

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2017-08-09

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF MANSFIELD
RECOMMENDING THE TOWNSHIP COMMITTEE
ADOPT AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
VANCO PROPERTY 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, by its Resolution 2017-07-07, the Planning Board held a hearing and endorsed Township Ordinance 2017-11, recommending that the Township Committee adopt 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” 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

WHEREAS, at its August 16, 2017 meeting, the Township Committee introduced Ordinance No. 2017-12 “An Ordinance To Amend the Redevelopment Plan for the Interstate 295 and Florence Columbus Road Redevelopment Area” amending Article II(c) of the Redevelopment Plan to provide that the ODL – Office Distribution Laboratory District zoning standards shall continue to apply to the various Blocks and Lots specifically identified in the Redevelopment Plan, except that the following changes be incorporated into the Redevelopment Plan for the property familiarity known as the Vanco Property:

1. The Building Floor Area Ratio Coverage shall be increased from thirty percent (30%) to forty percent (40%);

2. The car parking space ratio of one (1) space per 3,000 square feet for warehouse usage shall be reduced to one (1) space per 10,000 square feet of warehouse usage;
3. The Maximum Building Height shall be increased from forty (40) feet to fifty (50) feet;
4. The special regulation under Section 65-45(f) be amended to permit loading and unloading of the Vanco Property building fronting on roads, otherwise prohibited; and

has referred Ordinance 2017-12 to the Planning Board for the Board's report and recommendation as required by N.J.S.A. 40A:12A-7(e); and

WHEREAS, at its August 28, 2017 meeting, the Planning Board held a hearing and reviewed Township Ordinance No. 2017-12 "An Ordinance to Amend the Redevelopment Plan for 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

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 August 28, 2017, reviewed Township Ordinance 2017-12 amending a portion of the Redevelopment Plan applicable to the Vanco Property, 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 its review and an opportunity for public comments, finds that the Amendment to the Redevelopment Plan included in Township Resolution 2017-12 satisfies the requirements of N.J.S.A. 40A:12-7(a) and that the Amendment to 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 Amendment to the Redevelopment Plan included in Township Ordinance 2017-12, as considered by the Planning Board at its August 28, 2017 hearing, having been previously reviewed by the consulting engineer, planner and solicitor to the Planning Board and no

objection having been identified, and after 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.

MOTION: _____ **SECOND:** _____

ROLL CALL:

AYES: _____

NAYS: _____

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 August 28, 2017, at the Mansfield Township Municipal Complex, at 7:00 p.m.

ASHLEY E. JOLLY
Planning Board Secretary