

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

ORDINANCE 2017-4

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT
PLAN FOR PARCELS WITHIN THE U.S HIGHWAY ROUTE 206 REDEVELOPMENT AREA**

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey as follows:

WHEREAS, on December 28, 2016 the Township Committee of Mansfield, in the County of Burlington, New Jersey (the "Township") adopted a resolution declaring designated blocks and lots bordering U.S. Highway Route 206 within the Township as an "Area in Need of Redevelopment" (the "U.S. Route 206 Northern Area" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the "Act"); and

WHEREAS, 45 days have passed since notice that Resolution No. 2016-12-20 was published and no actions have been filed challenging such action; and

WHEREAS, the Township received notice from the Department of Community Affairs that the Township's designation of parcels identified in Resolution 2016-12-20 as a Redevelopment area pursuant to the act became effective upon filing with the Department; and

WHEREAS, the Act provides for a procedure for adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, Block 3, Lots 3.01, 3.02, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01; 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 are located along U.S. Highway Route 206 in the Township (the "Property") and located with the U.S. Route 206 Northern Area Redevelopment Area; and

WHEREAS, the "Property" consists of multiple parcels identified on the Municipal Tax Map as Block 3, Lots 3.01, 3.02, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01; 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 and containing over 350 acres, located in the northern portion of Mansfield Township south of the intersection of Routes 68 and 206. The redevelopment area consists of a mix of older vacant commercial and residential buildings, vacant lands, farmland and open space; and

WHEREAS, on February 27, 2017 the Planning Board held a regularly scheduled meeting to review the draft plan entitled "Redevelopment Plan U.S. Route 206 Northern Area, Block 3, Lots 3.01, 3.02, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01; 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 Mansfield Township, Burlington County, New Jersey" dated February 2, 2017 prepared by the Burlington Bridge Commission, signed and sealed by Mark Remsa, AICP, PP, ASLA, LLA, a NJ Professional Planner; and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board resolved that the Proposed Redevelopment Plan was consistent with the Township's Master Plan and recommended the Proposed Redevelopment Plan be adopted by the Township Committee and at its Planning Board meeting on February 27, 2017 adopted a formal resolution memorializing these conclusions, a copy of which will be attached to this ordinance as Exhibit A; and

WHEREAS, a copy of the Proposed Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit B (the "Redevelopment Plan"); and

WHEREAS, the Township Committee desire to approve the Redevelopment Plan in the form set forth in Exhibit B hereto, and direct that the Township 's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:

Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit B is hereby approved.

Section 2. The Zoning Map of the Township of Mansfield is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Property.

Section 3. The recitals in this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as reasoning of the Township Committee for purposes of N.J.S.A 40A: 12A-7(f).

Section 4. This ordinance shall take effect as provided by law.

REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

CERTIFICATION

I, **LINDA SEMUS, RMC, CMR, Municipal Clerk** of the Township of Mansfield, County of Burlington, and State of New Jersey, do hereby **CERTIFY** the foregoing to be a true and accurate copy of an Ordinance which was introduced on February 22, 2017 and finally adopted by the by the Township Committee on March 22, 2017 at the Mansfield Township Municipal Complex, 3135 Route 206 South, Columbus, County of Burlington, and State of New Jersey.

LINDA SEMUS, RMC, CMR, Municipal Clerk

Introduced: February 22, 2017

Adopted: