

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**ORDINANCE 2017-11**

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT  
PLAN FOR PARCELS WITHIN THE INTERSTATE 295 AND FLORENCE COLUMBUS ROAD  
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 March 3, 2016 the Township Committee of Mansfield, in the County of Burlington, New Jersey (the “Township”) adopted an Ordinance declaring designated blocks and lots bordering Interstate 295 and Florence Columbus Road within the Township as an “Area in Need of Redevelopment” (the “Interstate 295 and Florence Columbus Road” 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 Ordinance 2016-4 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 Ordinance 2016- 4 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 44, Lots 1, 2, 4 and 5.01; Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8; Block 45.03, Lot 1; and Block 47.01, lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 are located along Interstate 295 and Florence Columbus Road in the Township (the “Property”) and located with the Interstate 295 and Florence Columbus Redevelopment Area; and

**WHEREAS**, Block 44, Lots 1, 2, 4 and 5.01; Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8; Block 45.03, Lot 1; and Block 47.01, lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 the “Property” consists of multiple parcels identified on the Municipal Tax Map as and containing over 520 acres, located in the western portion of Mansfield Township bordering Interstate 295 and Florence Columbus Road.. The redevelopment area consists of a mix of industrial, institutional, governmental, agricultural and commercial uses; and

**WHEREAS**, on June 27 ,2016 the Planning Board held a regularly scheduled meeting to review the draft plan entitled “Redevelopment Plan Interstate 295 and Florence Columbus Road, Block 44, Lots 1, 2, 4 and 5.01; Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8; Block 45.03, Lot 1; and Block 47.01, lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 Mansfield Township, Burlington County, New Jersey” dated November, 2015, revised, 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

**WHEREAS**, at its Planning Board meeting on June 27, 2016 the Planning Board adopted a formal resolution memorializing these conclusions, a copy of which will be attached to this ordinance as Exhibit A; and

**WHEREAS**, a reaffirmation Resolution will be heard and acted upon at the July 24, 2017 Planning Board meeting, and a copy of said Planning Board Resolution will be attached to the aforementioned Redevelopment Plan; 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.