3. Focus multi-family and higher-density, single-family housing in Columbus and adjacent sewer service neighborhoods.
4. Any housing in these areas should be planned and located to maintain or enhance the historic, cultural and scenic qualities and with minimum impacts on historic, agricultural and environmental resources.
5. Any housing in Nodes should be redeveloped to nonresidential uses compatible with the existing or planned character of that Node. (Housing is not encouraged in planned Nodes, which are meant for clustered non-residential development.)

**C. Economic Development:**

1. Support appropriate agricultural and natural resource-based activities and locate economic development opportunities that are responsive to the needs of farming and the agricultural industry, the travel and tourism industry and the surrounding non-agricultural region in Columbus and planned Nodes.
2. Locate within planned Nodes resource-based economic development activities, such as resource extraction, recreation and agricultural processing, as well as activities that meet a regional need and cannot meet acceptable performance standards for Columbus.
3. Promote small-scale, home-occupation and farmstead-support businesses and appropriate renewable energy facilities to provide additional income opportunities for farming households.
4. Promote small-scale, home-occupation and farmstead and community-support businesses in Columbus and adjacent sewer service neighborhoods to promote economic viability of these rural communities.
5. Any economic development in these areas should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural and environmental resources.
6. Provide opportunities and facilities for eco-tourism, agritourism, heritage tourism and arts and culture destinations in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes.
7. Sustain and increase property values through programs to incentivize historic preservation of buildings and neighborhoods.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

8. Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support identified and appropriate roles for Hedding, Kinkora, Georgetown, and Columbus and planned Nodes within the regional marketplace.
9. Encourage employer business and employee job training and other incentives to retain and attract businesses to Hedding, Kinkora, Georgetown, and Columbus and planned Nodes, where appropriate.
10. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.
11. Guide opportunities for economic development into pedestrian- and transit-supportive Hedding, Kinkora, Georgetown, and Columbus and planned Nodes and target new jobs to these locations, where appropriate.

**D. Transportation:**

1. Maintain and enhance a transportation system that protects these areas from scattered and piecemeal development and links Hedding, Kinkora, Georgetown, and Columbus and planned Nodes to each other.
2. Accommodate the seasonal traffic demands of agriculture that support farming and natural resource-based activities, such as the development of "farming traffic routes".
3. Encourage alternatives to single-occupancy vehicle use whenever feasible.
4. In Hedding, Kinkora, Georgetown, and Columbus and planned Nodes, emphasize the use of public transportation systems, Park 'n Ride facilities and other alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options.

**E. Natural Resource Conservation:**

1. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.
2. Strategically acquire open space to define Hedding, Kinkora, Georgetown, and Columbus and planned Nodes with greenbelts and to maintain contiguous open space corridors that link to other Centers.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**F. Agriculture:**

1. Promote agricultural best management practices that prevent or minimize conflicts with sensitive environmental resources.
2. Guide non-agricultural development toward Columbus and planned industrial and commercial nodes to ensure the viability of agriculture and the retention of farmland.
3. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers and planned industrial and commercial nodes through municipal farmland preservation programs, the Right-to-Farm ordinance and disclosure forms for property transfers adjacent or near commercial farms and in the County's agricultural development areas (ADAs).
4. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land use conflicts for agriculture.
5. Actively promote agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment in Columbus and planned industrial nodes.
6. Provide opportunities for household and community produce gardens, greenhouses, farmers markets and community-supported agriculture enterprises.

**G. Recreation:**

1. Provide maximum active and passive recreational and tourism opportunities at the local and regional levels by targeting the acquisition and development of neighborhood and municipal parkland within and around Georgetown, Hedding and Columbus.
2. Provide regional recreation and eco-tourism, agritourism and heritage tourism opportunities by targeting open space acquisitions and improvements that enhance large contiguous open space systems.
3. Coordinate agricultural tourism and recreation activities to support economic development activities.
4. Ensure meaningful access to public lands.

**H. Redevelopment:**

1. Encourage environmentally appropriate redevelopment in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes to accommodate growth that would otherwise occur in these areas.



**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

2. Redevelop, where appropriate, in Kinkora and Columbus and planned Nodes, with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for these areas.

