

**MANSFIELD TOWNSHIP  
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 has 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 is incorporated by reference herein, and transmitted same 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, the Land Use Board adopted **Resolution** \_\_\_\_\_ finding that the provisions of the Plan 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”, dated June 10, 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 10, 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.

**I, LINDA SEMUS, RMC, CMR**, Municipal Clerk of Mansfield Township, County of Burlington, State of New Jersey do hereby certify the foregoing to be a true and accurate copy of the Ordinance which was introduced by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey on June 17, 2020 and will be considered for final adoption, after the public hearing, by the Township Committee, at their meeting to be held on July 15, 2020.

**Introduced: 6-17-20**  
**Adopted:**

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