

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD**

**RESOLUTION NO. 2016-12-17**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD UNDERTAKING A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS LOCATED IN THE TOWNSHIP AND DETERMINING WHETHER SUCH PARCELS SATISFY THE CRITERIA AS “AREAS IN NEED OF NON-CONDEMNATION 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 non-condemnation 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 Non-Condemnation Redevelopment under the Act; and

**WHEREAS**, by its Resolution No. 2016-11-10, the Township Committee has authorized and directed the Planning Board to perform a preliminary investigation of certain parcels (the “Study Area”) located in the Township to determine whether such parcels would satisfy the criteria as 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 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 Non-Condemnation 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-3* and *N.J.S.A. 40A:12A-5*, to be designated as an Area in Need of Non-Condemnation Redevelopment.

2. **MAP TO BE PREPARED.** The Planning Board has prepared a map showing the boundaries of the proposed Non-Condemnation Redevelopment Areas and the location of the various parcels contained therein.

3. **PUBLIC HEARING.** On December 27, 2016, 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 non-condemnation 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 non-condemnation 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 December 8, 2016 "Preliminary Investigation For the Determination of an Area in Need of Non-Condensation Redevelopment Block 3, Lots 3.01, 3.02, 4, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09. 9. 10.01 and Block 4, Lots 4.01, 4.02, 4.03, 5, 6.01, 6.02, 7, 8.01, 8.02, 8.03, 9, 10.01, 10.02, 11, Mansfield Township, NJ" prepared by Barbara J. Fegley, AICP, PP, Environmental Resolutions, Inc. (attached hereto as Exhibit A), as Areas 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.

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: Mr. Borgstrom      SECOND: Mr. Kampo**

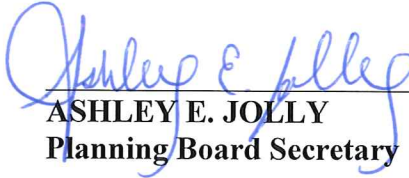
**ROLL CALL:**

**AYES: Borgstrom, Kampo, Lippincott, Winn, Abramowitz, Preidel**

**NAYS: None                      ABSENT: Semptimphelter, Puglia, Allen**

**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 its regular meeting held on December 27, 2016 at the Mansfield Township Municipal Complex, at 7:00 p.m.

  
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**ASHLEY E. JOLLY**  
**Planning Board Secretary**