

Second Reading
TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY

ORDINANCE 2020 – 11

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 30, LOTS 9.02, 10, 11, 12 and 13.02 ALSO KNOWN AS THE U.S. ROUTE 206 AND MANSFIELD ROAD WEST: SOUTHEAST CORNER REDEVELOPMENT AREA

WHEREAS, on June 14, 2017, by adoption of Resolution 2017-6-7, the Township Committee of the Township of Mansfield, Burlington County, New Jersey authorized the Township of Mansfield Planning Board (now Land Use Board) to undertake a preliminary investigation to determine whether the following area of the Township qualified as a “Condemnation Redevelopment Area” according to the criteria set forth in N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law (“LRHL”).

A. U.S. Route 206 and Mansfield Road West: Southeast Corner, Block 30, Lots 9.02, 10, 11, 12 and 13.02, (the “Study Area”)

WHEREAS, after due notice and public hearing, on September 25, 2017, the Mansfield Planning Board (now Land Use Board) conducted the investigation and adopted Resolution 2017-09-13, which recommended that the Township designate the Study Area” area as a Condemnation Redevelopment Area, but only as to Block 30, Lots 9.02, 11 and 12, because, at the time, occupied homes existed on Lots 10 and 13.02; and

WHEREAS, by adoption of Resolution 2019-4-10, on April 17, 2019, the Township Council designated the Study Area as a “Condemnation Redevelopment Area(s)” and authorized the preparation of a Redevelopment Plan for the Study Area, specifically including Lots 10 and 13.02, finding that the entire Study Area qualified as a “Condemnation Redevelopment Area”; and

WHEREAS, by letter dated February 21, 2020, the Commissioner of the Department of Community Affairs approved Block 30, Lots 9.02, 10, 11, 12 and 13.02 as a Condemnation Area in Need of Redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an “area in need of redevelopment”; and

WHEREAS, in order to facilitate the development and rehabilitation of the Township, the Township Planner prepared the “Redevelopment Plan for Route 206 and Mansfield Road West: Southeast Corner, Block 30, Lots 9.02, 10, 11, 12 and 13.02” for the Township of Mansfield, Burlington County, New Jersey, dated June 10, 2020 (the “Redevelopment Plan”), which said Redevelopment Plan was transmitted to the Mansfield Land Use Board for review and possible referral pursuant to N.J.S. 40A:12A-7(e); and; and

WHEREAS, on June 22, 2020, after reviewing the Redevelopment Plan, and making some suggested revisions, the Land Use Board adopted Resolution 2020-6-11, finding that the provisions of the Plan, as revised, were substantially consistent with the Land Use Element of the Mansfield Master Plan, or are designed to effectuate the Master Plan, and referred the “Redevelopment Plan for Route 206 and Mansfield Road West: Southeast Corner, Block 30, Lots 9.02, 10, 11, 12 and 13.02”, revised and dated June 23, 2020 to the Mansfield Township Council for further consideration and possible adoption.

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Township for purposes of improving conditions within the Township; and

WHEREAS, the Township Committee specifically finds that the Redevelopment Plan recommends that the Township permit warehouse, trucking, and/or distribution facilities and associated office spaces on a lot greater than 20 acres in area, as well as complementary highway commercial uses at an important US Route 206 intersection north of Columbus Village. A significant objective of the Redevelopment Plan is to align Mansfield Road West and Mansfield Road East at a signalized intersection on US Route 206, as identified in the Township’s Master Plan’s Circulation Plan Element.

WHEREAS, the Township Council has determined that it is in the best interest of the Township to adopt the Redevelopment Plan to effectuate redevelopment within the Township, including the Study Area; and

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Medford as follows:

Section 1. The Township hereby adopts the “Redevelopment Plan for Route 206 and Mansfield Road West: Southeast Corner, Block 30, Lots 9.02, 10, 11, 12 and 13.02” for the Township of Mansfield, Burlington County, New Jersey, dated June 23, 2020 (the “Redevelopment Plan”), said Redevelopment Plan incorporated herein and made a part of this Ordinance by reference; and

Section 2. The Township Committee finds, declares and determines that the Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the Township and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The governing body of the Township of Mansfield shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to implement and effectuate the Redevelopment Plan.

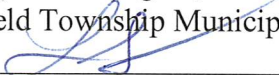
Section 4. The Redevelopment Plan shall supersede any other local development regulation to the extent set forth in the Redevelopment Plan, and the Township of Mansfield Zoning Map is hereby amended to conform to the provisions of the Redevelopment Plan.

REPEALER, SEVERABILITY AND EFFECTIVE DATE

- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency
- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

CERTIFICATION

I, **LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, do hereby certify the foregoing to be a true and accurate copy of the Ordinance adopted by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on July 15, 2020 at the Mansfield Township Municipal Complex.



LINDA SEMUS, RMC, CMR
Municipal Clerk

**REDEVELOPMENT PLAN FOR
US ROUTE 206 AND MANSFIELD ROAD WEST: SOUTHEAST CORNER
(BLOCK 30, LOTS 9.02, 10, 11, 12 & 13.02)
MANSFIELD TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

Prepared By:

**Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, New Jersey 08054
(856) 235-7170**

Prepared For:

**Mansfield Township
3135 Route 206 South, Suite 1
Columbus, New Jersey 08022**


**Edward Fox, AICP, PP
NJ Professional Planner #33LI00510400**

June 23, 2020
#87044-01

The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

TABLE OF CONTENTS

	<i>Page</i>
I. INTRODUCTION	1
II. DEFINITIONS	1
III. REDEVELOPMENT PLAN	2
A. Property Description	2
B. Redevelopment Plan	2
1. Relationship to Definite Local Objectives	2
a. Land Use Objectives	2
b. Population Density / Housing Objectives	3
c. Traffic and Public Transportation Objectives	3
d. Public Utilities / Infrastructure Objectives	3
e. Recreational and Community Facilities Objectives	3
f. Other Public Improvement Objectives	3
2. Proposed Land Uses and Building Requirements	4
a. Permitted Principal Uses	4
b. Conditional Principal Uses	4
c. Permitted Accessory Uses	5
d. Area and Bulk Standards	5
e. Other Regulations	5
3. Provisions for Relocation	7
4. Identification of Property to be Acquired	7
5. Relationship to Other Plans	7
a. Contiguous Municipalities	8
b. Burlington County	8
c. <i>State Development and Redevelopment Plan</i>	8
6. Affordable Housing Impact	11
7. Affordable Housing Replacement Provisions	11
8. Public Electric Vehicle Charging Infrastructure	12
IV. AFFORDABLE HOUSING PROVISIONS	12
V. RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS	12
VI. MUNICIPAL MASTER PLAN CONSISTENCY	13

APPENDICES

Appendix A

Figure 1: USGS Location Map

Figure 2: Tax Parcel Map

Fig. 3: Zoning Map

Appendix B

*Mansfield Township Committee Resolution 2017-6-7,
Authorizing the Planning Board to conduct a Preliminary Investigation of the
Lots 9.02, 10, 11, 12, and 13.02 of Block 30 for
Designation as "A Condemnation Area in Need of Redevelopment"*

Appendix C

*Mansfield Township Planning Board Resolution 2017-09-13,
Recommending that the Township Committee designate
Lots 9.02, 11, and 12 of Block 30 as
"A Condemnation Area in Need of Redevelopment"*

Appendix D

*Mansfield Township Committee Resolution 2019-4-10,
Designating Lots 9.02, 10, 11, 12, and 13.02 of Block 30 as
"A Condemnation Area in Need of Redevelopment"*

Appendix E

*Letter from the Commissioner of the NJ Department of Affairs
dated February 21, 2020 Approving the Redevelopment Area Designation*

Appendix F

*Mansfield Township Committee Ordinance 20##-##,
Adopting a Redevelopment Plan for the
US Route 206 and Mansfield Road West: Southeast Corner Redevelopment Area
(Lots 9.02, 10, 11, 12, and 13.02 of Block 30)
TO BE INCLUDED AFTER ADOPTION*

I. INTRODUCTION

This redevelopment plan relates to the US Route 206 and Mansfield Road West: Southeast Corner redevelopment area, which is a 30.811-acre tract listed as Lots 9.02, 10, 11, 12, and 13.02 of Block 30 on the Mansfield Township Tax Maps. It is within the redevelopment area that the Mansfield Township Committee (Committee) so designated by Resolution 2019-4-10 on April 17, 2019. (See Appendix D.)

