

2022  
MASTER PLAN REEXAMINATION REPORT  
FOR  
MANSFIELD TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY



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The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

## ACKNOWLEDGMENTS

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## **INTRODUCTION**

### **Requirement**

The Municipal Land Use Law (MLUL, N.J.S.A. 40:55D-1 et-seq.) requires all municipal Planning / Land Use Boards (Boards) to reexamine their Master Plans at least once every ten (10) years. (N.J.S.A. 40:55D-89) The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions in the interest of tracking implementation of their Master Plan's policy objectives and of keeping local long-range planning as current as possible.

Failure to adopt a Master Plan Reexamination Report (Report) at least once every ten (10) years constitutes "a rebuttable presumption that the municipal development regulations are no longer reasonable." (N.J.S.A. 40:55D-89.1) This means that future Applicants could challenge a municipality on the "reasonableness" or "validity" of its zoning and land development ordinances in Superior Court if it weren't done, as required. This is not the case in Mansfield Township, where a Report is not required until 2026.

### **Purpose**

The most significant feature of the Board's 2016 Report was the replacement of the out-dated Master Plan Goals and Objectives with a modern set that included:

- A Vision Statement of what the Township aspires to be in the future, e.g., the next 10 years;
- Eight Goals, or core values, that the Township should consider regardless of local conditions; and
- Policy Objectives recommending future actions for 11 major development topics, including land use, housing, economic development, transportation, conservation, recreation, agriculture, etc.

Although most parts of the 2016 Report's Vision Statement and Goals remain valid in 2022, the Township Committee recognizes that there are several Master Plan Policy Objectives and existing Zoning Ordinance provisions are no longer valid, for one reason or another. For example, several 2016 policy objectives and portions of the Master Plan's Land Use, Circulation, and Farmland Preservation plan elements are based on proposed Transfer of Development Rights (TDR) program that would have promoted denser residential development around Columbus village when future housing developers purchased deed restrictions from farmers in the R-1 zone outside Columbus village to keep their land in agriculture.

The 2016 Report also encourages the development of logistics uses, which are wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc. for non-agricultural freight, as well as off-site truck and trailer parking, or "drop lots", without balancing the impacts they would have on the Townships rural character and state and county highway network. For example, with the approval of more than 5.4 million SF of warehouse space in just the past six (6) years, Mansfield Township is expected to experience 24 / 7 heavy truck traffic mixing with school bus, commuter, and ordinary passenger traffic on straight, high speed State highways, often rural and narrow County roads, and on main streets in Columbus and other older communities where homes and businesses are built near the edge of the right-of-way, causing potential vehicular and pedestrian traffic safety and building vibration concerns.

Thirdly, the Township's court-mandated *2021 Housing and Fair Share Plan Element* includes two "inclusionary housing" sites that have been rezoned to provide the opportunity for hundreds of additional homes, which were not envisioned in any of the Township's other master plan documents. This significantly and substantially affects the Township's assumptions, policies and objectives in terms of its future residential development market, municipal facilities and service delivery, and traffic circulation.

The Township Committee has received numerous appeals from local residents and businesses to reevaluate these and other changing conditions and land use trends, which can best be done by the Board is a periodic Master Plan Reexamination Report. The next section identifies the Board's process in undertaking this type of periodic review.

## Process

Typically, a Planning / Joint Land Use Board (Board) retains its licensed Professional Planner (Planner) to prepare a Master Plan Reexamination Report that responds to the six (6) basic elements, or “questions”, outlined at N.J.S.A. 40:55D-89:

### A. REVIEW OF PAST CONDITIONS

*What were the major problems and objectives relating to land development in the municipality at the time of the last Master Plan Reexamination Report?*

### B. REVIEW OF CHANGING CONDITIONS

*To what extent have those problems and objectives been reduced or increased since then?*

### C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES

*To what extent have there 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?*

### D. RECOMMENDED PLANNING AND REGULATORY CHANGES

*Are there any specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or should a new plan or regulations should be prepared?*

### E. REDEVELOPMENT RECOMMENDATIONS

*Should any adopted redevelopment plan be incorporated into the land use plan element of the municipal Master Plan, and are there any recommended changes in the local development regulations needed to implement a redevelopment plan?*

### F. ELECTRIC VEHICLE INFRASTRUCTURE

*Does the Board have any recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure?*

Once the Planner completes a Master Plan Reexamination Report, the Board may publish a public notice and hold a public hearing to consider adopting it by resolution, as it would do for any other Master Plan or Plan Element amendment and with the same effect. If the Master Plan Reexamination Report concludes that no changes or amendments to the Master Plan are necessary, then the Board may also consider adopting the Master Plan Reexamination Report by resolution without public notice or public hearing. After the Board’s resolution is adopted, a copy of the publication notice and resolution should be sent to the municipal clerks of each adjoining municipality, the County Planning board, the Office of Planning Advocacy in the NJ Department of State, and to any other required recipients.

Afterwards, the Township’s Governing Board typically works with its Board to consider amending or revising the municipality’s Zoning Ordinance, Zoning Map, and Land Development Regulations in accordance with the report’s findings. However, the Governing Board is not required to accept the Board’s recommendations.