**I. Historic Preservation:**

1. Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites (HCSs), neighborhoods and districts in ways that will not compromise either the historic resource or the ability for Hedding, Kinkora, Georgetown, and Columbus and planned Nodes to develop or redevelop.
2. Coordinate historic preservation needs with farmland, natural resource and open space preservation efforts.
3. Coordinate historic preservation with tourism and economic development efforts.

**J. Infrastructure:**

1. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers and Nodes to promote clustered land development (CLD) patterns, traditional neighborhood design (TND), Transfer of Development Rights (TDR) and non-contiguous parcel clustering.
2. Make community wastewater treatment a feasible and cost-effective alternative in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes to promote clustered land development (CLD) patterns, traditional neighborhood design (TND), Transfer of Development Rights (TDR) and non-contiguous parcel clustering.

**K. Coordination:**

1. Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs that support agriculture and farmland preservation by examining the effects of farmland fee simple and easement acquisition programs, financial institution lending practices, government regulation, taxation and other governmental policies and programs.
2. Coordinate efforts of various state agencies, county and municipal governments to establish regional approaches to the planning and provision of facilities and services in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

3. Create public/public and public/private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes.

**D.2 Master Plan Update.**

Based on the analysis of changes documented in this report that have occurred in Mansfield Township over the past fourteen (14) years, a number of updates and revisions are recommended:

Master plan elements that are current:

**Energy Conservation and Recycling Plan Element**

**Stormwater Management Plan Element**

Revise / amend existing elements:

**Circulation Plan Element** – Review and amend proposed roads, problems intersection, road segments and bridges after completion of County Highway Plan and the above transportation policy objectives.

**Open Space and Recreation Plan Element** – Review and amend planning recommendations based upon findings in the 2007 Environmental Resource Inventory (ERI) and the above natural resource and recreation policy objectives.

Update existing master plan elements:

**Land Use Plan Element** - This should explain the reason for a number of changes to the residential zoning districts and the basis of the Transfer of Development Rights (TDR) program. It also should include a Transfer of Development Rights (TDR) Report, as required under the Municipal Land Use Law.)

**Housing Element and Fair Share Housing Plan** – This is needed to be compliant with the 2015 New Jersey Supreme Court findings on municipal obligations for fair share of low-and moderate-housing.

**Farmland Preservation Plan Element** - This element should provide an explanation for the basis of the Transfer of Development Rights (TDR) program.

Consider preparation and adoption of new master plan elements:

**Historic Preservation Plan Element** – This planning tool is recommended to help the Township identify whether there are any significant historic or prehistoric resources that are worthy of preservation and to evaluate the various methods available to help ensure their continuity for future generations.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**D.3 Development Regulations**

The following changes are recommended to the Land Use Legislation chapters in the Township Code and other related chapters to keep them consistent with the Municipal Land Use Law, recent case law and sound planning principles. The accompanying proposed 2016 Master Plan Land Use Plan Element contains recommended changes for the listing of permitted, accessory, conditional and prohibited land uses in each zoning district.

**Chapter 3: Adult Entertainment**

Revise per current state statutes and case law. Consider incorporating into Zoning Ordinance.

**Chapter 3A: Agricultural Advisory Committee** - No changes recommended.

**Chapter 17A: Environmental Commission**

§17A-9.A.(7): Remove consideration of architectural design for development projects, which is outside the commission's legal purview.

**Chapter 19A: Right to Farm** - No changes recommended.

**Chapter 16B: Driveway and Apron Construction Standards** - No changes recommended.

**Chapter 22: Flood Damage Prevention** – No changes recommended.

**Chapter 27: Land Use Procedures**

§27-30.5 - Remove the requirement for a "community impact statement," which is not permitted under the Municipal Land Use Law.

**Chapter 41: Rezoning of Land** – No changes recommended.

**Chapter 44A: Site Plan Review** – No changes recommended.

**Chapter 48: Stormwater Control** – No changes recommended.

**Chapter 50: Subdivision of Land** – No changes recommended.

**Chapter 60A: Trees, Shrubbery and Landscaping** – No changes recommended, other than consideration of moving this legislation to the Zoning Ordinance.

