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## TOWNSHIP OF MANSFIELD

# MASTER PLAN REEXAMINATION AND AMENDMENT

## PLANNING BOARD TOWNSHIP OF MANSFIELD WARREN COUNTY, NEW JERSEY

ADOPTED APRIL 16, 2001

The original of this Report was Signed and  
Sealed in Accordance with N.J.S.A. 45:14A-12

A handwritten signature in black ink, appearing to read 'Joseph J. Layton', is written over a horizontal line. Below the line, the name and title are printed.

Joseph J. Layton, P.P., #1443

MC PROJECT NO. MNF-002

# TOWNSHIP OF MANSFIELD

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## **Introduction**

The current Master Plan of the Township of Mansfield was adopted by the Township Planning Board in January 1999. The Municipal Land Use Law requires that "the governing body shall, at least every six years, provide for a general reexamination of its Master Plan and Development Regulations by the Planning Board." Master Plan review and/or reexaminations however, can be more frequent than once every six years. It can be as frequent as an individual municipality feels it to be warranted.

It is important that a Master Plan be kept up to date and flexible so that it can respond to changing conditions and reflect the best current thinking on land use issues. The Master Plan should be a document that is easily amended so that it can respond to both concerns and opportunities. A review once every six years is probably adequate in a community that is already developed with little or no growth. In a dynamic community such as Mansfield Township, more frequent review is called for.

Several of the recommendations for zoning changes contained in the Land Use Plan Element of the January 1999 Master Plan have yet to be implemented by the governing body. There has been a reluctance to implement these changes. In response, the Planning Board has undertaken a reexamination of the Master Plan to either validate or modify the recommendations contained therein.

This reexamination of the Township of Mansfield Master Plan conforms with the requirements of the Municipal Land Use Law and addresses the requirements of NJSA 40:55D-89 by discussing the following issues.

- a. The major problems and objectives relating to land development in the municipality at the time of the Master Plan adoption, or last revision or reexamination, if any.

- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for such plan or 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. The specific changes recommended for the master plan or development regulations if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.
- e. The 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 seq.) 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.

**A. Major Problems and Objectives Relating to Land Development in the Township of Mansfield in 1999, the Year the Current Master Plan Was Adopted.**

A resolution adopting the Master Plan of the Township of Mansfield was memorialized on January 18, 1999. The actual adoption of the Master Plan took place at the last of six public hearings held on the Master Plan on December 16, 1998. Although there was no specific discussion of major problems in the 1999 Master Plan, a number of goals and objectives were established for the Master Plan based on input from the community. The

main goal of the Master Plan was to protect the quality of life in Mansfield and to preserve this unique and historic community for generations to come.

To achieve this main goal, the following specific goals were established for Mansfield Township:

**1. Agricultural Preservation**

Preserve active farmlands and encourage their continued viability, which recognizes that farming is an integral component of the economy of the Township and the region.

**2. Environmental Protection**

Protect environmentally sensitive areas, preserve the natural environment, and ensure a compatible balance between economic and environmental interests.

**3. Residential Development**

Preserve the existing housing stock and provide the opportunity for the development of a wider variety of housing types to meet the needs of different income and age levels, family compositions and life styles.

**4. Economic Development**

Encourage development of industrial, commercial, office, research and service uses, selected and regulated so as to preclude land use incompatibilities and in an amount that would increase the tax base which supports the local government and the public school system without disturbing the fragile residential-agricultural balance in the remainder of the Township or negatively impacting traffic circulation.

**5. Circulation**

To encourage the design of transportation routes and traffic controls to promote the free and coordinated flow of traffic and discourage facilities and routes which would result in congestion or blight.

**6. Community Facilities and Recreation**

Ensure the provision of adequate community, recreation and educational facilities to adequately accommodate existing and future needs of the Township.

**7. Utilities**

Ensure that more intensive development occurs in areas where public sewer and water supply exists or may be easily extended in a limited fashion.

**8. Historic Preservation**

Preserve and protect sites and villages of significant historic interest for present and future generations to appreciate and enjoy.

**9. Recycling**

Ensure the recycling of materials within the Township in compliance with the New Jersey Mandatory Source Separation and Recycling Act of 1987.

For each of the above goals there were one or more objectives which supported the concept of each goal and which will not be repeated here.

**B. The Extent To Which Such Problems and Objectives Have Been Reduced or Have Increased Since 1999.**

The goals and objectives identified in the 1999 Master Plan and any problems that existed have neither been reduced nor increased to any significant degree since the adoption of the Master Plan.