## STATUTORY REEXAMINATION OF MASTER PLAN

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

*The Governing Body shall, at least every ten (10) 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 is a list of the Township Master Plan Elements and Development Regulations reexamined for this report:

### Master Plan Elements

**2021 Housing Element and Fair Share Plan.** This 2021 document replaced and superseded the following prior documents:

- 2006 Demographic Characteristics and Inventory of Housing Stock;
- 2006 and 2008 Housing Element and Fair Share Plan; and
- Population Projections.

**2020 Municipal Emergency Management Plan.** (Not a traditional Master Plan element.)

**2017 Land Use Analysis and Land Use Plan Amendment: US Route 130 Corridor.** This 2017 document replaced and superseded the 2016 document as it pertains to the US Route 130 Corridor.

**2016 Master Plan Reexamination Report of the 2001 Master Plan, as amended.** This 2016 document replaced and superseded the following sections in the 2001 document:

- Master Plan Goals and Objectives Element;
- State Development and Redevelopment Plan Relationships Statement; and
- Adjacent Municipalities' Master Plans Relationships Statement.

**2016 Land Use Plan Update, as amended.** This 2016 document replaced and superseded the following sections in the 2001 document, as amended:

- Existing Land Use narrative;
- Existing Zoning narrative; and
- Land Use Plan, as amended in 2003, 2006, and 2011.

**2016 Farmland Preservation Plan Update.** This 2016 document replaced and superseded the prior 2008 document.

**2010 Northern Burlington County Growth and Preservation Plan.** (The Planning Board and the Township committee endorsed this regional strategic plan in 2010.)

**2007 Municipal Stormwater Management Plan.** This document is filed with the Burlington County Planning Board.

**2007 Environmental Resource Inventory.** The Board endorsed this DVRPC inventory as part of its relationship with the Environmental Commission.

**2004 Circulation Element.** The Board never adopted the proposed 2014 amendments to this element designed for implementation of a Columbus Village transfer of development rights (TDR) receiving area and included the southwest segment of a Columbus Bypass.

**2001 Open Space and Recreation Plan**

**2001 Energy Conservation and Recycling Plan**

**Mansfield Township Code Chapters**

**44A: Site Plan Review**

**65: Zoning**

## **A. REVIEW OF PAST CONDITIONS**

Section 40:55D-89a of the MLUL provides that the Master Plan Reexamination Report shall review:  
*The major problems [or concerns] and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*

### **2016 Land Development Concerns**

The 2016 Master Plan Reexamination Report (2016 Report) did not specify “major problems,” per se. The Board’s major land development can be derived from the list of “Specific Changes Recommended” in the document’s Section D. The following were the Board’s major concerns in 2016:

1. Updating the Township’s Zone Plan (Zoning District) Map to:
  - a. Align with the amended Zoning Ordinance, such as by deleting the R-1 FLP, O-1, GI, INS, and FP districts;
  - b. Delineate existing “planned communities,” such as Mapleton, Four Season, Country Walk, etc., that have established area and bulk standards different than those in the R-1 zone in which they are situated;
  - c. Delineate the extent of Columbus Village’s C-1 and R-4 zones given the difficulty in obtaining sewer service, recent village redevelopment/ rehabilitation area designations, and redevelopment / rehabilitation opportunities available with modern septic system technologies;
2. Adopting a new Unified Development ordinance by updating and combining the Township Code’s 14 separate cross-referencing chapters that concern land development, i.e, 16B Driveway and Apron Construction Standards; 19A: Right to Farm; 22: Flood Damage Prevention; 27: Land Use Procedures; 32: Noise Control; 41: Rezoning of Land; 44A: Site Plan Review; 48: Stormwater Control; 50: Subdivision of Land; 60A: Trees, Shrubbery and Landscaping; 60B: Tree Removal; 63A: Water Resource Buffer Conservation Zones; 65: Zoning; and A70: Land Use Fees.
3. Preserving farmland, reducing sprawl, and retaining the Township’s rural heritage by establishing a municipal Transfer of Development Rights (TDR) in undeveloped portions of the R-1 zone.
4. Adding "purpose statements" to the zoning districts that currently do not have them to clarify the Township’s respective types and scales of development, redevelopment, conservation, and preservation intended for each zone, which would assist the Zoning Board of Adjustment (ZBA) in deciding variance applications and the Township Committee and local Boards of Education in capital improvement planning.
5. Review existing Township Code Chapters and Master Plan elements for conformance with the "Right-to-Farm" Ordinance.
6. Reviewing Off-Street Parking and Loading standards for consistency with modern standards.
7. Adopting a Housing Element and Fair Share Housing Plan to protect the Township from potential builders’ remedy litigation.

### **2016 Land Development Objectives**

The Mansfield Township Planning Board adopted its 2016 Master Plan Reexamination Report at a public hearing with adequate public notice, per N.J.S.A. 40-55D-13(1). The 2016 Report contained recommended revisions / amendments to the Township’s Master Plan as enumerated in Section D, below. The



Board's approval of the 2016 Report effectively replaced the 2001 Master Plan's objectives with the following 2016 vision, goals, and objectives:

### **Vision**

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

1. Preserve farming, farmland and natural areas;
2. Occur in historic and traditional forms in Centers or in modern forms in planned Nodes;
3. Provide services predictably, rationally, efficiently and cost-effectively;
4. Provide a range of housing opportunities for people of diverse social and economic backgrounds;
5. Ensure sound stewardship of air, water and land resources;
6. Maintain attractive, safe and easily negotiable highways and intersections;
7. Support multiple modes of transportation, including pedestrians and farm equipment;
8. Are compatible with the viability of Joint Base McGuire-Dix-Lakehurst;
9. 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
10. 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 a 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; and
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.
5. Guide development and redevelopment opportunities into more compact forms in Hedding, Kinkora, Georgetown, and Columbus and in planned Nodes which have been retrofitted, or restructured to accommodate mixed-use development, redevelopment, ser-

vices and cultural amenities.