**Chapter 60B: Tree Removal** – No changes recommended, other than consideration of moving this legislation to the Zoning Ordinance.

**Chapter 63A: Water Resource Buffer Conservation Zones** – No changes recommended, other than consideration of moving this legislation to the Zoning Ordinance.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**Chapter 65: Zoning**

Article I: Title; Intent

No changes recommended.

Article II: Districts

§65-2: Delete the R-1 FLP Farmland Preservation, O-1 Planned Office, GI General Industry, INS Institutional and Flood Plain districts, which are not on the last approved Zoning District Map. See comment for Article IX, below, regarding the C-1 Neighborhood Commercial District.

Article III: Application and Interpretation

§65-4: A paragraph G should be added that states that any use not specifically permitted, conditionally permitted or permitted as an accessory use is thereby prohibited.

Article IV: Definitions and Word Usage; Measurements

Define or replace some terms: variety store, dry goods store, notions store.

Article V: R-1 Residence District

To facilitate implementation of the Transfer of Development Rights (TDR) program and to reduce future zoning variance issues, it is recommended that the current R-1 Residence district be split into five (5) separate districts. Two of which will be used in the proposed Transfer of Development Rights (TDR) program: R-1 TDR Sending Area District and R-2 TDR Receiving Area District. Two districts should reflect existing development patterns: R-7 Residential District, which includes the Mapleton and Four Seasons developments, and R-8 Residence District, which includes the Country Walk development and adjacent areas on sanitary sewer. The remaining unsewered parcels in the existing R-1 Residence District will be transferred to a proposed R-3 Residential District. These would maintain all the current provisions under current R-1 Residence District zoning, including the minimum three—acre lot size and residential cluster provision. The details of this recommendation should be fleshed out in a Land Use Plan Element update.

Article VI: C-3 Office/Residential District

§65-14: Add a "purpose statement" before listing permitted uses. A purpose statement for this district and other districts 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."

§65-15: Delete this section because architectural design standards are not permitted outside a designated historic district, redevelopment area or TDR receiving area.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

Article VII: R-1 FLP Farmland Preservation Farmland Preservation

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.

Article VIII: R-4 Village Center Village Center District

§65-24: Add a "purpose statement" before listing permitted uses.

§ 65-26.B.: "Apartments" convey a rental housing use type, and the Municipal Land Use Law does not permit zoning for ownership. Change the word "apartment" to "multi-family unit," and delete subparagraph 2, which is regulated by the New Jersey Residential Site Improvement Standards (RSIS).

Article IX: C-1 Neighborhood Commercial Neighborhood Commercial District

§65-29: Add a "purpose statement" before listing permitted uses.

§ 65-32.A.: If this subparagraph is retained, this zoning district does not and will not apply to any properties in Columbus Village until it is served by public sewer, regardless of how it is now shown on the zoning district map. Either this zone should be removed or the map should be changed to show it containing the commercial uses fronting Route 543 in Homestead and Country Walk.

Article X: C-2 Highway Commercial District

§65-33: Add a "purpose statement" before listing permitted uses.

Article XI: ODL Office Distribution Laboratory District

§65-41: Add a "purpose statement" before listing permitted uses.

Article XI A: O-1 Planned Office District

Delete this article because the zoning district no longer exists.

Article XII: LI Light Industrial District

§65-46: Add a "purpose statement" before listing permitted uses.

§65-49: Delete this paragraph due to its irrelevance.

Article XIII: (Reserved)

No changes recommended.

Article XIV: HI Heavy Industrial District

§65-56: Add a "purpose statement" before listing permitted uses.

§65-57: Change the abbreviation "GI" to "LI."

§65-59: Delete this paragraph due to its irrelevance.

Article XV: INS Institutional District

Delete this article because the zoning district no longer exists.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

Article XVI: Flood Plain District

Delete this article because the zoning district no longer exists.

Article XVII: Open Space Relations

Remove sections that are not consistent with the Municipal Land Use Law and subsequent case law.

Article XVIII: Residential Cluster Development

No changes recommended.

Article XVIII A: R-5 Residence District

No changes recommended.

Article XVIII B: (Reserved)

No changes recommended.

Article XVIII C: R-6 Residence District

No changes recommended.

