

**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD**

**RESOLUTION NO. 2017-10-14**

**RESOLUTION OF THE PLANNING BOARD  
OF THE TOWNSHIP OF MANSFIELD  
RECOMMENDING THE TOWNSHIP COMMITTEE  
ADOPT A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE  
COLUMBUS VILLAGE ECONOMIC DEVELOPMENT OPPORTUNITY - 2  
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, that Block 36, Lots 13, 14.01, 14.02, 14.03, 15 and 16, 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 An Area in Need of Redevelopment; and

**WHEREAS**, on December 29, 2015, the Township Committee of the Township of Mansfield adopted Resolution 2015-12-17 declaring Block 36, Lots 13, 14.01, 14.02, 14.03, 15 and 16 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 36, Lots 13, 14.01, 14.02, 14.03, 15 and 16 as An Need of Development became effective upon the Township’s filing of the designation with DCA; and

**WHEREAS**, at its September 6, 2017 meeting, the Township Committee introduced Ordinance No. 2017-14 “An Ordinance of the Township of Mansfield Adopting a Redevelopment Plan for Parcels Within Columbus Village Economic Development Opportunity – 2 Redevelopment Area Consisting of Block 36, Lots 13, 14.01, 14.02, 14.03, 15 and 16” in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq. and has referred Ordinance 2017-14 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 October 23, 2017, the Planning Board held a hearing and reviewed the “Redevelopment Plan for the Columbus Village Development Opportunity – 2 Redevelopment Area, Block 36, Lots 13, 14.01, 14.02, 14.03, 15 and 16” prepared for The Township of Mansfield by Mark A. Remsa, AICP, PP, LLA, Director, Burlington County Bridge Commission, Department of Economic Development and Regional Planning, dated August, 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 October 23, 2017, reviewed the Redevelopment Plan, heard a presentation by Edward E. Fox, III, AICP, PP, Regional Planning Coordinator, Burlington County Bridge Commission, Department of Economical Development and Regional Planning, 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 Edward E. Fox, III, 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 October 23, 2017 hearing, and after the presentation by Mr. Fox 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: Borgstrom                      SECOND: Allen**

**ROLL CALL:**


**AYES:            Borgstrom, Allen, Semptimphelter, Kampo, Lippincott, Patel, Preidel**

**NAYS:           None**

**ABSENT:        Puglia**

**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 October 23, 2017, at the Mansfield Township Municipal Complex, at 7:00 p.m.

  
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**ASHLEY E. JOLLY**  
**Planning Board Secretary**