6. Development and redevelopment in Hedding, Kinkora, Georgetown, and Columbus and in 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 in 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 in 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 in 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 in 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.
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 in 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, agri-tourism, heritage tourism, and arts / culture destinations in Hedding, Kinkora, Georgetown, and Columbus and in planned Nodes.
7. Sustain and increase property values through programs to incentivize historic preservation of buildings and neighborhoods.
8. Promote economic development by encouraging strategic land assembly, site preparation and in-fill 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.

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 (RTF) 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, agri-tourism, 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.
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 in planned Nodes.
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 in Nodes.

## **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 [or concerns] and objectives have been reduced or have increased subsequent to such date.*

### **2016 Land Development Concerns**

The following italicized comments describe the extent that the Board's 2016 major land development concerns have been reduced or have increased since then and identified whether and how they should and could be revised to reflect current (2022) concerns:

1. Updating the Township's Zone Plan (Zoning District) Map to:
  - a. Align with the amended Zoning Ordinance, such as by deleting the R-1 FLP (Residential-1 farmland preserved), O-1 (Office-1), GI (General Industrial), INS (Institutional), and FP (Flood Plain) districts;
  - b. Delineate existing "planned communities," such as Mapleton, Four Season, Country Walk, etc., that have established area and bulk standards different than those in the R-1 zone in which they are situated;
  - c. Delineate the extent of Columbus Village's C-1 and R-4 zones given the difficulty in obtaining sewer service, recent village redevelopment/ rehabilitation area designations, and redevelopment / rehabilitation opportunities available with modern septic system technologies;

*The Township Engineer completed a draft revised Zoning Map on August 21, 2001, which the Township Committee has not yet been approved by ordinance. The draft map:*

- i. Removes the former O-1, GI, and INS zones;*
- ii. Delineates the WRBC (Water Resource Buffer Conservation) overlay zone, which included the former FP zone per Chapter 63A, with a red dashed line;*
- iii. Retains a "flood plain" data layer, with a dashed blue line, to inform users of potential FEMA (Federal Emergency Management Area) FIRM ( Flood Insurance Relief Map) issues that are over and above those identified in Chapter 63A;*
- iv. Retains the "FLP" (farmland preserved) suffix for those preserved farmland tracts in the R-1 and ODL zone tracts and maps them in a dark green color;*
- v. Provides a hatched layer over the properties in Mapleton and Four Seasons planned unit development (PUD) communities that are, by court order, subject to land use, density, and bulk standards different than the remaining R-1 zone,*
- vi. Delineates those properties within a designated area in need of redevelopment and/or redevelopment and identifies the resolutions by which they were so designated,*
- vii. Includes an inset map for Columbus Village for increased legibility, and*
- viii. Includes the new R-7 (Tower Gate) Mixed-Use zone and other minor zoning map amendments approved since 2016. However, it does not include the Homestead Commercial Center (HCC) zone created in 2021.*

*Thus, most of these 2016 concerns have been resolved, with the exception of reviewing whether the existing:*

- i. R-1 zone should be reduced to establish a new zoning district(s) for the Mapleton and Four Seasons PUDs; and*
  - ii. C-1 zone should be increased and the R-4 zone reduced.*
2. Adopting a new Unified Development ordinance by updating and combining the Township Code's 14 separate cross-referencing chapters that concern land development, i.e, 16B Driveway and Apron

Construction Standards; 19A: Right to Farm; 22: Flood Damage Prevention; 27: Land Use Procedures; 32: Noise Control; 41: Rezoning of Land; 44A: Site Plan Review; 48: Stormwater Control; 50: Subdivision of Land; 60A: Trees, Shrubbery and Landscaping; 60B: Tree Removal; 63A: Water Resource Buffer Conservation Zones; 65: Zoning; and A70: Land Use Fees.

*The Committee and Board have not yet prioritized addressing this concern, which would require a significant amount of time and resources. This major concern of amalgamating the 14 existing land development ordinances into a more comprehensive, user-friendly ordinance remains valid.*

3. Preserving farmland, reducing sprawl, and retaining the Township's rural heritage by establishing a municipal Transfer of Development Rights (TDR) in undeveloped portions of the R-1 zone.

*The Township's court-mandated 2021 Housing and Fair Share Plan Element includes two "inclusionary housing" sites that have been rezoned to provide the opportunity for hundreds of additional homes, which were not envisioned in any of the Township's other master plan documents. These sites completely upset the Township's real estate market basis for preserving farmland and revitalizing Columbus village through the implementation of a voluntary Transfer of Development (TDR) program, like that used in Chesterfield Township, as recommended in the 2016 Master Plan Reexamination Report and the subsequent 2016 Land Use Plan and Farmland Preservation Plan Element updates. In other words, the previously planned TDR program is no longer viable. The major concerns to preserve farmland, reduce sprawl, and retain the Township's rural heritage remain valid.*

4. Adding "purpose statements" to the zoning districts that currently do not have them to clarify the Township's respective types and scales of development, redevelopment, conservation, and preservation intended for each zone, which would assist the Zoning Board of Adjustment (ZBA) in deciding variance applications and the Township Committee and local Boards of Education in capital improvement planning.