The boundaries of the redevelopment area are shown on the following location maps, which are included in Appendix A.

Figure 1: USGS Location Map

Figure 2: Tax Parcel Map

In terms of land use objectives, the purpose of this *US Route 206 and Mansfield Road West: Southeast Corner Redevelopment Plan* is to permit warehouse, trucking, and/or distribution facilities and associated office spaces on a lot greater than 20 acres in area, as well as complementary highway commercial uses at an important US Route 206 intersection north of Columbus Village. A secondary objective of this redevelopment plan is to align Mansfield Road West and Mansfield Road East at a signalized intersection on US Route 206, as identified in the Master Plan's Circulation Plan Element.

II. DEFINITIONS

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law (LRHL), are pertinent to this redevelopment plan:

Redevelopment -- means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

III. REDEVELOPMENT PLAN

A. Property Description

The redevelopment area is located on the western, southbound side of US Route 206 in the Highway Commercial (C2) Zoning District. It extends from Mansfield Road West to just south of the intersection of Mansfield Road East. The largest parcel, Lot 9.02, is a roughly 29-acre farmland tract with 1,618' of frontage on Mansfield Road West and 361' of frontage on US Route 206. The other four residential properties, none of which is more than one acre in size, front directly onto US Route 206. The dwellings on Lots 11 and 12 are situated less than 10' from the highway. Lot 12 is situated directly across from Mansfield Road East.

B. Redevelopment Plan

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the project area...."The LRHL requires the outline to indicate the following information:

1. Relationship to Definite Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

The Mansfield Township Planning Board (Board) adopted its most recent master plan reexamination report, land use plan element, and farmland preservation plan element at a public hearing on September 26, 2016. As such, the specific changes to the Township's master plan's vision statement, goals, and policy objectives recommended in the *2016 Master Plan Reexamination Report* have replaced those in the earlier *2001 Master Plan*. The vision statement, goals, and land use objectives in the *2016 Land Use Plan Element Update* are the same as those in the *2016 Master Plan Reexamination Report*. Because the vision statement, goals, and agriculture objectives in the *2016 Farmland Preservation Plan Element Update* are the same as those in the *2016 Master Plan Reexamination Report* and support the land use planning recommendations in the *2016 Land Use Plan Element Update*, there is no need to reference them in this section of this redevelopment plan. Because the *2017 Land Use Analysis and Land Use Plan Element Amendment for the Route 130 Corridor* has no bearing on this redevelopment area, there is no need to reference this amendment either.

a. Land Use Objectives

The following comments describe the relationship of this redevelopment plan to relevant land use objectives identified in the *2016 Master Plan Reexamination Report*:

5. Guide development and redevelopment opportunities into more compact forms in Columbus and Nodes which have been retrofitted, or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities.

The redevelopment plan recommends realignment of Mansfield Road West and Mansfield Road East in a new industrial employment "node" in the hamlet of Mansfield on US

Route 206 north of Columbus Village. The Northern Burlington County Regional School District's middle school and high school are located on Mansfield Road East near NJ Route 68. The proposed road realignment at a signalized intersection will improved vehicular and pedestrian traffic safety and service delivery in this strategic location.

b. Population Density / Housing Objectives

The following comments describe the relationship of this redevelopment plan to relevant housing objectives identified in the *2016 Master Plan Reexamination Report*:

This redevelopment plan does not permit future housing development, which is reserved for other residential neighborhoods in the Township.

c. Traffic and Public Transportation Objectives

The following comments describe the relationship of this redevelopment plan to relevant land use objectives identified in the *2016 Master Plan Reexamination Report*:

1. Maintain and enhance a transportation system that protects these areas from scattered and piecemeal development and links Hedding, Kinkora, Georgetown, and Columbus and planned Nodes to each other.

The proposed realignment of Mansfield Road West and Mansfield Road at a signalized intersection on US Route 206 will significantly improve traffic safety to and from Hedding.

d. Public Utilities / Infrastructure Objectives

The following comments describe the relationship of this redevelopment plan to relevant land use objectives identified in the *2016 Master Plan Reexamination Report*:

1. Encourage private investments and facilitate public / private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers and Nodes to promote clustered land development (CLD) patterns, traditional neighborhood design (TND), Transfer of Development Rights (TDR) and non-contiguous parcel clustering.

The redevelopment projects contemplated in this redevelopment plan should encourage public/private partnership to extend public infrastructure to the industrial employment node along US Route 206 in Mansfield Township.

e. Recreational and Community Facilities Objectives

The following comments describe the relationship of this redevelopment plan to relevant land use objectives identified in the *2016 Master Plan Reexamination Report*:

This redevelopment plan does not permit future recreational and community facilities, which are reserved for other parts of the Township.

f. Other Public Improvement Objectives

Two of the *2016 Master Plan Reexamination Report's* economic development objectives correspond to this redevelopment plan.

8. Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support identified and appropriate roles for Hedding, Kinkora, Georgetown, and Columbus and planned Nodes within the regional marketplace.

10. Encourage private-sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

2. Proposed Land Uses and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

Proposed land uses and building requirements in the project area.

In terms of land use objectives, the purpose of this *US Route 206 and Mansfield Road West: Southeast Corner Redevelopment Plan* is to permit warehouse, trucking, and/or distribution facilities and associated office spaces on a lot greater than 20 acres in area, as well as complementary highway commercial uses at an important US Route 206 intersection north of Columbus village. The boundaries of the properties governed by this redevelopment plan are indicated on Fig. 3: Zoning Map.

This redevelopment plan incorporates the following chapters of the Mansfield Township Code Chapters: 16B Driveway and Apron Construction Standards; 19A: Right to Farm; 22: Flood Damage Prevention; 27: Land Use Procedures; 32: Noise Control; 41: Rezoning of Land; 44A: Site Plan Review; 48: Stormwater Control; 50: Subdivision of Land; 60A: Trees, Shrubbery and Landscaping; 60B: Tree Removal; 63A: Water Resource Buffer Conservation Zones; 65: Zoning; and A70: Land Use Fees.

a. Permitted Principal Uses.

