

ORDINANCE NO. 2022-10

AN ORDINANCE TO AMEND CHAPTER 363 OF THE CODE OF
THE TOWNSHIP OF MANSFIELD ENTITLED "ZONING"

WHEREAS, the Township of Mansfield filed with the court seeking declaratory judgement relative to affordable housing as a result of the New Jersey Supreme Court's March 10, 2015 decision; and

WHEREAS, the Township of Mansfield has entered into a Settlement Agreement with the Fair Share Housing Center (FSHC) in an effort to settle the litigation; 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 TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD the Code of the Township of Mansfield is hereby amended as follows:

SECTION 1:

Chapter 363 of the Code of the Township of Mansfield is hereby amended as follows [New language **bold and underlined**, deleted language ~~double strikethrough~~]:

ARTICLE XVII: Affordable Housing Districts (AH-3 and AH-4)

§363-94 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**

SECTION 2:

This Ordinance may be renumbered for codification purposes.

SECTION 3:

All Ordinances of the Township of Mansfield which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4:

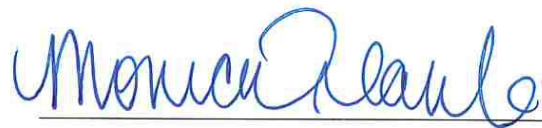
If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5:

This Ordinance shall take effect upon passage and publication as provided by law.

CERTIFICATION

I certify that the foregoing is a true copy of an Ordinance duly adopted by the Township Committee held on this date.



Monica Orlando, Acting Township Clerk

Adopted, First Reading: June 22, 2022

Publication Date: June 28, 2022

Adopted, Second Reading: July 13, 2022

Publication Date: July 19, 2022