*Purpose statements have been adopted for all but 2 zoning districts: R-1 and C-3. This major concern remains valid.*

5. Review existing Township Code Chapters and Master Plan elements for conformance with the "Right-to-Farm" Ordinance.

*The Committee and Board have not yet prioritized addressing this concern, which would require a significant amount of time and resources. This major concern remains valid.*

6. Reviewing Off-Street Parking and Loading standards for consistency with modern standards.

*The Committee and Board have not yet prioritized addressing this concern, which would require a significant amount of time and resources. This major concern remains valid.*

7. Adopting a Housing Element and Fair Share Housing Plan to protect the Township from potential builders' remedy litigation.

*The Committee and Board adopted a 2021 Housing Element and Fair Share Housing Plan as the result of two builders' remedy lawsuits. This major concern remains valid.*

### **2016 Land Development Objectives**

The following italicized comments represent the extent that the Board's 2016 major land development objectives, e.g. its Vision, Goals, and Policy Objectives have been reduced or have increased since

then.

### **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:

1. Preserve farming, farmland and natural areas;
2. Occur in historic and traditional forms in Centers or in modern forms in planned Nodes;
3. Provide services predictably, rationally, efficiently and cost-effectively;
4. Provide a range of housing opportunities for people of diverse social and economic backgrounds;
5. Ensure sound stewardship of air, water and land resources;
6. Maintain attractive, safe and easily negotiable highways and intersections;
7. Support multiple modes of transportation, including pedestrians and farm equipment;
8. Are compatible with the viability of Joint Base McGuire-Dix-Lakehurst;
9. 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
10. Consistently apply policies for property, equity, and value in a predictable, reasonable, and fair manner.

*Master Plan vision statements describe "where" the municipality sees itself in the future as a result of its successful planning efforts. These vision statement items were derived from the 2010 Northern Burlington County Growth and Preservation Plan (GAPP), previously endorsed by the Board and Committee. The Master Plan's vision statement generally remains as valid today as it was in 2016; however, its terminology, policy relationships, and priorities should be re-evaluated more in-depth in an update of this Master Plan element.*

### **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.

*Master Plan goal statements identify the municipality's core values, or "what" basic principles should be considered to evaluate future policies, programs, and projects. These 2016 goal statements, which were derived from the 2010 GAPP, originated in the 2001 State Development and Redevelopment Plan. The Master Plan's goal statements generally remain as valid today as it was in 2016; however, its terminology, policy relationships, and priorities should be re-evaluated more in-depth in an update of this Master Plan element.*

### **Policy Objectives**

The Master Plan's 2016 Land Use, Housing, Economic Development, Transportation, Natural Resource Conservation, Agriculture, Recreation, Redevelopment, Historic Preservation, Infrastructure, and Coordination policy objectives, which were derived from the 2010 GAPP, generally remain valid today. However, its terminology, policy relationships, and priorities should be re-evaluated more in-depth in an update of this Master Plan element.



**C. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICES, 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.*

**I. Land Use Distribution**

One of the major changes in Mansfield Township’s land use distribution assumptions, policies, and objectives relates to the number of existing and potential proposed large-scaled logistics uses that have developed since 2016. (Logistics uses include: wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc. for non-agricultural freight, as well as off-site truck and trailer parking, or “drop lots”.) The following table identifies and describes the 5 logistics uses in Mansfield Township that have received final Board approvals and have redevelopment agreements protecting their approvals from future Township Zoning Ordinance amendments, as well as two others straddling the municipal boundary that are currently seeking preliminary approval in Florence Township.

Warehouse Project	Location	Zone	Status	Mansfield Twp	
				Land (Acres)	Building (Sq. Feet)
Mansfield Logistics Park (Margolis 1 & 2)	Florence-Columbus Rd (CR 656), mm 8.3	ODL	Phase 1 open, Phase 2 under construction	190.74	1,771,824
Mansfield Realty North (East and West)	US 206, mm 36.5	C-2	Under construction	84.51	892,920
Elion Acquisitions	US 206 south of Mansfield Road West	C-2	Received final approvals	25.09	351,000
Segme Mansfield 130 LLC (Jones Farm)	5206 Route 130	LI	Under construction	47.22	610,183
NFI: Vanco	1170 Florence-Columbus Rd (CR 656)	ODL	Received final approvals	39.62	698,500
NFI: Wainwright <sup>A</sup>	1091 Florence-Columbus Rd (CR 656)	ODL	Preliminary approval in Mansfield; none yet in Florence	118.00	1,105,000
NFI: Lounsberry <sup>B</sup>	2115 Burlington-Columbus Rd (CR 543)	ODL	Preliminary approval in Mansfield; none yet in Florence	7.24	3,928
<b>Total</b>				<b>512.42</b>	<b>5,433,355</b>

<sup>A</sup> - Project has an additional 98 acres of land and 0 sq. feet of building in adjacent Florence Twp

<sup>B</sup> - Project has an additional 126.16 acres of land and 1,422,932 sq. feet of building in adjacent Florence Twp.

