

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2017-06-05

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF MANSFIELD
RECOMMENDING THE TOWNSHIP COMMITTEE
ADOPT A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE
COLUMBUS VILLAGE 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. 2015-04-01 and Resolution No. 2015-10-04, that Block 28, Lots 5, 6 and 38, located in Columbus Village, 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 as Areas in Need of Redevelopment and Areas in Need of Rehabilitation; and

WHEREAS, on December 29, 2015, the Township Committee of the Township of Mansfield adopted Resolution No. 2017-12-17 declaring Block 28, Lots 5, 6 and 38 as an Area in Need of Redevelopment (the “Columbus Redevelopment Plan”) pursuant to the Act; and

WHEREAS, the Township of Mansfield received notice from the New Jersey Department of Community Affairs (“DCA”) on January 12, 2016, that the designation of Block 28, Lots 5, 6 and 38 as An Area in Need of Development became effective upon the Township’s filing of the designation with DCA; and

WHEREAS, at its June 14, 2017 meeting, the Township Committee introduced Ordinance No. 2017-9 “An Ordinance of the Township of Mansfield Adopting a Redevelopment Plan for Parcels Within Columbus Village Redevelopment Area Consisting of the Former Municipal Complex, the Fire Station and the Municipal Police Station” in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq. and has referred Ordinance 2017-9 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 June 26, 2017, the Planning Board held a hearing and reviewed the “Redevelopment Plan for the Columbus Village Redevelopment Area Consisting of the Former

Municipal Complex and Fire Station and the Municipal Police Station, Block 28, Lots 5, 6 and 38” and prepared for The Township of Mansfield by Mark A. Remsa, AICP, PP, ASLA, LLA, Director, Burlington County Bridge Commission, Department of Economic Development and Regional Planning, dated June, 2017 (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 June 26, 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 June 26, 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.

MOTION: Douglas Borgstrom SECOND: Robert Semptimphelter

ROLL CALL:

AYES: Borgstrom, Semptimphelter, Puglia, Kampo, Allen, Winn, Preidel

NAYS: None ABSENT: Lippincott

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 June 26, 2017, at the Mansfield Township Municipal Complex, at 7:00 p.m.



ASHLEY E. JOLLY
Planning Board Secretary