

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION 2017-2-5**

**A RESOLUTION EXTENDING FLORENCE COLUMBUS ROAD LLC AS A  
REDEVELOPER FOR A PORTION OF THE FLORENCE/COLUMBUS  
DEVELOPMENT PLAN**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “**LRHL**”) **THE TOWNSHIP OF MANSFIELD** (hereinafter referred to as the “**Township**”) adopted a Resolution duly designating an area in the Township as an Area in need of redevelopment, referred to as the Florence/Columbus Redevelopment Area (the “**Redevelopment Area**”); and

**WHEREAS**, via Ordinance No. 2016-4, the Township Committee adopted the Florence/Columbus Redevelopment Plan for the Redevelopment Area (the “**Redevelopment Plan**”); and

**WHEREAS**, on April 21, 2016, the Township received a request from Florence-Columbus Road, LLC, having offices at 1911 South Federal Highway, Suite 800, Delray Beach, Florida 33483, to be conditionally designated redeveloper of the portion of the Florence/Columbus Redevelopment Area consisting of property which is owned by Alan Margolis and is located on Florence/Columbus Road and designated as Block 47.01, Lots 3.02, 9.01, 9.02, 11 and 12 (**the “Property”**); and

**WHEREAS**, Florence-Columbus Road, LLC has met with representatives of the Township Redevelopment Committee and staff to discuss the details of developing the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, the Township Redevelopment Committee has conveyed its summary of discussions with Alan Margolis of Florence-Columbus Road, LLC to the Township Committee, and the Township Committee finds it desirable to conditionally designate Florence-Columbus Road, LLC as the redeveloper of the Property; and

**WHEREAS**, the Township Committee, on September 28, 2016, by Resolution 2016-9-2, conditionally designated Florence Columbus Road LLC as the redeveloper of the aforementioned property and granted Florence Columbus Road LLC a 6 month extension to complete all terms and conditions of said approval and designation, and

**WHEREAS** the Township Committee is desirous of extending further that conditional designation for an additional 6 months allowing Florence Columbus LLC to complete all terms and conditions of the original approval and designation; and

**NOW, THEREFORE BE IT RESOLVED**, the Township Committee of the Township of Mansfield reaffirms the conditional designation of Florence-Columbus Road, LLC as the redeveloper of the Property provided that the following actions are taken within these additional 6 months from the adoption of this resolution:

1. Ownership of the Property is legally organized as an Urban Renewal Entity pursuant to LRHL and all applicable laws of the State of New Jersey.
2. Florence-Columbus Road, LLC submits to the Township a written proposal consisting of a project description and site plan.
3. Florence-Columbus Road LLC submits to the Township a draft redevelopment agreement for Township review.

**AND IT BE FURTHER RESOLVED**, upon receiving evidence of the execution of the three (3) conditions set forth above, the Township Committee of the Township shall designate the Urban Renewal Entity, Florence-Columbus Road, LLC, formed by Alan Margolis, as the redeveloper of the Property.

**MOTION:**

**SECOND:**

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**CERTIFICATION**

**I, BARBARA A. CRAMMER**, Deputy 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 February 22, 2017 at the Mansfield Township Municipal Complex, at 7:30 P.M.

---

**BARBARA A. CRAMMER, Deputy Municipal Clerk**