

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

RESOLUTION NO. 2016-7-3

**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 NON-
CONDEMNATION REDEVELOPMENT AS SET FORTH IN THE LOCAL
REDEVELOPMENT AND HOUSING LAW PURSUANT TO NJSA 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 Non-Condemnation Redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

WHEREAS, the Township has determined that the designation of Non-Condemnation 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 Non-Condemnation 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 Non-Condemnation 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 portions 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*, and *N.J.S.A.40A:12A-3*, to be designated as an “Area in Need of Non-Condemnation Redevelopment”:
2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed Non-Condemnation Redevelopment Areas and the location of the various parcels contained therein.
3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing. Said hearing date and time shall published in a newspaper of general circulation in the Municipality and a copy of the notice shall be mailed to the last owner, if any, or any persons who are interested in or would be affected by a determination that all, or a portion, of the study area is a Non-Condemnation 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 Non-Condemnation

Redevelopment Area. All objections to a determination that all or a portion of the Study Area is an area in need of Non-Condensation 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 Non-Condensation 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 Non-Condensation 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 Municipal 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 July 13, 2016 at the Mansfield Township Municipal Complex, at 7:30 P.M.

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:

Block	Lots
47.02	3.01, 5, 6
45.02	4