

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
REGULAR MEETING
Monday, February 27, 2017**

The Regular Meeting of the Mansfield Township, Planning Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Douglas Borgstrom, Arthur Puglia, Mayor Sean Gable, John Kampo, and Randy Allen. Attorney Chuck Petrone, Planner Barbara Fegley, and Secretary Ashley Jolly. Gary Lippincott, Robert Semptimphelter, and Barry Winn were absent.

The meeting was called to order by Chairman Preidel followed by the flag salute and the following opening statement:

The Notice requirements provided for in the Open Public meetings Act have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by the Mansfield Township Planning Board on January 23, 2017. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times, and Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the regular meeting schedule and who has prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 29, 2017.

REDEVELOPMENT PLAN: US ROUTE 206 NORTHERN AREA :

Mark Remsa, Burlington County Bridge Commission was sworn in. He said this area has been studied as a redevelopment area. Now the Planning Board needs to review the redevelopment plan which will then be adopted by the governing body. The redevelopment plan is consistent with the Master Plan as well as the County Plan. Farmland and Open Space is protected.

PUBLIC COMMENTS: There were no comments from the public.

RESOLUTION:

**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.

A motion to approve the above resolution was offered by **Mr. Puglia** and was seconded by **Mr. Borgstrom**. Motion carried on a roll call vote recorded as follows:

AYE: Puglia, Gable, Kampo, Allen, Borgstrom, Preidel

NAY: None NOT VOTING: ABSENT: Lippincott, Winn

APPROVAL OF MINUTES:

A motion to approve the minutes from January 23, 2017 was offered by **Mr. Puglia** and was seconded by **Mr. Kampo**. Motion carried on a roll call vote recorded as follows:

AYE: Puglia, Kampo, Borgstrom, Preidel

**NAY: None NOT VOTING: Gable, Allen ABSENT:Lippincott,
Semptimphelter, Winn**

MOTION FOR ADJOURNMENT:

A motion to adjourn the meeting was offered by **Vice Chairman Borgstrom** and was seconded by **Mayor Gable**. All ayes. Motion carried.

Respectfully Submitted:

Date Approved:

Ashley Jolly, Land Use Coordinator