

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

RESOLUTION NO. 2015-3-6

**RESOLUTION 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” 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 a redevelopment area 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” 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 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.**
 - a. 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.
 - b. Pursuant to the provisions of *N.J.S.A.(2A-6(a)*, the Township hereby states the redevelopment area determination shall authorize the Township to use all of the powers provided by the Legislature of the State of New Jersey for use in a Redevelopment area including the use of eminent domain with the exception of residential properties.
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:

NONE

ABSENT: NONE

ABSTAIN: NONE

CERTIFICATION

I, **BARBARA A. CRAMMER, Deputy 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 March 12, 2015 at the Mansfield Township Municipal Complex, at 7:30 P.M.

BARBARA A. CRAMMER
Deputy Clerk

EXHIBIT A

Parcels within the Study Area

AREA OF INVESTIGATION MONTH DAY, 2014

Block	Lots
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

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 2,330 feet to the north on New York Avenue at Crafts Creek, with the exception of Block 24.03, Lot 21,
- East Main Street between Atlantic Avenue / New York Avenue and a point approximately 2,260 feet to the east on East Main Street,
- Atlantic Avenue between West Main Street / East Main Street and US Route 206,
- West Main Street between Atlantic Avenue / New York Avenue and a point approximately 2,200 feet to the west on West Main Street,
- Railroad Avenue from West Main Street to US Route 206,
- Mill Lane from West Main Street to a point approximately 940 feet to the north on Mill Lane at Crafts Creek,
- US Route 206 from Crafts Creek on the north to a point approximately 1,180 feet south of the intersection of Atlantic Avenue, with the exception of Block 31, Lots 5 and 6.04 and Block 28, Lots 47.01, 47.04 and 48.02,
- Locust Lane from New York Avenue to Cherry Lane, and
- Cherry Lane from East Main Street to the Cemetery.