1. Warehouse, trucking, and/or distribution facilities and associated office spaces on a lot greater than 20 acres in area, subject to the area and bulk regulations in paragraph D below and the special regulations of §65-45.
2. Retail sales establishments with and without drive-thru facilities, including convenience stores with and without gasoline filling stations per §65-37, and shopping centers per §65-39.
3. Eating and drinking establishments, including:
 - a. Full-service restaurants, where patrons order and are served while seated and pay after eating;
 - b. Limited-service restaurants, where patrons order and pay before eating at the restaurant or taking meals out to eat elsewhere, with and without drive-in and drive-thru facilities; and
 - c. Brewpubs or restricted breweries with a plenary retail consumption license which is operated in conjunction with full-service restaurants.
4. Retail banks and credit unions with and without drive thru facilities.
5. Limited-breweries and limited-distilleries, as regulated by the State of New Jersey.
6. An off-site business identification monument sign not to exceed eight (8) feet in height and 100 square feet in sign area along US Route 206 within the redevelopment area to direct vehicular traffic to a permitted warehouse, trucking, and/or distribution facilities and associated office spaces, including multi-tenanted properties.

b. Conditional Principal Uses.

1. None.

c. Permitted Accessory Uses

1. Off-street parking and off-street loading areas associated with a principal permitted use.
2. Signs associated with a principal permitted use. Signs for permitted warehouse, trucking, and/or distribution facilities and associated office spaces, including multi-tenanted properties, shall comply with §65-113.2 except that they shall be no more than 36 inches in height and that they shall be permitted one (1) building name / logo sign on the north façade and two (2) building name / logo signs on the east façade.
3. Outdoor seating associated with a permitted eating and drinking establishment.
4. Restaurant delivery associated with a permitted eating and drinking establishment.

d. Area and Bulk Regulations.

1. Warehousing, trucking, and distribution facilities and associated office spaces:

Requirement	Dimension
Min. Lot Area (Acres)	20
Min. Lot Frontage (Feet)	200
Min. Lot Depth (Feet)	200
Min. Front Yard Setback (Feet)	50
Min. One Side Yard Setback (Feet)	20
Min. Combined Side Yards Setback (Feet)	50
Max. Lot Coverage (Percent)	75
Max. Floor Area Ratio (Percent)	35
Max. Bldg Height (Feet)	50

2. All other permitted uses:

Requirement	Dimension
Min. Lot Area (Acres)	2
Min. Lot Frontage (Feet)	200
Min. Front Yard Setback, US 206 (Feet)	50
Min. Front Yard Setback, Other Roads (Feet)	25
Min. Rear Yard Setback (Feet)	20
Min. One Side Yard Setback (Feet)	20
Min. Combined Side Yards Setback (Feet)	50
Max. Lot Coverage (Percent)	70
Max. Floor Area Ratio (Percent)	25
Max. Bldg Height (Feet)	35
Max. Bldg Height (Stories)	2

e. Other Regulations.

1. All other regulations of Mansfield Township Code Chapter 65 Zoning shall be followed, as required, except for the following:
 - a. Office-street parking requirements for warehousing, trucking, and distribution facilities (warehouses) and associated office spaces shall be as follows:

- 1) 1 space per 1,000 sf of gross floor area for the first 5,000 sf of warehouse;
- 2) 1 space per 3,500 sf of gross floor area for the remaining warehouse area;
- 3) 1 space per 250 sf of gross floor area for associated office area; and
- 4) 1 space per 2 employees

b. Off-street parking spaces shall be 9' wide by 18' in length.

2. Class 6 medium duty commercial trucks and heavier vehicles associated with the permitted principal uses in this redevelopment plan shall be prohibited from travelling on Mansfield Road West, a municipal road, west of the main truck driveway at the southeastern corner of the proposed warehouse / trucking / distributing facility.
3. The maximum 30' width of a curb cut used as a means of ingress or egress for a permitted warehouse, trucking, and/or distribution facility and associated office space shall not apply.
4. The redeveloper shall work with the Township Engineer and the Board of Education to coordinate speed limits, signage, and school bus movements and stops adjacent to the redevelopment project.
5. Lot 13.02
 - a. Architectural Documentation: The Planning Board Planner may approve the start of the interior and exterior alterations, relocation, or demolition activity on the existing dwelling, also known as the "first meetinghouse property", on Lot 13.02 upon his receipt of photo documentation of the existing conditions and settings. Of the Meetinghouse property consistent with Level III HABS quality standards using digital photography according to National Park Service specifications. The color photographs will be perspective correct view of each exterior elevation, interior spaces and close-up photographs character-defining features, such as the front portico and the building's doors, windows, fireplace(s), built-in cabinetry and fixtures, and decorative trim. This will include both archivally stable color prints and electronic images on a CD-R. A minimum of (25) 4"x 6" views of the complex will be provided as part of the recordation.
 - b. Archaeological Survey: All construction activities, e.g., land clearing and disturbance, excavation, demolition, construction, landscaping, and etc., shall preserve the integrity of the grave markers on Lot 13.02, which are protected by an existing deed restriction and other applicable laws. Historical research indicates that some grave markers may have been moved by the property's previous occupants and that the property may contain several unmarked graves, but their location is unknown at this time. For that reason, the Planning Board Planner may approve the start of site construction activity on Lot 13.02 upon his approval of a complete ground-penetrating radar (GPR) survey and report concluding a low probability of unmarked graves in the proposed areas of disturbance. The survey shall be prepared in accordance with ASTM D6432 – 19 (Standard Guide for Using the Surface Ground Penetrating Radar Method for Subsurface Investigation) and the report shall be prepared by trained professional experienced in gravesite investigations. The report shall also include a color photograph of each gravestone found on the property with close-up photographs of all inscriptions.

- c. Unearthed Graves: If any graves are unearthed during construction, the redeveloper shall report them to the Township Clerk and the Burlington County Medical Examiner/Coroner immediately and shall act as required by applicable laws.
6. Landscape plans, details, and specifications shall be prepared by a NJ licensed landscape architect, per §60A-9.
 7. The minimum required landscape buffers referenced in §60A-6 and in §65-36B, -100, and -101 shall be 30'. Retaining walls, sound walls, and other noise and visibility buffering structures shall be permitted within the buffer area, but no more than 20' from an adjacent property line or right-of-way.
 8. The site plan application checklist shall be amended to include the following:
 - a. Environmental Assessment Report, per §27-30.4.1;
 - b. Community Impact Statement, as described in §27-30.5B;
 - c. Noise Impact Assessment Report, including mechanisms and practices to evaluate compliance with Code Chapter 32 Noise Control;
 - d. Status report on NJDOT approval of proposed US Route 206 intersection relocation and driveway access permitting; and
 - e. Status report of NJDEP wastewater management plan amendment to connect to nearby sewerage utility, as well as the status of any other required NJDEP permit requirements.

3. Provisions for Relocation

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

No existing residences will be disturbed or eliminated by the Redevelopment Entity to implement this redevelopment plan. Therefore, no resident relocation provisions are required.

4. Identification of Property to be Acquired

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

At this time, it is not anticipated that the Redevelopment Entity will need to acquire any properties to implement this redevelopment plan. In the event the need should arise to acquire any property, this redevelopment plan will be amended accordingly.

