

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

RESOLUTION NO. 2015-5-3

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MANSFIELD DESIGNATING CERTAIN PARCELS LOCATED IN COLUMBUS
VILLAGE WITHIN THE TOWNSHIP AS "CONDEMNATION REDEVELOPMENT
AREAS" AND "NON-CONDEMNATION REDEVELOPMENT AREAS"
PURSUANT TO 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 and areas in need of rehabilitation in accordance with the Act, including Sections 3, 5 and 6 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, on April 8, 2015, the Township Committee adopted Resolution 2015-4-3 which referred certain parcels in Columbus Village, a copy of which is attached as Exhibit A, to the Planning Board to investigate whether all or a portion of those parcels within the Study Area would qualify as "Areas in Need of Redevelopment" under the Act; and

WHEREAS, on April 27, 2015, following due notice in accordance with the Act, the Planning Board held a public hearing pursuant to the Act and Resolution 2015-4-3 to investigate and determine whether the parcels within the Study Area satisfy the statutory criteria as a "Redevelopment Area" under the Act; and

WHEREAS, during the hearing, the Planning Board considered testimony of various interested parties and Township officials and examined a report, dated April, 2015 and prepared by Edward Fox, AICP, PP of the Burlington County Bridge Commission, and entitled "Preliminary Investigation for the Determination of Areas in Need of Redevelopment in Columbus Village, Mansfield Township, New Jersey" (the "Planner's Report") which evaluated the parcels within the Study Area collectively and individually to determine whether the individual parcels could be included within a "Redevelopment Area"; and

WHEREAS, the Planner's Report a copy of which is attached as Exhibit B, contained a map, dated October, 2014, which delineated the physical boundaries of the Study Area; and

WHEREAS, following an evaluation of the Planners' Report and testimony received, the Planning Board adopted Resolution No. P.B. 2015-4-1, a copy of which is attached as Exhibit C, recommending which parcels identified in the Planners' Report be designated by the Township Committee as Condemnation and Non-Condemnation Redevelopment Areas under the Act; and

WHEREAS, the Planner's Report recommended that one property, 24491 West Main Street, identified on the municipal tax map as Lots 21-26 of Block 29, be designated Condemnation Redevelopment Areas and that the remaining recommended properties be designated as Non-Condemnation Redevelopment Areas; and

WHEREAS, the Township Committee has reviewed the Planners' Report and desires to accept the recommendation of the Planning Board and to resolve that (i) the parcels set forth in Exhibit D (the "Redevelopment Areas") satisfies the criteria set forth in the Act, including *N.J.S.A.40A:12A-3, N.J.S.A.40A:12A-5 and N.J.S.A.40A:12A-6*, and (ii) that such parcels be designated as Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas, respectively;

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

1. **DESIGNATION OF AREAS IN NEED OF REDEVELOPMENT.** The Township Committee hereby determines that the parcels set forth in Exhibit A satisfy the criteria set forth in the Act, including *N.J.S.A.40A:12A-3*, *N.J.S.A.40A:12A-5* and *N.J.S.A.40A:12A-6*, and therefore are “areas in need of redevelopment” and are hereby designated as Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas, respectively pursuant to the Act. These areas shall be known collectively as the "Columbus Village Redevelopment Area."

2. **RESOLUTION TO BE FILED WITH DEPARTMENT OF COMMUNITY AFFAIRS.** The Clerk of the Township is hereby directed to file a copy of this resolution, including all exhibits, with the Commissioner of the Department of Community Affairs ("DCA"), in accordance with the requirements of N.J.S.A. 40A:12A-6(b)(5).

3. **NOTICE OF ADOPTION.** Notice of Adoption of this resolution shall be published in the Official Newspaper of the Township within a week of its date of adoption. Such Notice shall clearly state that (i) a copy of this resolution has been filed with the Commissioner of the Department of Community Affairs, (ii) when this resolution shall become effective and (iii) that anyone wishing to contest the validity of this resolution shall have 45 days from the date of publication of the notice.

4. **NOTICE OF DETERMINATION.** Notice of the determination from the Commissioner of the Department of Community Affairs shall be served, within 10 days after the determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent, in accordance with the requirements of N.J.S.A. 40A:12A-6(b)(5).

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.

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

7. **EFFECTIVE DATE.** As the Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas are located in areas in which development, redevelopment are to be encouraged, this Resolution shall become effective upon the filing with DCA as set forth in Section 2 hereof.

MOTION:

SECOND:

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CERTIFICATION

I, **BARBARA A. CRAMMER**, Deputy Municipal Clerk of the Township of Mansfield, County of Burlington, State of New Jersey do hereby certify the foregoing to be a true and correct copy of the Resolution adopted by the Mansfield Township Committee, County of Burlington, State of New Jersey at a regular meeting held on May 13, 2015, at 7:30 PM at the Municipal Complex.

BARBARA A. CRAMMER
Deputy Municipal Clerk

EXHIBIT A
TOWNSHIP COMMITTEE RESOLUTION 2015-4-3

EXHIBIT B
Planner's Report, dated April, 2015

EXHIBIT C
Resolution No. P.B. 2015-4-1

EXHIBIT D
Redevelopment Areas

<u>BLO</u>	<u>LOT</u>	<u>Property Location</u>
26	7	24509 E. MAIN ST.
28	1	266 ATLANTIC AVE.
28	2	24510 E. MAIN ST.
28	3	24512 E. MAIN ST.
28	4	24520 E. MAIN ST.
28	5	24548 E. MAIN ST.
28	38	190 ATLANTIC AVE.
28	44	88 ATLANTIC AVE.
28	46	16 ATLANTIC AVE.
29	21 - 26	24491 W. MAIN ST.
36	14.02	24430 W. MAIN ST.
36	14.03	231 ATLANTIC AVE.

One property is recommended to be in a condemnation redevelopment area:
24491 West Main Street (Block 29, Lots 21-26). The remainder of the properties is
recommended to be designated in a non-condemnation redevelopment area.