Until 2016 when the Zoning Ordinance was amendment to permit logistics uses in certain portions of the Highway Commercial (C-2) zone, these uses were mostly restricted to the Office-Distribution-Laboratory (ODL) zone between the forks of the NJ Turnpike with rapid access to I-295. Before 2016, most of the ODL zone north of Burlington-Columbus Road was either agricultural or compatible recreational uses.

South of that road was the Vanco factory, the County's ±522-acre Resource Recovery (Landfill) Complex, and other private landfill properties.

Because the roughly 410 acres of the ODL zone north of Crafts Creek could not directly access Burlington-Columbus Road, the Master Plan's original Circulation Element proposed new road connecting that highway with Sharp Road on Mill Road. This new road would not require heavy trucks heading to I-295 to mix with passenger vehicles and farm equipment navigating the rural roads around Hedding and Homestead. The Township never constructed the proposed connecting truck route, which by 2002 had been rendered unbuildable after the preservation of 177 acres of farmland between Crafts Creek and Jacksonville Road. The Board gave final approval to an 89-acre warehouse development that included a private road connecting to Florence Columbus Road. This leaves the roughly 104 acres of remaining ODL farmland north of Crafts Creek without adequate access to I-295.

Logistics uses have been permitted for decades in the Township's Heavy Industry (HI) and Light Industry (LI) zones. In US 130's Heavy Industry (HI) and Light Industry (LI) zones, but the land west of the highway and the PSEG tract east of the highway are unsuitable for logistics uses due to environmental and topographic conditions. The remaining developable LI properties on this corridor average less than 10 acres and the 12-acre ODL zone on Old York Road north of Spring Hill Brook are not suitable for logistics uses due to their smaller size. Most of LI zone along US 206 is freshwater wetlands. The largest contiguous tract of developable uplands in this zone, about 25 acres, is a fraction of Lot 5's total 137 acres, which may be the reason why logistics uses have not been proposed for this site yet.

Any municipal policies promoting the development or redevelopment of lands not already approved for logistical uses would conflict with Mansfield Township's Vision Statement:

*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.*

In other words, additional logistics uses would be contrary to the Township's other following vision principles:

- Preserve farming, farmland and natural areas;
- Maintain attractive, safe and easily negotiable highways and intersections; and
- Support multiple modes of transportation, including pedestrians and farm equipment.

## **2. Population Density**

The Township's court-mandated *2021 Housing and Fair Share Plan Element* includes two "inclusionary housing" sites that have been rezoned to provide the opportunity for hundreds of additional homes, which were not envisioned in any of the Township's other master plan documents. This has significantly and substantially affected Mansfield Township's assumptions, policies and objectives in terms of housing density. It also has rippling effects on the Township's assumptions, policies and objectives for economic development, community facilities, recreation, and transportation / circulation which will need to be reviewed for revisions. A future Land Use Plan Element should include additional information on the potential land development planning impacts of these inclusionary developments.

## **3. Housing Conditions**

The Township's court-mandated *2021 Housing and Fair Share Plan Element* has substantial components to increase the Township's current lack of diversity of housing opportunity and to address the need for housing rehabilitation in Columbus village and in the Township's other older communities.

#### 4. Circulation

The Master Plan's current *2004 Circulation Plan Element*, which did not incorporate a traffic demand projection analysis, plans for the Township's vehicular circulation needs to year 2025. It included a number of recommended intersection and roadway improvement projects, including a proposed Southern Columbus Bypass. The proposed bypass would remove heavy truck traffic now travelling north from central and southern New Jersey up US 206 that exit that highway to through the heart of Columbus village on Atlantic Avenue and West Main Street towards I-295 interchange on Florence-Columbus Road. These heavy trucks also physically shake the village buildings as they make their return trip in the opposite direction.

The *2016 Report* recommended that the 2004 element be updated after completion of the County's Highway Master Plan, which was expected to contain a number of recommendations about desired right-of-way widths, vehicular lane numbers and widths, intersections, bridges, and signage inside and around the Township. The County Commissioners adopted its updated *Highway Master Plan* to year 2040 in 2019.

The most significant recent change in Mansfield Township's circulation planning assumptions / policies / objectives, i.e., heavy truck traffic safety in Columbus village and other northern and western parts of Mansfield, stemming from major transportation improvements outside the Township. These include the 2014 NJ Turnpike widening from Exits 6 to 9, 2016 Panama Canal widening, 2016 Port of NY and NJ harbor deepening, and 2017 Bayonne Bridge deck lifting, all of which opened Mansfield Township's for unprecedented economic development. By 2016, Mansfield Township, as well as nearby Bordentown, Burlington, and Florence townships, had amended their development ordinances to welcome warehouses, trucking, and distribution facilities on their commercially and industrially-zoned highway corridors, such as US 130, US 206, and NJ 68.

By the end of 2021, Mansfield Township had approved more than 4.3 million SF of warehouse space. Another 1.1 million SF had received preliminary approval in the Township in 2022 before the Township Committee amended the Zoning Ordinance to prohibit any further warehouse development. The heavy truck traffic generated by these developments was not anticipated in the Township's 2004 Circulation Plan Element or the County's 2019 Highway Master Plan.