5. Relationship to Other Plans

N.J.S.A. 40A:12A-7a.(5) requires the redevelopment plan to indicate:

Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.).

a. Contiguous Municipalities

Mansfield Township shares common boundaries with the Bordentown Township to the north, Chesterfield Township to the northeast and east, Springfield Township to the south, and Florence Township to the west. The redevelopment area is in the central portion of Mansfield Township and does not directly adjoin the boundaries of any of these municipalities. Florence and Springfield townships are the closest municipalities.

b. Burlington County

Burlington County does not have a county master plan. Therefore, this redevelopment requirement is not applicable.

c. State Development and Redevelopment Plan

The *New Jersey State Development and Redevelopment Plan (SDRP)* was adopted by the New Jersey State Planning Commission on June 12, 1992. The Commission reexamined the *SDRP* and adopted a new plan on March 1, 2001. The *SDRP* designates the Complex property as part of the Rural (PA4) Planning Area, which is generally found in farmland areas outside the State's cities and suburban growth corridors. The following is a comparison of the redevelopment plan's objectives and the *SDRP's* PA4 policy objectives:

Land Use: Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Development and redevelopment in the Environs should maintain or enhance the character of the area.

The redevelopment area is immediately south of a similar redevelopment area on the US 206 corridor that also permits highway commercial development on 2-acre lots and warehouse, trucking, and distribution facilities and associated office spaces on lots greater than 20 acres in size just south of the proposed Mansfield Square "center." The SDRP identified Mansfield Square at New Jersey Turnpike Interchange 7 as a Suburban (PA2) Planning Area in which to focus future economic development activity; however, much of that "center" area is actually undevelopable due to the presence of freshwater wetlands and other environmental constraints. The proposed redevelopment plan compensates for this by providing a suitable nearby area for much-needed economic development along a major highway corridor.

Housing: Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. Ensure that housing in general - and in particular affordable, senior citizen, special needs and family housing - is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

The redevelopment plan does not propose any residential development.

Economic Development: Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and

opportunities for off-farm income and employment. Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the area. Support appropriate recreational and natural resource-based activities in the Environs. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

The redevelopment plan provides for diversity in the rural economy north of the Columbus Village "center" to minimize potential adverse heavy truck traffic impacts and visual impact from tall and large-scale warehouse buildings. Although the redevelopment area has been zoned for highway commercial development for decades, this redevelopment plan recognizes the need for warehouse, trucking, and distribution facilities on large tracts in proximity to New Jersey Turnpike Interchange 7.

Transportation: Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas. Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options throughout. Support the preservation of general aviation airports as integral parts of the state's transportation system.

The redevelopment plan incorporates the Master Plan Circulation Plan Element's recommendation to connect West Mansfield Road and East Mansfield Road at a 4-way signalized intersection on US Route 206, which will greatly improve traffic vehicular and pedestrian safety along the US Route 206 corridor.

Natural Resource Conservation: Minimize potential conflicts between development, agricultural practices and sensitive environmental resources. Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources.

The 2007 Mansfield Township Environmental Resource Inventory did not identify any critical environmental sites or habitats in the redevelopment area.

Agriculture: Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

The redevelopment area comprises one large roughly 29-acre farmland tract and four smaller formerly residential properties along US 206 in Mansfield Village. The farmland tract has been zoned for highway commercial development for decades.

Recreation: Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by tar-

getting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland.

The redevelopment plan does not propose any recreational development.

Redevelopment: Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of Centers.

The redevelopment area is an industrial employment "node" along US Route 206 outside a "center" and is not served by public transit or public sewer infrastructure. The redevelopment plan recommends connecting West Mansfield Road and East Mansfield Road at a 4-way signalized intersection on US Route 206, which will greatly improve vehicular and pedestrian traffic safety along the highway.

Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with farmland preservation efforts. Coordinate historic preservation with tourism efforts

Until 1983, when Lots 13.01 and 13.02 were subdivided from each other, the properties were owned by a local Religious Society of Friends (Quaker) congregation. The Quakers erected their first meetinghouse on Lot 13.02 in 1733 and used it until 1812, when they erected the adjacent second meetinghouse on Lot 13.01. After 1812, the Quakers disassembled the first meetinghouse and moved one-half of it to another nearby location for use as a religious and public school. When the local congregation divided during the Hicksite Schism, the Orthodox Friends met in the extant half of the first meetinghouse on Lot 13.02 from 1828 until 1927. The building on Lot 13.02 also was used as the Mansfield Township municipal building from 1733 until after the American Revolutionary War, when municipal meetings were relocated to what is now Columbus.

The NJ Department of Environmental Protection has issued an opinion that Lot 13.02 is eligible for listing on the National Register of Historical Places; however, this determination does not prohibit a private owner from altering, moving, or demolishing the structures on Lot 13.02. The property's marked and unmarked graves and extant gravestones are protected by an existing deed restriction. This redevelopment plan provides for the completion of a ground-penetrating radar (GPR) survey and archaeologist's report concluding a low probability of unmarked graves in the proposed areas of disturbance. It also provides for the completion of a professional architectural survey documenting physical characteristics the first meetinghouse prior to any interior or exterior alteration, relocation, or demolition.

Public Facilities and Services: Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preserva-

tion programs; and to minimize conflicts between Centers and surrounding farms. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

The redevelopment plan anticipates that the frontage commercial development along US Route 206 will be connected to a public water system and that proposed warehouse, trucking, and distribution facilities and associated office spaces will be serviced by a private well. It is anticipated that wastewater will be managed on-site; however, the Township may endorse a municipal wastewater management plan amendment to connect the redevelopment area to a public sewer system if the redeveloper agrees to pay for the costs associated with that amendment.

Intergovernmental Coordination: Coordinate efforts of various state agencies, county and municipal governments to ensure that state and local policies and programs support rural economic development, agriculture, and the rural character of the area by examining the effects of financial institution lending, government regulation, taxation and other governmental policies and programs.

Implementation of the redevelopment plan will require coordination among the Township and the State departments of Transportation and Environmental Protection.

6. Affordable Housing Impacts

N.J.S.A. 40A:12A-7a.(6) requires the redevelopment plan to indicate:

As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

The redevelopment plan does not provide for the rehabilitation or construction of any additional housing. Therefore, the provision of an analysis of affordable housing impacts does not apply.

7. Affordable Housing Replacement Provisions

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pur-

suant to this section.

The Township's December 24, 2019 *Housing Plan Element and Fair Share* did not include or identify any affordable housing units within the redevelopment project area. Therefore, this redevelopment plan requirement does not apply.

8. Public Electric Vehicle Charging Infrastructure

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

The redevelopment plan shall not require the redeveloper to install public electric vehicle charging infrastructure within the redevelopment project area.

IV. AFFORDABLE HOUSING PROVISIONS

N.J.S.A. 40A:12A-7b. indicates:

A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

On January 28, 2009, the Township Committee adopted Ordinance 2009-1 amending §65-176 and §65-177 to revise mandatory affordable housing development fees for approvals of all minor or major subdivisions or site plans for residential development and for all non-residential development approvals. Collection of development fee revenues shall be consistent with Mansfield Township's development fee ordinance for both residential and non-residential developments in accordance with the NJ Department of Community Affairs' rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

V RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS

N.J.S.A. 40A:12A-7c. requires the redevelopment plan to indicate:

The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.).

This redevelopment plan incorporates and adopts the following chapters of Mansfield Township Code Chapters: 16B Driveway and Apron Construction Standards; 19A: Right to Farm; 22: Flood Damage Prevention; 27: Land Use Procedures; 32: Noise Control; 41: Rezoning of Land; 44A: Site Plan Review; 48: Stormwater Control; 50: Subdivision of Land; 60A: Trees, Shrubbery and Landscaping; 60B: Tree Removal; 63A: Water Resource Buffer Conservation Zones; 65: Zoning; and A70: Land Use Fees.

