

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY**

**ORDINANCE 2019-7**

**AN ORDINANCE TO AMEND ORDINANCES 2019-1 AND 2018-8, WHICH  
AMENDED ORDINANCE 2017-9, “AN ORDINANCE OF THE TOWNSHIP OF  
MANSFIELD ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN  
THE 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 located in the “Columbus Village/former Municipal Complex” area, which Ordinance established certain permitted uses for properties within that area, and specifically Block 28, Lots, 5, 6 & 38; and

**WHEREAS**, said Ordinance was subsequently amended by Ordinance 2019-1 and 2018-8; and

**WHEREAS**, Saylor's Pond, LLC, the Redeveloper designated by the Township Committee has requested permission to allow for the conversion of the former building on Block 28, Lot 6 into a single-family residential dwelling, which is a use not currently permitted in the Redevelopment Plan; and

**WHEREAS**, the Township Committee deems it appropriate to allow said building to be used for a single-family residential dwelling, subject, however, to the requirement that the Redeveloper close title on this property and actually purchase same within thirty (30) days of the date of the adoption of the Ordinance; and

**WHEREAS**, in order to achieve same, it is appropriate to amend the Redevelopment Plan to facilitate same, and to establish other provisions to further facilitate the prompt sale of the property to the Redeveloper and closing of title on same.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the aforementioned “Columbus Village/former Municipal Complex Redevelopment Plan” is hereby amended at Article III, and the various “Land Use Policy Objectives” contained therein, to reflect that notwithstanding previous determinations about residential uses in this Redevelopment Area, the use of Lot 6 for a single-family dwelling is appropriate and does not defeat the underlying policy objectives of the Redevelopment Plan; and

**BE IT FURTHER ORDAINED** that Article III, subparagraph B, “Permitted Uses” is hereby amended to add a new subparagraph (24) on page 14 of the Plan to read as follows:

“(24) Single-Family Residential Use on Lot 6 only.”

**BE IT FURTHER ORDAINED** that Article III, “Other Regulations” beginning on page 16 of the Plan is hereby amended to add a new paragraph J:

“J. Commencement and Completion of Project. In accordance with the provisions of N.J.S.A. 40:12A-9, the Redeveloper shall commence re-construction and/or rehabilitation of at least the building on Lot 6 within ninety (90) days of closing of title on the property, and shall complete the Redevelopment of the complete Project within two (2) years of the date of said closing.”

**ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law; however, in the event that title to the property does not close within thirty (30) days of the date of adoption of this Ordinance by the Township Committee, the provisions set forth above regarding residential usage of Lot 6 shall automatically expire and be of no further force and effect; however, the balance of the Ordinance regarding time for commencement of construction and completion of the Project shall remain in full force and effect.

**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 correct copy of an Ordinance which was introduced by the Mansfield Township Committee, County of Burlington, State of New Jersey at their regular meeting held on March 20, 2019 at 6:00 PM at the Municipal Complex, with a Second Reading, public hearing and final adoption held on April 4, 2019 at 7:00 PM at the Municipal Complex, 3135 Route 206 South, Columbus, NJ 08022.

---

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