

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**ORDINANCE 2017-9**

**AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT  
PLAN FOR PARCELS WITHIN COLUMBUS VILLAGE REDEVELOPMENT AREA  
CONSISTING OF THE FORMER MUNICIPAL COMPLEX, THE FIRE STATION AND THE  
MUNICIPAL POLICE STATION**

**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 29, 2015 the Township Committee of Mansfield, in the County of Burlington, New Jersey (the “Township”) adopted a resolution declaring designated blocks and lots in Columbus Village within the Township as an “Area in Need of Redevelopment” (the “Columbus Redevelopment Plan”) 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. 2015-12-17 was published and no actions have been filed challenging such action; and

**WHEREAS**, on January 12, 2016 the Township received notice from the Department of Community Affairs that the Township’s designation of parcels identified in Resolution 2015-12-17 as a Redevelopment/Rehabilitation 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 28, Lots 5, 6 and 38 are located in the Village of Columbus, in the Township (the “Property”) and located with the Columbus Village Area Redevelopment Area; and

**WHEREAS**, the “Property” consists of multiple parcels identified on the Municipal Tax Map as Block 28, Lots 5, 6 and 38 containing the former Municipal Complex, Fire Station and Municipal Police Station , containing 3.82 acres. The redevelopment area consists of former Municipal Building and Single-Family detached house, former Municipal Building Inspector Office and the former Police and Fire Stations.

**WHEREAS**, on June 26, 2017 the Planning Board will hold a regularly scheduled meeting to review the draft plan entitled “Redevelopment Plan for the Columbus Village Redevelopment Area consisting of the former Municipal Complex, the Fire Station and the Police Station, Block 28, Lots 5, 6 and 38, Mansfield Township, Burlington County, New Jersey” dated, June, 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 will resolve whether the Proposed Redevelopment Plan is consistent with the Township’s Master Plan and recommend the Proposed Redevelopment Plan be adopted by the Township Committee and at its Planning Board meeting on July 24, 2017 will adopt 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 to be 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.