TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

ORDINANCE 002-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY TO AMEND CHAPTER 363 THE TOWNSHIP CODE TITLED "ZONING", SPECIFICALLY, ARTICLE XV, AFFORDABLE HOUSING DISTRICTS

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend Chapter 363 of the Township Code, Titled Zoning, Specifically, Article XV, Affordable Housing Districts

WHEREAS, the Township of Mansfield (the "Township" or "Mansfield") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 24, 2025; and

WHEREAS, the Court entered an order on April 8, 2025 setting the Township's Fourth Round fair share obligations as a Present Need of 7 units and a Prospective Need of 355 units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Township having filed its Adopted HEFSP on June 17, 2025; and

WHEREAS, FSHC having filed a letter pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's Adopted HEFSP on August 31, 2025 seeking additional information and documentation before the HEFSP may be approved by the Program and trial court; and

WHEREAS, FSHC and the Township having resolved the issues raised in the letter filed by FSHC and having agreed upon the entry and form of a Consent Order in resolution of all issues raised in the aforesaid letter filed by FSHC upon completion of all conditions; and

WHEREAS, the Settlement Agreement stipulates that the Township will rezone certain properties to provide realistic opportunities for the creation of affordable housing; and

NOW THEREFORE, BE IT ORDAINED, by the Council of the Township of Mansfield, County of Warren, and State of New Jersey, as follows:

SECTION 1:

Chapter 363 of the Code of the Township of Mansfield is hereby amended as follows:

ARTICLE XV: Affordable Housing Districts

§363-87 Purpose

A. The AH-3 Zone District is intended to permit multi-family inclusionary housing on the "Allen Farm Site", known as Lot 9 in Block 1102. The AH-2 Zone permits multi-family inclusionary housing at a density of 10 dwellings per acre and a mandatory affordable housing set-aside of 15 percent in the case of rental housing and 20 percent in the case of owner-occupied housing.

B. The AH-4 Zone District is intended to permit multi-family inclusionary housing on a portion of the "Donaldson Farm Site", known as ~~Lot 5~~ **Lots 5, 6, 7, and 8.01, and a portion of Lot 8** in Block 1105.10. The AH-3 Zone permits multi-family inclusionary housing at a density of 10 dwellings per acre and a

mandatory affordable housing set-aside of 15 percent in the case of rental housing and 20 percent in the case of owner-occupied housing.

§363-88 Permitted Uses

A. The AH-3 and AH-4 Zones are designed for multi-family residential uses. Garden apartments and townhouses are permitted principal uses.

§363-89 Permitted Accessory Uses

A. Street, roadways and driveways

B. Off-street surface parking and attached or detached garages

C. Sanitary Sewer Pump Stations

D. Stormwater Management Facilities

E. Site identification signs, in accordance with signs permitted in the R-3 District as per §363-21.

F. Trash enclosures

G. Site utilities

H. Temporary construction office and/or trailer for the duration of the construction of the project

I. Recreational facilities and uses including walking paths, recreational furniture, exercise facilities, tot lots, and other recreational facilities typically associated with a multi-family residential development

J. Community mailboxes

K. Minor solar or photovoltaic energy facilities or structures, subject to the conditions at §363-33.A.

L. Other uses customarily incidental and accessory to a multi-family residential development

§363-89 Area and Bulk Requirements

A. All multi-family residential uses within the AH-3 and AH-4 Affordable Housing Districts shall meet the area and bulk requirements for the applicable uses within the R-3 District, except as follows:

(1) Building coverage: 20 percent
(2) Site coverage: 50 percent

B. Maximum Density: 10 dwelling units per acre.

C. All multi-family dwellings shall comply with the Design and Performance Standards for Garden Apartments and Townhouses, in accordance with Chapter 361, Article II.

D. Affordable Housing Units: The total number of affordable housing units that shall be constructed shall be ~~15 percent of the total number of units approved by the Planning Board in the case of rental housing and~~ 20 percent of the total number of units approved by the Planning Board ~~in the case of owner-occupied housing~~ **regardless of tenure**. All affordable housing units shall comply with the Township's Affordable

Housing Ordinance **and the New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.)**, including but not limited to phasing, bedroom distribution, and very low income requirements.

SECTION 2. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Mansfield inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 4. This ordinance shall take effect as required by law.

ATTEST:

Wendy Barras, Township Municipal Clerk

TOWNSHIP OF MANSFIELD

Hon. Joseph Watters, Mayor

Motion: Introduce Ordinance Moved by: Hayes; Seconded by: Connelly
Vote: Motion carried by roll call vote (Summary: Yes=5)
Yes: Bollard, Connelly, Mc Guinness, Hayes, Watters
No:
Abstain:
Absent:

Introduced: February 11, 2026
Published: February 17, 2026
Public Hearing: March 11, 2026

Motion: Adopt Ordinance Moved by: Hayes ; Seconded by: Connelly
Vote: Motion carried by roll call vote (Summary: Yes=5)
Yes: Bollard, Connelly, Mc Guinness, Hayes, Watters
No:
Abstain:
Absent:

Adopted: March 11, 2026
Published: March 12, 2026

CERTIFICATION

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, do hereby certify that the foregoing Ordinance was duly adopted by the Township of Mansfield Committee on the 11th day of March , 2026.

Wendy Barras, Township Municipal Clerk