This redevelopment plan supersedes the following sections of Article X: C-2 Highway Commercial District of the Mansfield Township Code Chapter 65: Zoning Ordinance for Lots 9.02, 10, 11, 12, and 13.02 of Block 30: § 65-33 Permitted Uses; § 65-34 Conditional Uses; § 65-35 Accessory Uses; § 65-36 Area and Bulk Regulations; and § 65-40 Other Regulations.

The Mansfield Township Zoning Map shall be amended to indicate that this redevelopment plan shall apply as for all future development and redevelopment for this property. In addition, the Planning Board is

authorized to issue, at its discretion, variances, waivers, and exceptions from the Proposed Land Uses and Building Requirements detailed in this redevelopment plan.

VI MUNICIPAL MASTER PLAN CONSISTENCY

N.J.S.A. 40A:12A-7d. requires that:

All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

The following comments describe how the eight goals of the Mansfield Township Master Plan, as identified in the *2016 Master Plan Reexamination Report*, are either substantially consistent with the master plan or designed to effectuate the master plan.

1. Revitalize the Township's Hamlets, Villages and Towns, such as Hedding, Kinkora, Georgetown, and Columbus: *The redevelopment plan will not directly revitalize these "centers"; however, the employment opportunities and the net property tax relief generated by anticipated future redevelopment should increase the quality of life throughout the Township.*
2. Conserve the Township's agricultural and natural resources and systems: *The redevelopment area has been zoned for highway commercial development for several decades. It does not contain critical habitats for state or national threatened or endangered species and has not been identified for natural resource or farmland preservation. The redevelopment plan provides opportunities for additional warehouse, trucking, and/or distribution facilities and associated office spaces along the northern section of US Route 206 in proximity to New Jersey Turnpike Interchange 7 that would otherwise locate closer to larger agricultural areas identified for natural resource or farmland preservation.*
3. Promote beneficial economic growth, development and renewal for all residents of the Township: *See #1, above.*
4. Protect the environment, prevent and clean up pollution: *The redevelopment plan does not supersede the municipal and state environmental protection regulations, which include require noise pollution controls for adjacent residential properties that may be adversely affected by future truck traffic.*
5. Provide adequate public facilities and services at a reasonable cost: *If necessary, future industrial and commercial redevelopment will be required to connect to public water and sewer at their own cost. These infrastructure costs would be reduced by the financial incentives that the Redevelopment Entity may make available to a future redeveloper.*
6. Provide adequate housing at a reasonable cost: *The redevelopment plan does not propose any residential development.*
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value: *This redevelopment plan provides for a professional architectural survey of the first meetinghouse structure on Lot 13.02 prior to any interior or exterior alteration, moving, or demolition and for the protection of marked and unmarked graves and extant gravestones on that property.*

8. Ensure sound and integrated planning and implementation throughout the Township and region: Implementation of the redevelopment plan will require the redeveloper(s) to coordinate with the Township and the State departments of Transportation and Environmental Protection.

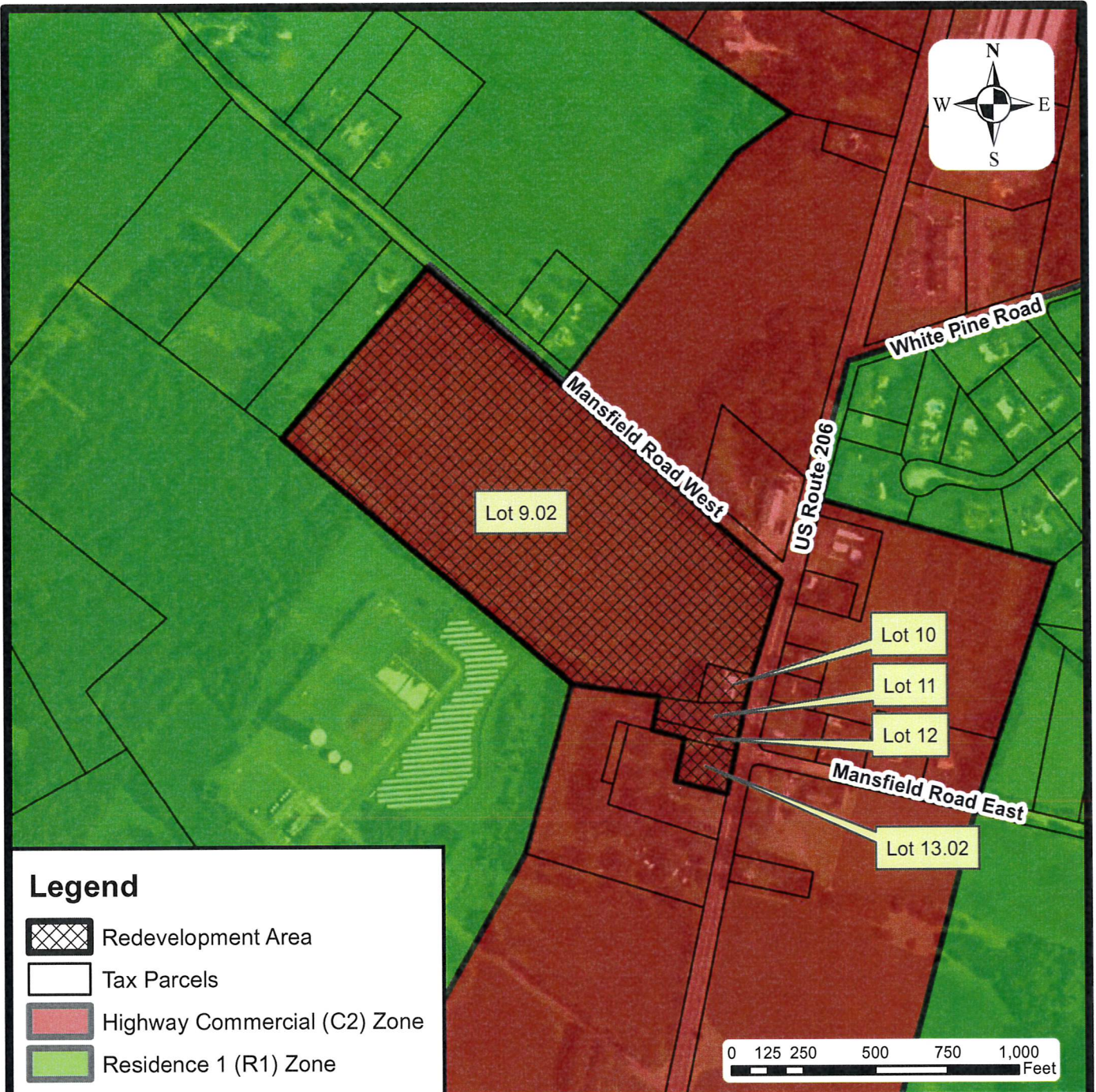
In summary, this redevelopment plan for the US Route 206 and Mansfield Road West: Southeast Corner redevelopment area is either substantially consistent with the eight primary goals of Mansfield Township's Master Plan or designed to effectuate them.