**C. The Extent To Which There Have Been Significant Changes In The Assumptions, Policies, and Objectives Forming the Basis For The 1999 Master Plan.**

Since the Mansfield Township Master Plan was adopted in 1999 there have been no significant changes in the municipal policies and objectives forming the basis for the Master Plan. Changes in density and distribution of population and land uses and housing conditions have not been significant and the objectives of the 1999 Master Plan remain valid. Changes in State and County Policies and objectives since 1999 likewise have not been significant with the exception of New Jersey Department of Environmental Protection (NJDEP) Watershed Management Rules. These Rules as proposed would prohibit new or expanded sewer service outside of centers in Planning Areas 3, 4 or 5 as identified in the State Development and Redevelopment Plan. The majority of Mansfield Township is in Planning Areas 4 or 5. Currently there are no designated centers in the Township of Mansfield and there are no plans to petition the State Planning Commission for center designation at this time. This change in state policy has implications for establishment of a Village Residential Zone, which would require sewers in Mansfield Township as recommended in the Master Plan.

There has also been a change in municipal assumptions regarding land parcels designated for Adult Retirement Communities and land parcels recommended for a change in zoning from Industrial to single family residential. A specific parcel was recommended in the 1999 Master Plan for an Adult Retirement Community (ARC) but since then a 9.3 acre portion of this tract has been proposed for acquisition by the Township as a site for a public works building and a recreation field. At the same time a developer has proposed an Adult Retirement Community elsewhere in the Township not zoned for such use.

Regarding industrial lands, the 1999 Master Plan recommended that the existing industrial zone in the vicinity of Rockport Road, Hazen Road and Blau Road be rezoned to residential. The primary basis for this recommended zone change in the Master Plan was poor accessibility from Route 57. However, several of the recommended improvements contained in the circulation Element of the Master Plan to improve access



from Route 57 have since been accomplished. The basis for not retaining these areas as industrial has now been diminished.

**D. Recommended Revisions To The Township Master Plan and Development Regulations.**

As noted in the prior section the assumptions, policies, goals and objectives which formed the basis for the 1999 Master Plan have changed with respect to the proposed zoning of parcels for Village Residential, Adult Retirement Communities (ARC) and industrial use. After much consideration and review it is recommended that the Village Residential Zone designation be removed from the Master Plan; that Adult Retirement Communities should not be limited to a specific parcel but should be a conditional use in certain areas of the Township; and that the current industrial zoning in the vicinity of Rockport Road, Blau Road and Hazen Road not be reduced in size. A discussion of each of these recommendations follow and a revised Land Use Plan and Sanitary Sewer & Water Service Areas Map consistent with these recommendations are appended to this document.

Village Residential

The 1999 Master Plan recommended a new Village Residential (VR) Zone containing 227 acres adjacent to Port Murray. The proposed gross density is 1.0 dwelling units per acre but net densities would be much higher since duplex and triple homes are proposed as permitted uses. The area designated as Village Residential (VR) in the Master Plan was proposed as a receiving site for the use of Transfer of Development Credits (TDC). The credits would be transferred from the R-1 Single Family Residential Zone. This is problematic since currently there is no mechanism in the Zoning Ordinance to implement TDC. Other concerns include the fact that a substantial portion of the land to be zoned VR is currently zoned industrial. This industrial land is adjacent to existing business uses that have expressed a desire to expand into the industrial zone if it remains zoned industrial. If the zoning is changed to VR such expansion would only be possible by way of a use variance.

Lastly, at the densities proposed for the VR Zone, public sewer and water would be necessary. NJDEP's new Watershed Management Rules and the State Development and Redevelopment Plan will make it difficult, if not impossible, to provide sewers in this area without going through a center designation process. Center designation would be through the plan endorsement process and review and approval by the State Planning Commission will be necessary. It is anticipated that plan endorsement will be an involved review process and it is likely that if center designation is endorsed by the State Planning Commission, the State will require higher densities than those proposed in the Mansfield Master Plan. Because of the above uncertainties, it is recommended that the existing zoning be retained in the areas designated for Village Residential and the category of Village Residential be removed from the Master Plan. Currently the existing zoning is industrial immediately adjacent to Port Murray and R-1 Single Family Residential to the east of the Municipal Complex. References to implementation of TDC should also be removed from the R-1 Single Family Residential discussion in the Master Plan.

#### Adult Retirement Community

A new zone entitled Adult Retirement Community (ARC) was recommended in the 1999 Master Plan. The zone was recommended for an 82-acre tract of land on Route 57 adjacent to the Tri-County Firehouse. A portion of this tract was recently recommended for acquisition by the Township for a public works garage and a recreation field. The current zoning of this area is B-1 Business and it is the only B-1 Zone in the Township. The Master Plan recommendation would remove two-thirds of the B-1 Zone and place it in the ARC Zone. A developer has expressed an interest in developing an adult retirement community in the Township but not on this site. In fact there are other areas of the Township that would be suitable for such use. It is recommended that ARC be established as a conditional use in the Township rather than zoning specific parcels solely for ARC. Zoning as ARC limits the development options on a given property to ARC use only which may or may not be an attractive development option for property owners. The recommendation is to maintain the B-1 Zoning as it currently exists and establish

ARC as a conditional use that would be permitted as an option in the B-1 Zone as well as in other suitable areas of the Township.

The conditional use requirements that must be met to permit ARC are recommended to be as follows:

1. Minimum tract size of 70 contiguous acres.
2. Tract must be located within an existing Sewer Service Area or Area Proposed for Public or Community Sewage Disposal System as shown on the Existing & Proposed Sewer and Water Service Areas Map in the 1999 Master Plan.
3. Tract must have access to either a major collector or major arterial road as shown on the Circulation Plan -- Road Classification Map in the 1999 Master Plan.

The above conditions would limit candidate properties to properties with access to Route 57 in the B-1 and B-2 zones and along route 57 in the area west of Port Murray Road in the Industrial Zone. Also properties with access to Port Murray Road and Asbury Anderson Road in the Industrial, R-1 and R-2 zones would also qualify. The existing zoning should remain as is in all cases so that there is an alternative use available should ARC not be an attractive development option for the property owners.

Adult Retirement Communities should be limited to occupancy by persons fifty-five (55) years of age or older. The maximum gross density in ARC should be four dwelling units per acre. Unit types should be restricted to single family detached dwellings on minimum lot sizes of 6,000 square feet. Appropriate amenities should be provided including recreation and cultural facilities, community buildings, open space and an efficient pedestrian circulation system. A limited amount of retail and service uses and professional offices should also be permitted in this zone to service the residents.

#### Industrial Zone

The 1999 Master Plan recommended that the existing industrial zone in the vicinity of Rockport Road, Hazen Road and Blau Road be rezoned to residential. The basis for this recommended zone change in the Master Plan was traffic capacity and poor accessibility

from Route 57. The Circulation Plan element of the Master Plan also recommended intersection improvements at the intersections of Heiser Road and Route 57, Watters Road and Heiser Road, and Watters Road and Thomas Road. These improvements have been accomplished improving access between the Rockport Road industrial zone and Route 57. Existing industrial property owners have also expressed concern about establishing residential zoning across the street from their industrial properties. Based on the above, it is recommended that the industrial zone stay as currently zoned and the rezoning from industrial to residential not take place as recommended in the 1999 Master Plan. The recommendation in the Master Plan to require a visual and spatial buffer with a minimum width of 100 feet where industrial uses abut residential uses or zones should be retained.








The historic Morris Canal runs through the lands which are proposed to be retained as industrial between Blau Road and Hazen Road. The Warren County Planning Board has recently requested municipal cooperation in the preservation of the Canal. The County has been actively acquiring portions of the Canal for preservation and open space purposes. It is recommended that an ordinance be adopted by Mansfield Township that recognizes the Morris Canal as a cultural resource that should be preserved. The ordinance should apply not only in the industrial zone but in any zone through which the Canal passes. Guidelines for development activities in and adjacent to the Canal should be established.

