

**TOWNSHIP OF MANSFIELD
COUNTY OF BURLINGTON**

ORDINANCE 2018-18

AN ORDINANCE TO AMEND ORDINANCE 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”

WHEREAS, by Ordinance 2017-9, the Township Committee of the Township of Mansfield adopted a Redevelopment Plan for certain properties known as Block 28, Lots 5, 6 and 38, which included the municipal complex, fire station and police station, containing 3.82 acres; and

WHEREAS, by Ordinance 2018-6, the Township Committee authorized the sale of the municipally-owned properties at Block 28, Lots 5 and 6 to Saylor Ponds Commons, LLC; and

WHEREAS, following the adoption of said Ordinance, the Township Committee then entered into an Agreement of Sale with Saylor Ponds Commons, LLC, and over the last year, the parties have discussed the best re-use of the property and have determined that the Redevelopment Plan should be amended, to recognize that certain of the permitted uses contained therein, at pages 12-14, and specifically, subparagraph “H”, “Medical Offices for Doctors, Dentists and Other Licensed Medical Professionals”, might be able to be achieved without requiring formal site plan approval for said use, if certain conditions are met; and

WHEREAS, the Township Committee is desirous of facilitating the adaptive re-use of these buildings, and to do so in fashion that eliminates unnecessary delay and bureaucratic hurdles; and

WHEREAS, in order to achieve same, it is appropriate to amend the Redevelopment Plan to facilitate same.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington, and State of New Jersey that the aforementioned “Columbus-Village/Former Municipal Complex Redevelopment Plan” is

hereby amended at Article III “Redevelopment Plan” is hereby amended at page 18, paragraph “H”, to read as follows, with the underlined language being added hereby:

“H. Unless otherwise indicated within this Redevelopment Plan, all provisions of the Code of the Township of Mansfield shall apply. Notwithstanding the foregoing, however, should the former municipal building be adaptively re-used and re-develop for “medical offices for doctors, dentists and other licensed medical professionals” as set forth in paragraph ‘H’ on page 14, *supra*, and if said use is limited to normal business hours, does not entail a “24/7 urgent care” component, requires no further parking than that currently provided onsite, inclusive of the twelve (12) parking spaces being licensed to the Developer by the Township on the property retained by the municipality, and ingress and egress to the site are adequately addressed by the Developer to the satisfaction of the Township Zoning Officer, then, and in those events, site plan approval for said use, from the Township Planning Board, shall not be required; however, all building, sanitary, and other public health, safety, and welfare codes must be satisfied. ”

BE IT FURTHER ORDAINED AND ENACTED that this Ordinance shall take effect upon proper passage in accordance with the law, and any and all Ordinances inconsistent with the terms hereof are hereby repealed to the extent of any such inconsistencies.

INTRODUCTION: DECEMBER 6, 2018
FINAL ADOPTION: DECEMBER 28, 2018