Appendix A

Figure 1: USGS Location Map

Figure 2: Tax Parcel Map

Fig. 3: Zoning Map



Legend

-  Redevelopment Area
-  Tax Parcels
-  Highway Commercial (C2) Zone
-  Residence 1 (R1) Zone

Fig.3: ZONING MAP

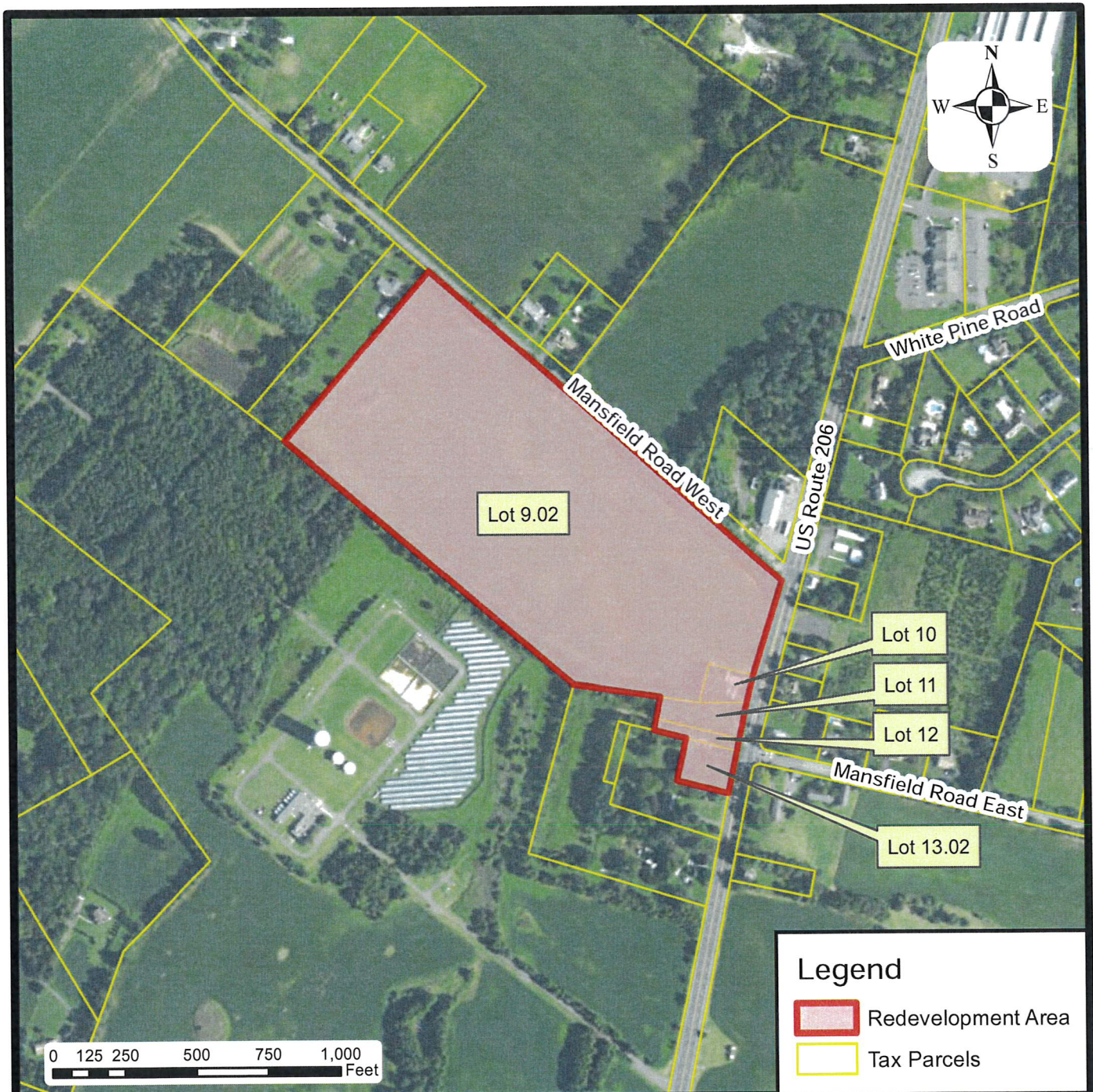
**US ROUTE 206 AND MANSFIELD ROAD WEST
SOUTHEAST CORNER
BLOCK 30, LOTS 9.02, 10, 11, 12 & 13.02
MANSFIELD TOWNSHIP
BURLINGTON COUNTY, NJ**



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
815 EAST GATE DR. SUITE 103
MOUNT LAUREL, NEW JERSEY 08054
TEL. 856-235-7170 FAX 856-273-9239

SOURCE: NJDEP GIS DATA



Legend

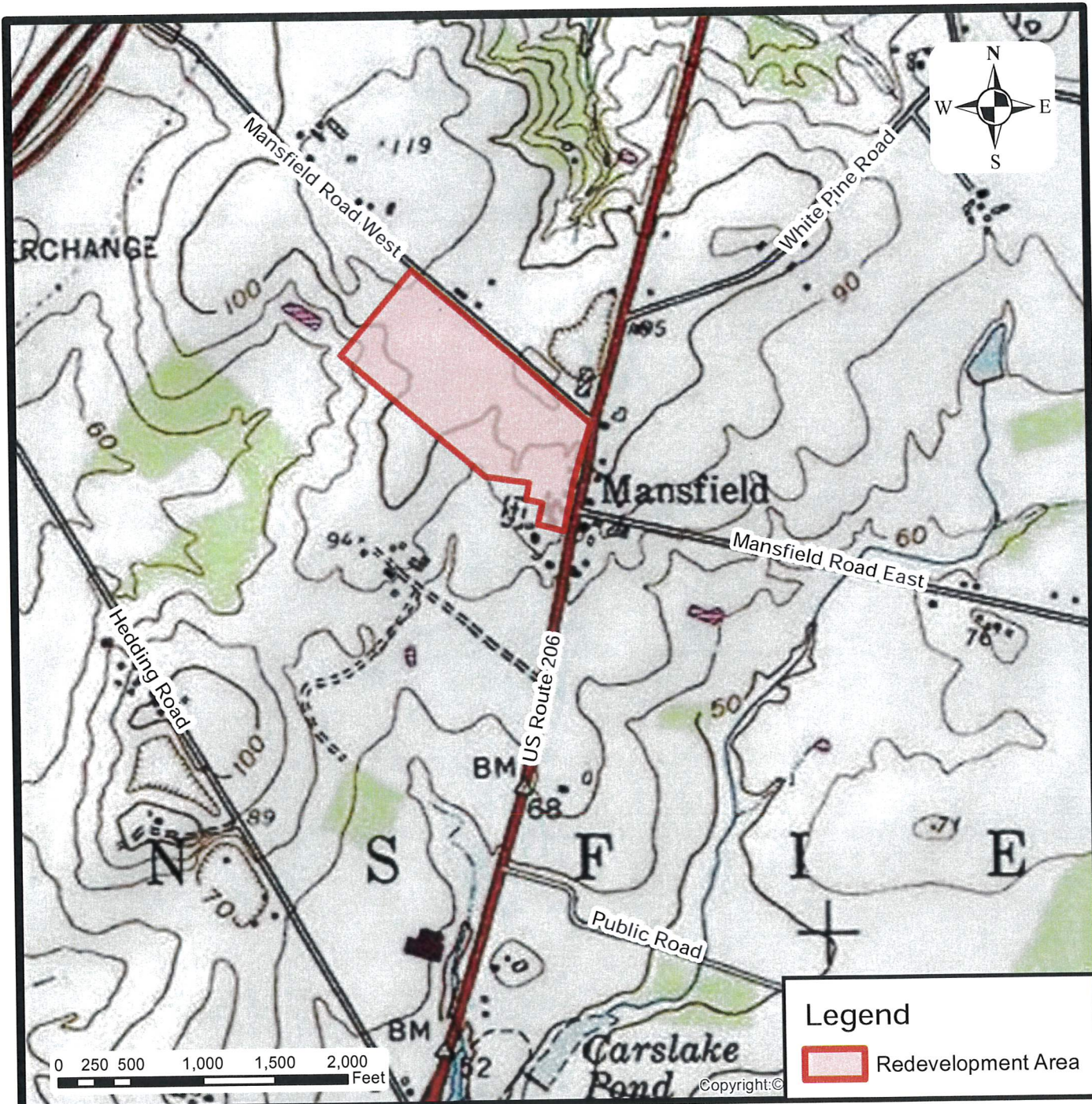
- Redevelopment Area
- Tax Parcels

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors
 815 EAST GATE DR. SUITE 103
 MOUNT LAUREL, NEW JERSEY 08054
 TEL. 856-235-7170 FAX 856-273-9239

