

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION NO. 206-6-11**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
MANSFIELD AUTHORIZING AND DIRECTING THE PLANNING BOARD OF  
THE TOWNSHIP OF MANSFIELD TO UNDERTAKE A PRELIMINARY  
INVESTIGATION FOR DETERMINING “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 redevelopment areas will foster the investment of private capital, the construction of projects 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 as set forth 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” 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:

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 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.

(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. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment 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 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.

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:**  
**ROLL CALL:**  
**AYES:**  
**NAYS:**

**SECOND:**

**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 June 8, 2016 at the Mansfield Township Municipal Complex, at 7:30 P.M.

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

**EXHIBIT A**

**Parcels of Land Within The Study Area**

**AREA OF INVESTIGATION**

**June, 2016**

The parcels of land to be investigated include the following blocks and lots as shown on the attached map:

<b>Block</b>	<b>Lots</b>
47.02	3.01, 5, 6
45.02	4