

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

RESOLUTION 2017-7-4

**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, LINDA SEMUS, RMC, CMR, Municipal 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 July 12, 2017 at the Mansfield Township Municipal Complex, at 7:30 P.M.

LINDA SEMUS, RMC. CMR, Municipal Clerk