Fig.2: TAX PARCEL MAP

**US ROUTE 206 AND MANSFIELD ROAD WEST
 SOUTHEAST CORNER
 BLOCK 30, LOTS 9.02, 10, 11, 12 & 13.02
 MANSFIELD TOWNSHIP
 BURLINGTON COUNTY, NJ**

SOURCE: NJDEP GIS DATA



Legend

 Redevelopment Area

Fig.1: USGS LOCATION MAP

**US ROUTE 206 AND MANSFIELD ROAD WEST
SOUTHEAST CORNER
BLOCK 30, LOTS 9.02, 10, 11, 12 & 13.02
MANSFIELD TOWNSHIP
BURLINGTON COUNTY, NJ**



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
815 EAST GATE DR. SUITE 103
MOUNT LAUREL, NEW JERSEY 08054
TEL. 856-235-7170 FAX 856-273-9239

SOURCE: NJDEP GIS DATA

Appendix B

*Mansfield Township Committee Resolution 2017-6-7,
Authorizing the Planning Board to conduct a Preliminary Investigation of the
Lots 9.02, 10, 11, 12, and 13.02 of Block 30 for
Designation as "A Condemnation Area in Need of Redevelopment"*

MANSFIELD TOWNSHIP
BURLINGTON COUNTY

RESOLUTION NO. 2017-6-7

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MANSFIELD AUTHORIZING AND DIRECTING THE PLANNING BOARD OF
THE TOWNSHIP OF MANSFIELD TO UNDERTAKE A PRELIMINARY
INVESTIGATION FOR DETERMINING "AREAS IN NEED" OF
CONDEMNATION REDEVELOPMENT AS SET FORTH IN THE LOCAL
REDEVELOPMENT AND HOUSING LAW PURSUANT TO N.J.S.A. 40A:12A

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of Condemnation Redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

WHEREAS, the Township has determined that the designation of Condemnation Redevelopment areas will foster the investment of private capital, the construction of projects that will benefit the Township, its residents and property owners; and

WHEREAS, the general boundary of the area which merit evaluation to see if such areas, and the parcels therein, would qualify as "Areas in Need of Condemnation Redevelopment" under the Act as set forth in Exhibit A (attached hereto); and

WHEREAS, the Township desires to direct the Planning Board to perform a preliminary investigation of the parcels set forth in Exhibit A to determine whether such parcels would qualify as an "Area in Need of Condemnation Redevelopment" under the Act; and

WHEREAS, said undertaking of a Preliminary Investigation is conditioned upon the receipt of escrow funds covering the full cost of preparation of said investigation by Barbara Fegley of Environmental Resolutions, Inc.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Mansfield as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether all or a portions of the parcels set forth in Exhibit A (together, the "Study Area") satisfies the criteria set forth in the Act, including *N.J.S.A. 40A:12A-5*, and *N.J.S.A. 40A:12A-3*, to be designated as an "Area in Need of Condemnation Redevelopment";
2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed Condemnation Redevelopment Areas and the location of the various parcels contained therein.
3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing. Said hearing date and time shall published in a newspaper of general circulation in the Municipality and a copy of the notice shall be mailed to the last owner, if any, or any persons who are

interested in or would be affected by a determination that all, or a portion, of the study area is a Condemnation Redevelopment Area.

(b) At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Condemnation Redevelopment Area. All objections to a determination that all or a portion of the Study Area is an area in need of Condemnation Redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

4. **PLANNING BOARD TO MAKE RECOMMENDATIONS.** After conducting its investigation, preparing a map of the proposed Condemnation Redevelopment Areas, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make a recommendation to the Township as to whether the Township should designate all or part of the Study Area as an area in need of Condemnation Redevelopment.

5. **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.

6. **AVAILABILITY OF THE RESOLUTION.** A copy of this Resolution shall be available for public inspection at the offices of the Municipal Clerk.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

MOTION: PUGLIA

SECOND: CHOLEWA

ROLL CALL:

AYES: PUGLIA, CHOLEWA, SEMPTIMHELTER

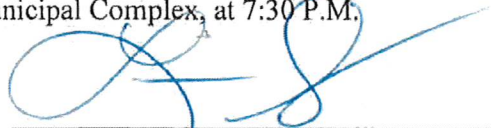
NAYS: NONE

ABSENT: NONE

ABSTAIN: HIGGINS, GABLE

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 June 14, 2017 at the Mansfield Township Municipal Complex, at 7:30 P.M.



LINDA SEMUS, RMC, CMR
Municipal Clerk

Appendix C

*Mansfield Township Planning Board Resolution 2017-09-13,
Recommending that the Township Committee designate
Lots 9.02, 11, and 12 of Block 30as
“A Condemnation Area in Need of Redevelopment”*

PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD

RESOLUTION NO. 2017-09-13

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD UNDERTAKING A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS LOCATED IN THE TOWNSHIP AND DETERMINING WHETHER SUCH PARCELS SATISFY THE CRITERIA AS "AN AREA IN NEED OF CONDEMNATION REDEVELOPMENT" AS SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A

WHEREAS, the Township of Mansfield, is authorized by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Act"), to determine whether certain parcels of land in the Township constitute areas in need of condemnation redevelopment;

WHEREAS, the Township has established a general boundary area within the Township that merits evaluation to determine if the parcels located in this area would qualify as An Area in Need of Condemnation Redevelopment under the Act; and

WHEREAS, by its Resolution No. 2017-6-7, the Township Committee has authorized and directed the Planning Board to perform a preliminary investigation of certain parcels (the "Study Area") located in the Township to determine whether such parcels would satisfy the criteria as set forth in the Act, including N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5, to be designated as An Area in Need of Condemnation Redevelopment under the Act; and

WHEREAS, the Planning Board has performed a preliminary investigation of the Study Area parcels identified by the Township Committee in order to determine whether such parcels would qualify as An Area in Need of Condemnation Redevelopment under the Act; and

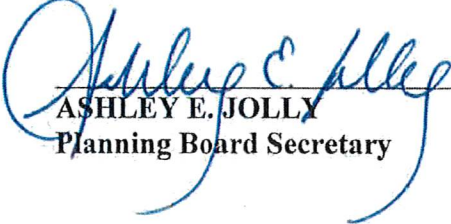
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mansfield as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board of the Township of Mansfield has conducted an investigation pursuant to N.J.S.A. 40A:12A-6 and has determined that certain parcels in the Study Area do satisfy the criteria set forth in the Act, including N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5, to be designated as An Area in Need of Condemnation Redevelopment.

2. **MAP TO BE PREPARED.** The Planning Board has prepared a map showing the boundaries of the proposed Condemnation Redevelopment Areas and the location of the various parcels contained therein.

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 September 25, 2017 at the Mansfield Township Municipal Complex, at 7:00 p.m.



