

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION NO. 2015-1-26**

**RESOLUTION AMENDING RESOLUTION 2014-9-22 OF THE TOWNSHIP  
COMMITTEE OF THE TOWNSHIP OF MANSFIELD DIRECTING THE  
PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD TO UNDERTAKE  
A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS LOCATED IN  
COLUMBUS VILLAGE WITHIN THE TOWNSHIP TO DETERMINE  
WHETHER SUCH PARCELS SATISFY THE CRITERIA AS “AREAS IN NEED  
OF REDEVELOPMENT” OR “AREAS IN NEED OF REHABILITATION” AS  
SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW  
PURSUANT TO N.J.S.A. 40A:12A**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Act”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment or areas in need of redevelopment in accordance with the Act, including Sections 3, 5 and 14 thereof; and

**WHEREAS**, the Township has determined that the designation of redevelopment areas and rehabilitation areas will foster the investment of private capital, the construction of projects and the rehabilitation of housing and businesses that will benefit the Township, its residents and property owners; and

**WHEREAS**, the general boundary of the area which merit evaluation to see if such areas, and the parcels therein, would qualify as “Areas in Need of Redevelopment” or “Areas in Need of Rehabilitation” under the Act includes those properties in Columbus Village identified in Exhibit A (attached hereto); and

**WHEREAS**, the Township desires to direct the Planning Board to perform a preliminary investigation of the parcels set forth in Exhibit A to determine whether such parcels would qualify as an “Area in Need of Redevelopment” or “Area in Need of Rehabilitation” under the Act; and

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Township of Mansfield as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* and *N.J.S.A. 40A:12A-14* to determine whether all or a portion of the parcels set forth in Exhibit A (together, the “Study Area”) satisfies the criteria set forth in the Act, including *N.J.S.A.40A:12A-5*, *N.J.S.A.40A:12A-14* and *N.J.S.A.40A:12A-3*, to be designated as an area in need of redevelopment or as an area in need of rehabilitation:

2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment areas and rehabilitation areas and the location of the various parcels contained therein.

3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area or rehabilitation area.

(b) At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area or rehabilitation area. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment or area in need of rehabilitation and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

4. **PLANNING BOARD TO MAKE RECOMMENDATIONS.** After conducting its investigation, preparing a map of the proposed redevelopment areas and rehabilitation areas, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make a recommendation to the Township as to whether the Township should designate all or part of the Study Area as an area in need of redevelopment or area in need of rehabilitation.

5. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

7. **AVAILABILITY OF THE RESOLUTION.** A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

8. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

**MOTION:**

**SECOND:**

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**CERTIFICATION**

I, **LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on January 14, 2015 at the Mansfield Township Municipal Complex, at 7:30 P.M.

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**LINDA SEMUS, RMC, CMR**  
**Municipal Clerk**

**EXHIBIT A**

**Parcel within The Study Area**  
**AREA OF INVESTIGATION**  
**MONTH DAY, 2014**

**Description of Project Area**

The General Boundary for the 2014 Preliminary Investigation includes parcels fronting along:

- New York Avenue between West Main Street / East Main Street and a point approximately 1,041 feet to the north on New York Avenue,
- East Main Street between Atlantic Avenue / New York Avenue and a point approximately 361 feet to the east on East Main Street,
- Atlantic Avenue between West Main Street / East Main Street and US Route 206, and
- West Main Street between Atlantic Avenue / New York Avenue and a point approximately 270 feet to the west on West Main Street.

The parcels in Exhibit A would remain the same. A new letter-sized black and white map is attached, as suggested by the Planning Board.

<b>Block</b>	<b>Lots</b>
24	1, 2.01, 2.02, 3, 4 and 5
26	1.01, 1.02, 1.03, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9, 10 and 11
28	1, 2, 3, 4, 5, 38, 39, 40, 41, 42, 43, 44, 45 and 46
29	8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18.01, 18.02, 19.01, 19.02, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30
36	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.01, 14.02, 14.03, 15 and 16