

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2015-04-01

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD UNDERTAKING A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS LOCATED IN THE COLUMBUS VILLAGE SECTION OF THE TOWNSHIP AND DETERMINING WHETHER SUCH PARCELS SATISFY THE CRITERIA AS “AREAS IN NEED OF REDEVELOPMENT” AS SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A

WHEREAS, the Township of Mansfield, is authorized by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Act”), to determine whether certain parcels of land in the Township constitute areas in need of redevelopment;

WHEREAS, the Township has established a general boundary area within the Township that merits evaluation to determine if the parcels located in this area would qualify as Areas in Need of Redevelopment under the Act; and

WHEREAS, the Township Committee has directed the Planning Board to perform a preliminary investigation of certain parcels (the “Study Area”) located in the Columbus Village section of the Township to determine whether such parcels would qualify as Areas in Need of Redevelopment under the Act; and

WHEREAS, the Planning Board has performed a preliminary investigation of the Study Area parcels identified by the Township Committee in order to determine whether such parcels would qualify as Areas in Need of Redevelopment under the Act; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mansfield as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board of the Township of Mansfield has conducted an investigation pursuant to N.J.S.A. 40A:12A-6 and has determined that certain parcels in the Study Area do satisfy the criteria set forth in the Act, including N.J.S.A. 40A:12A-5, to be designated as an area in need of redevelopment.

2. **MAP TO BE PREPARED.** The Planning Board has prepared a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels contained therein.

3. **PUBLIC HEARING.** On April 27, 2015, the Planning Board, after giving due notice of the proposed boundaries of the Study Area and the date of the Public Hearing to any

persons who are interested in or would be affected by a determination that all or a portion of the parcels of land within the Study Area is a redevelopment area, held a Public Hearing and heard from all persons interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area. All objections to the determination by the Planning Board have been received and considered by the Planning Board and are made part of the public record.

4. **PLANNING BOARD RECOMMENDATIONS.** After conducting its investigation, preparing a map and conducting a public hearing at which all objections to the designations have been received and considered, recommends that the Township Committee include those parcels identified in the February 2015 Determination of Redevelopment Needs Study and Determination of Rehabilitation Needs Study, prepared by Edward E. Fox, III, AICP, PP, Regional Planning Coordinator (attached hereto as Exhibits A and B), as Areas in Need of Redevelopment and Areas 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.

6. **AVAILABILITY OF THIS RESOLUTION.** A copy of this Resolution shall be available for public inspection at the Office of the Planning Board of the Township of Mansfield.

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

MOTION: Semptimphelter SECOND: Puglia

ROLL CALL:

AYES: Semtimphelter, Puglia, Borgstrom, Walker, Kampo, Allen, Preidel

NAYS: None

ABSTAIN: Lippincott ABSENT: Cholewa

CERTIFICATION

I, ASHLEY E. JOLLY, Secretary of the Mansfield Township Planning Board, 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 Planning Board of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on April 27, 2015 at the Mansfield Township Municipal Complex, at 7:00 p.m.

ASHLEY E. JOLLY
Planning Board Secretary