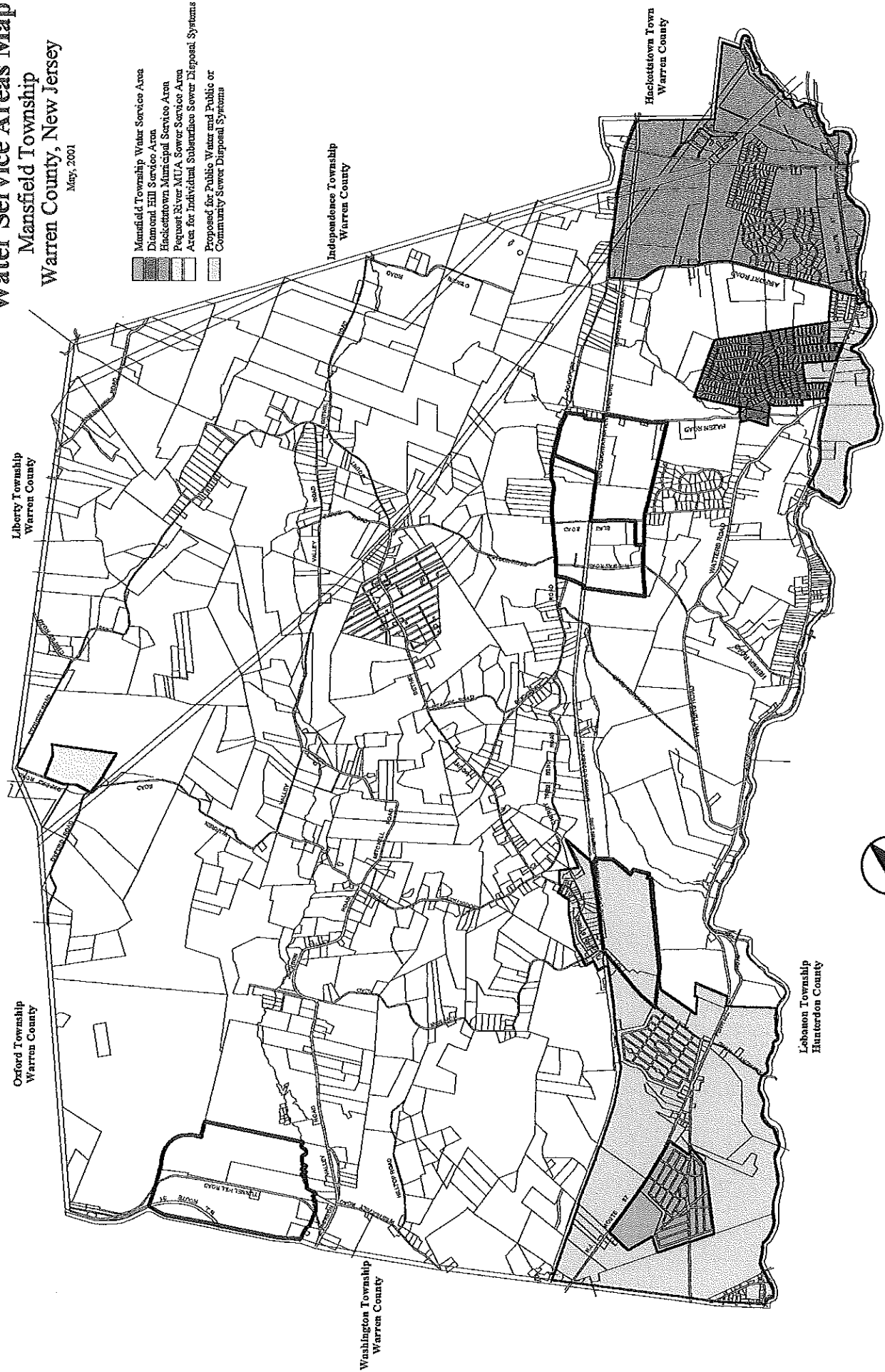
**E. Recommendation Concerning Incorporation of Redevelopment Plans**

At this time there are no recommendations for the incorporation of redevelopment plans pursuant to the "Local Redevelopment and Housing Law".

Existing & Proposed  
**Sanitary Sewer &  
 Water Service Areas Map**  
 Mansfield Township  
 Warren County, New Jersey

May, 2001

-  Mansfield Township Water Service Area
-  Diamond Hill Service Area
-  Hackensack Municipal Service Area
-  Pequet River MUA Sewer Service Area
-  Area for Individual Subsurface Sewer Disposal Systems
-  Proposed for Public Water and Public or
-  Community Sewer Disposal Systems



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Base Map Source: Mace Consulting Engineers

# Land Use Plan

## Mansfield Township

### Warren County, New Jersey

April, 2001

#### Proposed Land Use

- A Single Family Residential
- GC Golf Course Community
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Multi-Family Residential
- HVC Historic Village Commercial
- B-1 Business
- B-2 Commercial
- I Industrial
- I/PO Industrial/ Professional Office
- Airport Hazard Zone

