

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY**

**RESOLUTION 2017-10-12**

**RESOLUTION CONDITIONALLY DESIGNATING JEFFREY GROUSER AND  
MICHAEL MICHIE OR ENTITY TO BE FORMED FOR THAT PURPOSE AS A  
REDEVELOPER FOR SPECIFIC PARCELS LOCATED WITHIN THE COLUMBUS  
VILLAGE REDEVELOPMENT PLAN**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “**LRHL**”) **THE TOWNSHIP OF MANSFIELD** (hereinafter referred to as the “**Township**”) adopted a Resolution duly designating an area in the Township as an area in need of redevelopment, referred to as the Columbus Village Redevelopment Area (the “**Redevelopment Area**”); and

**WHEREAS**, via Ordinance No. 2017-9 the Township Committee adopted the Columbus Village Redevelopment Plan Area consisting of the Municipal Complex, the former Fire Station and the former Municipal Police Station for the Redevelopment Area (the “**Redevelopment Plan**”); and

**WHEREAS**, on July 12, 2017, the Township received an offer from Jeffrey Grouser and Michael Michie, having offices at 24059 West Main Street, Columbus, New Jersey 08022 to be conditionally designated redeveloper of the portion of the Columbus Redevelopment Area consisting of property which is owned by Mansfield township and is located on Columbus Road and designated as Block 28, Lots 5 and 6 (the “**Property**”); and

**WHEREAS**, Jeffrey Grouser and Michael Michie have met with representatives of the Township Redevelopment Committee and staff to discuss the details of developing the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, the Township Redevelopment Committee has conveyed its summary of discussions with Jeffrey Grouser and Michael Michie to the Township Committee, and the Township Committee finds it desirable to conditionally designate Jeffrey Grouser and Michael Michie or an entity to be formed for that purpose as the redeveloper of the Property; and

**NOW, THEREFORE BE IT RESOLVED**, the Township Committee of the Township of Mansfield conditionally designate Jeffrey Grouser and Michael Michie or an entity to be formed for that purpose as the redeveloper of the Property provided the following actions are taken within one hundred eighty (180) days from the adoption of this resolution:

1. Ownership of the Property is legally organized as an Urban Renewal Entity pursuant to LRHL and all applicable laws of the State of New Jersey if so desired by the redeveloper.
2. Jeffrey Grouser and Michael Michie or entity to be formed for that purpose submits to the Township a written proposal consisting of a project description and site plan.

3. Jeffrey Grouser and Michael Michie or an entity to be formed for that purpose submits to the Township a draft redevelopment agreement for Township review.
4. Jeffrey Grouser and Michael Michie or an entity to be formed for that purpose enters into a contract of sale with Mansfield Township for the property in question.

**AND IT BE FURTHER RESOLVED**, upon receiving evidence of the satisfaction of the conditions set forth above, the Township Committee of the Township shall designate the Jeffrey Grouser and Michael Michie or an entity to be formed for that purpose, as the redeveloper of the Property.

**MOTION:**

**SECOND:**

**ROLL CALL VOTE**

**AYES:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**CERTIFICATION**

I, **LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, 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 Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on October 25, 2017 at the Mansfield Township Municipal Complex, at 7:30 P.M.

---

**LINDA SEMUS, RMC, CMR, Municipal Clerk**