ASHLEY E. JOLLY
Planning Board Secretary

Appendix D
Mansfield Township Committee Resolution 2019-4-10,
Designating Lots 9.02, 10, 11, 12, and 13.02 of Block 30 as
“A Condemnation Area in Need of Redevelopment”

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

RESOLUTION 2019-4-10

**RESOLUTION DECLARING AREA TO BE IN NEED OF
REDEVELOPMENT, INCLUDING "CONDEMNATION
AREA NEED OF REDEVELOPMENT"**

WHEREAS, by Resolution 2017-6-7, adopted June 14, 2017, the Township Committee of the Township of Mansfield directed the Mansfield Township Planning Board to undertake a Preliminary Investigation to determine whether certain areas were in need of condemnation redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*; and

WHEREAS, said properties included Block 30, Lots 9.02, 10, 11, 12 and 13.02; and

WHEREAS, at a public hearing conducted on September 25, 2017, the Mansfield Township Planning Board considered the referral from the Township Committee, and reviewed a certain report entitled "Preliminary Investigation for the Determination of an Area in Need of Condemnation Redevelopment: Block 30, Lots 9.02, 10, 11, 12 and 13.02" prepared by Environmental Resolutions, Inc., dated July 26, 2017; and

WHEREAS, said Report concluded at pp. 13-14 that: "The properties that meet the statutory requirements to be declared an Area in Need of Condemnation Redevelopment are described in Section VII and Table 3;" all of the properties identified in the referral from the Township Committee to the Planning Board set forth above are included in Section VII, Table 3 of the Report; and

WHEREAS, by Resolution 2017-09-13, adopted September 25, 2017, the Planning Board determined "That certain parcels in the Study Area do satisfy the criteria set forth in the Act, including N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5, to be designated as an Area in Need of Condemnation Redevelopment", and recommended that Block 30, Lots 9.02, 11, and 12 be considered "In Need of Condemnation Redevelopment", but further recommended that Block 30, Lots 10 and 13.02 not be included as an Area in Need of Condemnation Redevelopment not because they did not meet the criteria, but because they were occupied; and

WHEREAS, the Minutes of the Planning Board's public hearing of September 25, 2017 reflect that the Board felt that the entire area qualified as an Area in Need of Condemnation Redevelopment, but recommended removing the two (2) occupied homes at Lots 10 and 13.02 from the condemnation redevelopment designation, commenting that "it can always be revisited if there is developer interest" and further concluding that "the Committee can discuss and make changes they see fit"; and

WHEREAS, there is developer interest in redeveloping the entire area, and the fact that the properties were occupied does not change the fact that they satisfied the criteria

necessary, as the Board concluded, to declare both of those Lots as “In Need of Condemnation Redevelopment”; and

WHEREAS, there is developer interest in utilizing said properties, and the Township Committee, as reflected in N.J.S.A. 40A:12A-6(b)(5)(b) is not bound by that recommendation of the Planning Board and, instead, determines that there is substantial evidence to warrant the designation of the entire area as “In Need of Condemnation Redevelopment”; and

WHEREAS, N.J.S.A. 40A:12A-4 affords the governing body the exclusive authority to make the determination of whether or not a property qualifies as “In Need of Condemnation Redevelopment”, and the governing body hereby determines that the properties referred to the Planning Board do indeed meet that criteria.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey as follows:

1. Determination of Area in Need of Condemnation Redevelopment. Based upon the record created before the Planning Board in September 2017, including the aforementioned “Preliminary Investigation Report” prepared by Environmental Resolutions, Inc. dated July 26, 2017, and the exhibits attached thereto; as well as the testimony received by the Planning Board at the September 25, 2017 hearing; and based further upon the fact that the conditions which gave rise to the Planning Board’s determination in 2017 that the entire area qualified as an Area In Need of Redevelopment, and indeed its initial finding that the property was in need of “Condemnation Redevelopment”, but its reluctance to refer the two (2) occupied houses to the governing body for that designation, have not changed, it is evident that indeed that the factual findings remain valid, and serve as “substantial evidence” for the Township Committee’s determination that all of the parcels referred to the Planning Board for said consideration do indeed qualify as “Areas in Need of Condemnation Redevelopment.” The governing body therefore determines that the entire area is an Area in Need of Condemnation Redevelopment.
2. A copy of this Resolution shall be transmitted forthwith to the Commissioner of the Department of Community Affairs for review.
3. Notice of this determination shall also be served within ten (10) days following the adoption of this Resolution, upon all record owners of property located within the delineated area, whose names are listed on the Tax Assessor’s records, and upon each person who filed a written objection thereto, and stated, in or upon the written submission, an address to which the Notice of Determination may be sent.
4. The Notice to the property owners described in paragraph 3 above, shall indicate that:
 - a. The Determination operates as a finding of public purpose and authorizes the municipality to exercise the power of Eminent Domain to acquire property in the Redevelopment Area, and
 - b. Legal action to challenge the Determination must be commenced within forty-five (45) days of receipt of Notice, and that failure to do so, shall preclude an owner from later raising such a challenge.
 - c. The Notices described above to property owners shall be sent by regular and certified mail.

MOTION: CAIN

SECOND: DIGIUSEPPE

ROLL CALL VOTE

AYES: CAIN, DIGIUSEPPE, MAGEE

NAYS: ABSTAIN: GABLE, HIGGINS

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 a meeting held on April 17, 2019 at the Mansfield Municipal Complex at 7:00 PM.

LINDA SEMUS, RMC, CMR
Municipal Clerk

4849-6221-6848, v. 1

Appendix E

*Letter from the Commissioner of the NJ Department of Affairs
dated February 21, 2020 Approving the Redevelopment Area Designation*



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 800
TRENTON, NJ 08625-0800
(609) 292-6420

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

February 21, 2020

Honorable Sean Gable
Mayor
Mansfield Township Municipal Building
3135 Route. 206 South
Columbus, New Jersey 08022

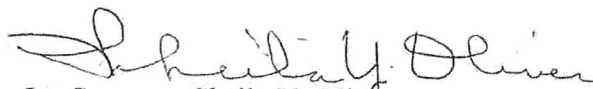
RE: Mansfield Township Resolution No. 2019-4-10

Dear Mayor Gable:

On May 3, 2019, the Department of Community Affairs (DCA) issued an approval of the Condemnation Area in Need of Redevelopment determination set forth in the above referenced resolution. Our approval letter inadvertently omitted Block 30; Lots 10 and 13.02. We are writing to confirm that our approval was intended to apply to all five parcels referenced in Resolution 2019-4-10. Specifically, Block 30; Lots 9.02, 10, 11, 12 and 13.02 are approved as a Condemnation Area in Need of Redevelopment.

Please feel free to contact Keith Henderson at (609) 292-4523 if you need any further assistance.

Sincerely,


Lt. Governor Sheila Y. Oliver
Commissioner

cc: Municipal Clerk
Melanie Willoughby, New Jersey Business Action Center
Sean Thompson, Local Planning Services
Edward E. Fox

RECEIVED
FEB 27 2020
ENVIRONMENTAL
RESOLUTIONS, INC.



Appendix F
Mansfield Township Committee Ordinance 20##-##,
Adopting a Redevelopment Plan for the
US Route 206 and Mansfield Road West: Southeast Corner Redevelopment Area
(Lots 9.02, 10, 11, 12, and 13.02 of Block 30)

TO BE INCLUDED AFTER ADOPTION