Due to several changes in the Township's basic planning assumptions, current and future freight and passenger vehicle traffic circulation planning require:

- Reviewing current and projected heavy truck traffic impacts from recent warehouse, trucking, and distribution facility developments, for recommended circulation improvements, similar to that being done on Florence and Burlington townships,
- Refocusing on the Township's five major road segments with crash rates twice the national average, e.g., on Schoolhouse Road, New York Avenue, East Main Street, Jacksonville Road, and Old York Road, that were identified in the County's recently-completed Highway Master Plan;
- Reconsideration of local strategies to implement the Southern Columbus Bypass, which had formerly relied on the proposed Transfer of Development Rights (TDR) program to pay for its construction; and
- Reevaluation of the 2004 element's problem intersections and road sections recommendations in light of the County's recently-completed Highway Master Plan.

Township assumptions on traditional automobile-only circulation planning have also changed. For this reason, the Township will need to plan for and implement:

- "Complete Streets" policies in existing neighborhoods and future redevelopment areas to reduce automobile dependency and to safely encourage walking and biking, as well as mass transit accessibility along the US 130 corridor,

- Shared bicycle lanes along Burlington Columbus RD (CR 543) envisioned in the Burlington County Bicycle Master Plan, and
- Strategies for local residents to take advantage of Burlington County’s Delaware River Heritage Trail, Kinkora Trail, and Crystal Lake Park for their health and recreational benefits and for regional visitors to take advantage of the Township’s retail, commercial recreation, dining, and lodging / hospitality.

## **5. Conservation of Natural Resources**

Mansfield Township’s natural resource conservation plans, policies, programs, and priorities are embodied in the current *2001 Open Space and Recreation Plan Element*, which focuses primarily on open space acquisition and recreation contributions. Since 2001, the State and County have amended their open space and recreation facility funding programs to bolster municipal acquisition, capital improvement, and maintenance efforts. The plan element, however, does not characterize or quantify how much land is recommended to meet The Township’s open space / passive recreation and active recreation needs, or prioritize other natural resource conservation needs.

The 2007 Delaware Valley Regional Planning Commission (DVRPC)’s *Mansfield Township Environmental Resource Inventory (ERI)* provides substantial information on soils, surface and ground water resources, natural vegetation habitats, animal communities, and other features. The Township’s former Environmental commission had used for natural resource education and development application reviews. The ERI also includes information on built environment issues, such as, open space and farmland preservation opportunities, historic sites, contaminated sites, and septic / sewer service areas, which are currently under-utilized.

In light of all the changes identified above for land use, housing density, and circulation, e.g., for the increased number and location of logistics uses and increased residential housing units and densities for inclusionary affordable housing, the Township has begun to reexamine its natural resource conservation assumptions, policies and objectives, but has not yet incorporated them into an updated Master Plan Conservation Plan element. In addition, because the court-mandated inclusionary housing zones have negated the economic basis required for the Township’s farmland preservation program through the Transfer of Development Rights (TDR), the Township has also begun to reexamine its farmland preservation assumptions, policies and objectives. This will also require an update of the Master Plan’s current Land Use Plan and Farmland Preservation Plan elements.

## **6. Energy Conservation**

There have been no significant changes in Township assumptions, policies, or objectives regarding this issue since 2016.

## **7. Solid Waste Management and Recycling**

There have been no significant changes in Township assumptions, policies, or objectives regarding this issue since 2016.

## **8. State Policies**

The State’s 10-year response to 2012’s Hurricane Sandy has had a substantial impact on land development assumptions, policies, and objectives. Most of these involve the incorporation of climate change resiliency, such as the MLUL requirement for including a Climate Change-Related Hazard Vulnerability Assessment, as well as smart growth and resiliency statements in Land Use Plan Elements. The State now

has mandatory Green Infrastructure stormwater management regulations, environmental justice requirements, an enhanced Licensed Site Remediation Professional program to expedite environmental clean-ups, a new Statewide Water Supply Plan, a new Statewide Energy Plan, and a Statewide Invasive Species Plan.

There are now mandatory requirements for the installation of electric vehicle supply equipment for all new non-residential development, single-use plastic bag and drinking straw bans, and changes to bulk, vegetative, and electronic recycling. The Local Redevelopment and Housing Law was amended to address the State's over-abundance of suburban office and commercial real estate much of which has no viable future in its current locations and formats. New Jersey's Right-to-Farm protections have increased and there have been significant protections provided for "on-farm direct marketing" uses. If that weren't enough, the production, processing, and sale of recreational cannabis is now legal in New Jersey. While some of these changes do not affect Mansfield Township, many of them do. The Township's several existing Master Plan elements and its land development regulations should be reviewed and updated, accordingly.

## **9. County Policies**

There have been no significant changes in County assumptions, policies, or objectives since 2016.

## **10. Municipal Policies and Objectives**

Sections 1 through 7, above, summarize Mansfield Township's significant changes in basic land development assumptions, policies, and objectives.

## 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.*

### 1. Master Plan Elements

Based on the above, we recommend that the following Master Plan elements be updated to be consistent with the Township's basic changes in assumptions, policies, and objectives, etc. Other "optional" master plan elements, such as: community facilities, recreation, historic preservation, should be prioritized after those below are completed.

