

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2017-07-07

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF MANSFIELD
RECOMMENDING THE TOWNSHIP COMMITTEE
ADOPT A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE
INTERSTATE 295 AND FLORENCE-COLUMBUS ROAD
REDEVELOPMENT AREA
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW,
N.J.S.A. 40A:12A -7**

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Act”), the Planning Board of the Township of Mansfield adopted Resolution No. 2016-6-8 affirming its March 16, 2005 recommendation to the Township Committee that 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 satisfied the criteria set forth in the Act, including N.J.S.A. 40A:12A-5, to be designated as an area in need of redevelopment and recommended that the Township Committee include these parcels in the Interstate 295 and Florence-Columbus Road Redevelopment Area as Areas in Need of Redevelopment and Areas in Need of Rehabilitation; and

WHEREAS, on March 1, 2016, by its Resolution No. 2016-3-6, the Planning Board endorsed Township Ordinance 2016-4 and recommended that the Township Committee adopt the Redevelopment Plan for the Interstate 295 and Florence-Columbus Road Area, prepared by Mark A. Remsa, AICP, PP, ASLA, LLA, Director of Economic Development and Regional Planning, Burlington County Bridge Commission, Department of Economic Development and Regional Planning, Revised November, 2015, as the Redevelopment Plan was consistent with the Board’s 2005 recommendation; and

WHEREAS, on March 3, 2016, the Township Committee of the Township of Mansfield adopted Ordinance 2016-4 declaring 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 as an Area in Need of Redevelopment (the “Interstate 295 and Florence-Columbus Road Redevelopment Area”) pursuant to the Act; and

WHEREAS, the Township of Mansfield received notice from the New Jersey Department of Community Affairs (“DCA”) that the designation of 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 as An Area in Need of Development became effective upon the Township’s filing of the designation with DCA; and

WHEREAS, at its July 12, 2017 meeting, the Township Committee introduced Ordinance No. 2017-11 “An Ordinance of the Township of Mansfield Adopting a Redevelopment Plan for Parcels Within The Interstate 295 and Florence Columbus Road Redevelopment Area” in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq. and has referred Ordinance 2017-11 to the Planning Board for the Board’s report and recommendation as required by N.J.S.A. 40A:12A-7(e), and to reaffirm the Board’s March, 2016 recommendation; and

WHEREAS, on July 24, 2017, the Planning Board held a hearing and reviewed the “Redevelopment Plan for the Interstate 295 and Florence-Columbus Road Area, 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” and prepared for The Township of Mansfield by Mark A. Remsa, AICP, PP, ASLA, LLA, Director of Economic Development and Regional Planning of the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, revised November, 2015 (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 July 24, 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 July 24, 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) and reaffirms the Board's March 1, 2016 recommendation, as adopted by Board Resolution No. 2016-3-6.

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.

MOTION: SEMPTIMHELTER SECOND: PUGLIA


ROLL CALL:

**AYES: SEMPTIMHELTER, PUGLIA, KAMPO, LIPPINCOTT, ALLEN,
PATEL, BORGSTROM**

NAYS: NONE

CERTIFICATION

I, ASHLEY E. JOLLY, Secretary of the Mansfield Township Planning Board, 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 Planning Board of the Township of Mansfield, County of Burlington, State of New Jersey, at its regular meeting held on July 24, 2017, at the Mansfield Township Municipal Complex, at 7:00 p.m.



ASHLEY E. JOLLY
Planning Board Secretary