Article XIX: General Regulations

§ 65-87 Pedestrian ways – No changes recommended.

§ 65-88 Prohibited uses – No changes recommended.

§ 65-89 Agricultural areas

Amend to reference the Township's Right to Farm ordinance (Chapter 19A).

§ 65-89.1 Projections into yards - No changes recommended.

§ 65-90 Visibility at intersections - No changes recommended.

§ 65-91 Swimming pools - No changes recommended.

§ 65-91.1. Permeability tests; wells - No changes recommended.

§ 65-92. Height regulations- No changes recommended.

§ 65-93. Utility sheds

Consider amending the paragraph to specify maximum sizes and dimensions for utility sheds.

§ 65-94. Private garages

Delete paragraph D regarding integration of garages to "living units."

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

§65-95. Control of livestock

Refer to the Township Agricultural Advisory Committee or the County Agricultural Development Committee, if the Township committee is not appointed, to comment on whether these performance standards are consistent with the Township's Right to Farm ordinance (Chapter 19A).

§65-95.1. Home office use - No changes recommended.

§65-95.2. Lot area calculation

Delete the paragraph, which is not consistent with the Municipal Land Use Law's definition of density.

§65-95.3. Drainage requirements – No changes recommended.

§65-95.4. Soil testing – No changes recommended.

§65-95.5. Telecommunications towers and antennas – No changes recommended.

Article XX: Off-Street Parking and Loading

Review and amend minimum off-street parking requirements based on the Institute for Transportation Engineer's 4<sup>th</sup> edition Parking Generation manual, the New Jersey Residential Site Improvement Standards (RSIS) for residential development, and the Urban Land Institute's Shared Parking manual

Article XXA: Transportation and Impact Report

No changes recommended.

Article XXI: Landscape Buffers

Replace the phrase Mansfield Township "Landscape Ordinance" in § 65-100.B, with the phrase "Code Chapter 60A: Trees, Shrubbery and Landscaping," or relocate that chapter and Chapter 60B: Tree Removal to here.

Article XXII: Fences, Hedges and Walls

No changes recommended.

Article XXIII: Farm Regulations

Refer to the Township Agricultural Advisory Committee or the County Agricultural Development Committee, if the Township committee is not appointed, to comment on whether these performance standards are consistent with the Township's Right to Farm ordinance (Chapter 19A).

Article XXIV: Nonconforming Structures, Uses and Lots

No changes recommended.

**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

Article XXV: Signs

Amend §65-113.2 to change "OL Office Laboratory" to "ODL Office Distribution Laboratory" and delete §65-113.2.1 because the O-1 Planned Office District no longer exists.

Article XXVI: Permits and Fees

No changes recommended.

Article XXVII: Administration and Enforcement

No changes recommended.

Article XXVIII: Miscellaneous Provisions

No changes recommended.

Article XXIX: LMH Low- and Moderate-Income Housing District

Revise per recommendations of a future Housing Element and Fair Share Plan.

Article XXIXA: Growth Share Affordable Housing

Revise per recommendations of a future Housing Element and Fair Share Plan.

Article XXX: Low- and Moderate-Income Housing Management Program

Revise per recommendations of a future Housing Element and Fair Share Plan.

Article XXXI: Affordable Housing Development Fees

Revise per recommendations of a future Housing Element and Fair Share Plan.

Article XXXII: Housing Rehabilitation Program

Revise per recommendations of a future Housing Element and Fair Share Plan.



**MANSFIELD TOWNSHIP  
2016 MASTER PLAN REEXAMINATION REPORT**

**E. REDEVELOPMENT PLAN STATUS**

Section 40:55D-89e of the MLUL provides that the Master Plan Reexamination Report shall state:

*The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

In 2005, the Township Committee designated about 488 acres in the ODL Office Distribution Laboratory District, roughly between the New Jersey 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.

In 2015, the Township Committee designated portions of Columbus Village along Main Street, New York and Atlantic avenues as rehabilitation and redevelopment areas. To date, no redevelopment plans have been adopted for these parcels. When the Township Committee adopts redevelopment plans for these two areas, it should consider amending the master plan and development regulations to incorporate any use, bulk, design or performance standards within those redevelopment plans that will encourage appropriate redevelopment there.