

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2016-6-8

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
MANSFIELD AFFIRMING ITS PRIOR ACTION RECOMMENDING
THE REDEVELOPMENT AREA OF PROPERTY
KNOWN AS BLOCK 44, LOTS 1, 2, 4 AND 5.01;
BLOCK 45.01, LOTS 2.01, 2.02, 3.01, 3.04, 4, 5, 6, 7 AND 8;
BLOCK 45.03, LOT 1; AND
BLOCK 47.01, LOTS 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 AND 12,
SITUATED ON FLORENCE-COLUMBUS ROAD NEAR ITS INTERSECTION
WITH ROUTE 295 WITHIN THE TOWNSHIP OF MANSFIELD AS “AN AREA
IN NEED OF REDEVELOPMENT”**

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; and

WHEREAS, the Planning Board of the Township of Mansfield previously conducted an investigation, held a public hearing and made a recommendation to the Township Committee on October 23, 2004 designating Block 45.01, Lots 2.01, 2.02, 3.01 and 3.02; and Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 located along Florence-Columbus Road, near Route 295, as an area in need of redevelopment; and

WHEREAS, the Planning Board of the Township of Mansfield previously conducted an investigation, held a public hearing and made a recommendation to the Township Committee on March 16, 2005 to amend the redevelopment area identified above to include Block 44, Lots 1, 2, 4 and 5.01; Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8; Block 45.03, Lot 1; and Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12; and

WHEREAS, the Township Committee has deemed it appropriate to determine whether the aforementioned properties still constitute “an area in need of redevelopment” within the meaning and intent of the Act; and

WHEREAS, in accordance with the Act, jurisdiction for undertaking such an investigation lies with the Planning Board; and

WHEREAS, the Township Committee has directed and authorized the Planning Board of the Township of Mansfield to affirm that the redevelopment area as determined on October 23, 2004 and amended on March 16, 2005 and the accompanying maps, which were prepared pursuant to the Act, constitute “an area in need of redevelopment” within said Act; and

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

1. **AFFIRMATION.** The Planning Board of the Township of Mansfield hereby affirms its recommendations of October 23, 2004 and March 16, 2005 identifying Block 44, Lots 1, 2, 4 and 5.01; Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8; Block 45.03, Lot 1; and Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 as “an area in need of redevelopment” and further affirms:

- a. that the Planning Board was authorized and directed by the Township Committee to undertake the redevelopment preliminary investigation, hearing and recommendation process enabled by N.J.S.A.40A:12A-4b(1), at the time, for these 22 properties in the vicinity of I-295 Interchange 52 with Florence-Columbus Road;
- b. that the Planning Board’s consulting planner completed preliminary investigation reports which found that these 22 properties met the statutory criteria, at the time, for designation as “an area in need of redevelopment” and recommended that the 22 properties be so designated;
- c. that the Planning Board advertised and held public hearings, in accordance with the Act, at that time;
- d. that the Planning Board adopted resolutions finding that the 22 properties met the statutory criteria, at the time, for designation as “as area in need of redevelopment” and recommended to the Township Committee that the 22 properties be so designated;
- e. the physical character and nature of the 22 properties, which caused them to be designated as “an area in need of redevelopment” have not appreciably changed from March 16, 2005 and continue to meet the

statutory of that time to be designated as “an area in need of redevelopment”; and

- f. the Planning Board acted in good faith and in accordance with the Act when it made its recommendations to the Township Committee in 2004 and 2005.

2. **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.

3. **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.

- 4. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

MOTION: _____ **SECOND:** _____

ROLL CALL:

AYES: _____

NAYS _____

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 June 27, 2016 at the Mansfield Township Municipal Complex, at 7:00 p.m.

ASHLEY E. JOLLY
Planning Board Secretary