

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2017-02-04

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF MANSFIELD
ADOPTION OF REDEVELOPMENT PLAN
REPORT AND RECOMMENDATION
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW,
N.J.S.A. 40A:12A -7**

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, by its Resolution No. 2016-11-10, the Township Committee 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-Condensation Redevelopment under the Act; and

WHEREAS, by its Resolution No. 2016-12-17, the Planning Board of the Township of Mansfield conducted its investigation and recommended to the Township Committee that 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 and 11 qualified as an area in need of redevelopment; and

WHEREAS, by its Resolution No. 2016-12-20, the Township Committee established that the parcels delineated in the Planning Board’s investigation be a redevelopment area; and

WHEREAS, at its February 22, 2017 meeting, the Township Committee introduced Ordinance No. 2017-4 “Ordinance of the Township of Mansfield Adopting a Redevelopment Plan for Parcels Within the U.S. Highway Route 206 Development Area” in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq. and has referred Ordinance 2017-4 to the Planning Board for the Board’s report and recommendation as required by N.J.S.A. 40A:12A-7(e); and

WHEREAS, on February 27, 2017, the Planning Board held a hearing and reviewed the “Redevelopment Plan U.S. Route 206 Northern Area Mansfield Township, Burlington County, New Jersey 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 and 11” dated February 2, 2017 and prepared for The Township of Mansfield by Mark A. Remsa, AICP, PP, ASLA, LLA, Burlington County Bridge Commission, Department of Economic Development and Regional Planning (the “Redevelopment Plan”); and

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

1. **HEARING ON THE REDEVELOPMENT PLAN.** The Planning Board of the Township of Mansfield at its regular meeting on February 27, 2017, reviewed the Redevelopment Plan, heard a presentation by Mark A. Remsa, and afforded the public with an opportunity to make comments and ask questions concerning the Redevelopment Plan, in accordance with N.J.S.A.40A:12A-7(e).

2. **FINDINGS AND CONCLUSIONG OF THE PLANNING BOARD.** The Planning Board, following the presentation by Mark A. Remsa and an opportunity for public comments, finds that the Redevelopment Plan satisfies the requirements of N.J.S.A. 40A:12-7(a) and that the Redevelopment Plan is substantially consistent with the Master Plan of the Township of Mansfield.

3. **PLANNING BOARD RECOMMENDATIONS.** The Planning Board resolves that the Redevelopment Plan, as considered by the Planning Board at its February 27, 2017 hearing, and after the presentation by Mark A. Remsa and the opportunity for public comments, be ADOPTED by the Township Committee. This Resolution shall constitute the Planning Board’s Report and Recommendation required in accordance with N.J.S.A. 40A:12A-7(e).

4. **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.

5. **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.

6. **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 its regular meeting held on February 27, 2017 at the Mansfield Township Municipal Complex, at 7:00 p.m.

ASHLEY E. JOLLY
Planning Board Secretary