**Goals and Objectives Element:** This new element should revisit Board's 2016 *Vision, Goals, and Policy Objectives Plans Element*, in light of the above, and include a set of general principles and future assumptions upon which to base the other master plan elements.

**Conservation Plan Element:** This new element should be based on the Township's current Environmental Resources Inventory, subsequent environmental information, and conservation policy recommendations from municipal, county, and state agencies. It should incorporate the background materials for the Water Resources Buffer Conservation overlay zone and current waterfront "public access" issues. We recommend that the "energy conservation" issues in the Master Plan's *2001 Energy Plan Element* should be addressed in a future Green Buildings and Environmental Sustainability Plan element, when resources permit.

**Farmland Preservation Plan Element:** The Master Plan's *2016 Farmland Preservation Plan Update Element* was based on data from USDA's 2012 US Census of Agriculture and Burlington County's 2015 real estate property tax records, which are now outdated. A new element should include the most recent available data from those sources, as well as adjustments to consider recently approved or planned major projects around I-295 Interchange 52 and along US Route 130, US Route 206, West Main Street (CR 543), and Petticoat Bridge Road. The current element relies on the proposed Transfer of Development Rights (TDR) program, which is no longer practical because the Township's court-mandated *2021 Housing and Fair Share Plan Element* and the two "inclusionary housing" sites that provide the opportunity for hundreds of additional homes, which erase the previously planned development credit methodology.

A new element should include a review, evaluation, and recommendations of Mansfield Township's: agriculture policy objectives; realistic farmland preservation targets / outcomes; and alternative implementation measures agriculture measures, which may include the purchase of development rights by returning to municipal bonding or by implementing a dedicated farmland preservation tax, as many municipalities do.

**Circulation Plan Element:** The *2016 Report* recommended that the current *2004 Circulation Plan Element* be updated after completion of the County's *Highway Master Plan*, which would contain a number of recommendations to desired right-of-way widths, vehicular lane numbers and widths, intersections, bridges, signage, and other parts of the County road and bridge network, some of which could relate to locations within or around Mansfield Township, including a proposed Columbus Bypass. We also recommend that a new element should review/address vehicular and pedestrian traffic impacts related to recent warehousing and other development approvals, redevelopment plans, and inclusionary housing rezonings and revisit other vehicular and pedestrian recommendations in earlier Township and County planning documents.

**Climate Change-Related Hazard Vulnerability Assessment:** The Legislature recently amended the

Municipal Land Use Law (MLUL) to require all Land Use Plan elements include a Climate Change-Related Hazard Vulnerability Assessment. We recommend that this Master Plan feature be prepared after completion of the four above-recommended elements and then used to guide production of a new Land Use Plan Element. We also recommend that the assessment generally follow NJDEP's Municipal Climate Resiliency Planning Guide.

The MLUL requires this assessment to:

- a. Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
- b. Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subparagraph a, above, related to that development;
- c. Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- d. Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- e. Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- f. Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- g. Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

**Land Use Plan Element:** This new element should use the information, analyses, and recommendations from the preceding documents as a basis for developing the element's various MLUL-required components, as follows:

- a. Relationship to the Goals and Objective Plan Element and other Master Plan Elements and the municipality's natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;
- b. The existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;
- c. The existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L.1983,c.260 (C.6:1-80 et al.); *[Which does not apply in Mansfield Township.]*
- d. A statement of the standards of population density and development intensity recommended for

the municipality;

- e. The existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities; *[Which does not apply in Mansfield Township.]*
- f. A smart growth strategy statement concerning:
  - i. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
  - ii. Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
  - iii. Environmental sustainability; and
- g. The existing and proposed location of public electric vehicle charging infrastructure.

**Housing and Fair Share Plan Element:** Although there is no need to update this element, which was last updated in 2021, the 2022 Master Plan Update should include a synopsis of the Housing Plan Element’s population, employment, and housing projections, as well as a brief summary of the Fair Share Plan’s affordable housing obligation commitments.

**Stormwater Management Plan Element:** We also recommend that this document, which is not required by the MLUL but by NJDEP, be reviewed and revised, as required.

**Planning Interrelationship Statement:** The MLUL also requires a municipal master plan to include a statement indicating whether and how it relates to the master plans of: its adjacent municipalities, the County, the NJ State Plan, and the County’s Solid Waste Management Plan. The new statement should review and correlate the municipal plans for Bordentown, Chesterfield, Springfield, Florence, and Falls townships, the Northern Burlington County Growth and Preservation Plan, and the other County, Regional, and State Plans noting any significant changes since last reviewed.

## **2 Development Regulations**

The following Land Use Legislation chapters and related other Township Code chapters should be evaluated more in-depth to keep them consistent with the Municipal Land Use Law, recent case law, and sound planning principles.

### **Chapter 3: Adult Entertainment**

### **Chapter 3A: Agricultural Advisory Committee**

### **Chapter 17A: Environmental Commission**

### **Chapter 19A: Right to Farm**

### **Chapter 168: Driveway and Apron Construction Standards**

### **Chapter 22: Flood Damage Prevention**

### **Chapter 27: Land Use Procedures**

### **Chapter-41: Rezoning of Land**

### **Chapter 48: Stormwater Control**

### **Chapter 50: Subdivision of Land**

### **Chapter 60A: Trees, Shrubbery and Landscaping**

### **Chapter 60B: Tree Removal**

### **Chapter 63A: Water Resource Buffer Conservation Zones**



Specific changes are only recommended for Chapters 44A and 65, at this time:

**Chapter 44A: Site Plan Review**

- §44A-4.1 - Consider provisions that would define a “minor site” plan to include development on commercial farms greater than 1,000 SF of building construction or 1,500 SF of clearing, grading, paving, or excavation in recognition of the Township’s Right to Farm commitment.

**Chapter 65: Zoning**

The following are general purpose recommended changes to keep the chapter consistent with the Municipal Land Use Law, recent case law, and sound planning principles. Additional specific recommended changes may be generated upon completion of a Land Use Plan Element update and a Farmland Preservation Plan element update.

Article IV: Definitions and Word Usage; Measurements

Review and update existing obsolete definitions and add current definitions, where appropriate, particularly for commercial, retail, industrial, and residential uses and environmental / conservation terminology.

In particular, because it relates to a major issue identified in the Township’s changes in assumptions, policies, and objectives regarding Land Use Distribution and Circulation, the Ordinance should be amended to incorporate the definition for “Logistics Uses” meaning “wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc. for non-agricultural freight, as well as off-site truck and trailer parking, or “drop lots”.)

Work on updating other definitions would be best done after completion of future Land Use Plan and Conservation Plan elements are adopted.

Article XIX: General Regulations

§ 65-88 *Prohibited uses*. Section C: Significant Changes in Assumptions, Policies and Objectives identifies three separate land development / planning concerns related to the number of existing and potential proposed large-scaled logistics uses that have arisen since 2016. Additional logistics uses, which include: wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc. for non-agricultural freight, as well as off-site truck and trailer parking, or drop lots, that have not already received Board approval should be prohibited.

## **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.*

Since the Board adopted its *2016 Master Plan Reexamination Report*, the Committee has approved several new redevelopment plans or has made amendments to them or to earlier redevelopment plans for the following redevelopment areas:

1. I-295 and Florence-Columbus Road,
2. Northern US Route 206,
3. Columbus Village,
4. Elion Partners (US Road 206 & Mansfield Road West, and
5. Jones Farm (US Route 130).

A future Land Use Plan element update should include an analysis of the Columbus Village redevelopment plan, as well as the existing zoning district boundaries and development regulations in the C-1, C-3, and R-4 zones.

The other redevelopment plans were designed to implement warehouse redevelopment projects in these areas, all of which have received Township approvals and have redevelopment agreements protecting their vested development rights. However, it is recommended that the Zoning Ordinance be amended to exempt those properties covered by existing redevelopment agreements from any future ordinance amendments. A future Land Use Plan element update should include a further description of those approved redevelopment projects.

Until this recommended Land Use Plan element update is completed, there is no need to incorporate the Township's redevelopment plans into the Zoning Ordinance or other land development regulations.

## **F. PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE**

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

*The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.*

This master plan reexamination report provision predates the PL 2021-c.171, the State's electric vehicle supply equipment and make-ready parking spaces act, which mandates municipalities and their approval boards to require such public electric vehicle infrastructure for most types of public and private-sector development requiring a preliminary major site plan.

Mansfield Township is in the process of preparing a Zoning Ordinance amendment to be consistent with the model ordinance provisions prepared by the NJ Department of Community Affairs. No additional infrastructure locations are recommended at this time.

## CONCLUSION

This 2022 Master Plan Reexamination Report (2022 Report) began with an Introduction section that explained the Joint Land Use Board (Board) obligation to periodically reexamine the Township's Master Plan, the purpose for doing this now, and the process the Board needs to follow to complete this task.

The 2022 Report then identified the Board's current plan elements and associated plans and documents that comprise the Township Master Plan. Section A listed the major concerns the Board has in 2016, when it adopted its last master plan reexamination report. It laid out the Board's 2016 Vision Statement, Goals, and Policy Objectives for 11 various planning issues ranging from housing to farmland preservation. Section B discussed the changing conditions the Township has seen since 2016, as they relate to the Vision Statement, Goals, and Policy Objectives.

Section C reviewed significant changes in local assumption, policies, and objectives related to land use distribution, population, housing, circulation, natural resource and energy conservation, solid waste management, and other municipal, county and state policies and objectives. This section identified significant changes in warehouse / logistics land use, future inclusionary housing requirements that will bring hundred of new units on line within the next decade, traffic circulation and natural resource conservation planning. It also identified a number of State agency policy changes since 2016, most of which the Township is working on.

Section D recommended specific changes to the Township's Specific ordinance amendment recommendations included:

- §44A-4.1 - Consider provisions that would define a "minor site" plan to include development on commercial farms greater than 1,000 SF of building construction or 1,500 SF of clearing, grading, paving, or excavation in recognition of the Township's Right to Farm commitment.
- §65-7 – Consider adding a definition for the term "Logistics Uses" meaning "wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc. for non-agricultural freight, as well as off-site truck and trailer parking, or "drop lots".

Section E identified the five (5) redevelopment plans adopted since 2016 and recommended that the Zoning Ordinance be amended to exempt those properties covered by existing redevelopment agreements from any future ordinance amendments. Section F recommended that the Township amend the Zoning Ordinance to incorporate the NJ Department of Community Affairs' model ordinance for electric vehicle infrastructure.