

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

ORDINANCE 2023 – 4

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE TOWER GATE AREA IN NEED OF REDEVELOPMENT, BLOCK 70, LOTS 6.01 AND 6.02, SOUTHEAST CORNER OF ROUTE 130 AND KINKORA ROAD, AND EXPRESSLY SAVING ORDINANCE 2020-6 FROM REPEAL.

WHEREAS, on March 15, 2023, by adoption of Resolution 2023-3-2, the Township Committee of the Township of Mansfield, Burlington County, New Jersey authorized the Township of Mansfield Planning Board, sitting as a Joint Land Use Board to undertake a preliminary investigation to determine whether the Tower Gate Study Area, Block 70, Lots 6.01 and 6.02 at the Southeast Corner of Route 130 and Kinkora Road, qualified as a “Non-Condemnation Area In Need of Redevelopment (“AINR”) according to the criteria set forth in N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law (“LRHL”).

WHEREAS, after due notice and public hearing, on April 17, 2023, the Mansfield Planning Board conducted the investigation and adopted Resolution 2023-4-8, which recommended that the Township Committee designate the Tower Gate Study Areas an AINR; and

WHEREAS, by adoption of Resolution 2023-4-14 on April 19, 2023, the Township Council designated the Tower Gate Study Area, Block 70, Lots 6.01 and 6.02 as a “Non-Condemnation Area in Need of Redevelopment, designated the Redeveloper of the Area, and authorized the preparation of a Redevelopment Plan for the Study Area, Block 70, Lots 6.01 and 6.02; 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, as authorized by Township Committee Resolution 2023-4-14, the Township Planner has prepared the Redevelopment Plan for the designated Tower Gate Area In Need of Redevelopment, Block 70, Lots 6.01 and 6.02, Southeast Corner of Route 130 and Kinkora Road, dated April 12, 2023 (the “Redevelopment Plan”); and

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 to allow for the implementation of the Township’s Housing Plan and Land Use Plan; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township and its residents to adopt the Redevelopment Plan for the Tower Gate AINR, Block 70, Lots 6.01 and 6.02, to include the area in the Township’s court approved Housing Element and Fair Share Plan, and to provide for a mixed use inclusionary affordable housing development with non-residential industrial development in lieu of market residential units, to help satisfy the

Township’s constitutional obligation to provide a realistic opportunity for the Township’s regional share of affordable housing development; and

WHEREAS, by adoption of Planning Board Resolution 2023-5-9 on May 8, 2023, the Planning Board reviewed the Redevelopment Plan and determined that the Plan was consistent with the provisions of the Mansfield Township Master Plan, and recommended adoption of the Redevelopment Plan by the Township Committee, which shall be considered the report of the Planning Board to the Township Council as required by N.J.S.A. 40A:12A-7(e).

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 the designated Tower Gate Area In Need of Redevelopment, Block 70, Lots 6.01 and 6.02, Southeast Corner of Route 130 and Kinkora Road, dated April 12, 2023 (the “Redevelopment Plan”); and said Redevelopment Plan is 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.

Section 5. Ordinance 2020-6 is expressly saved from repeal and shall remain in full force and effect and not be revoked until the Developer has obtained all non-appealable local, County and State development approvals and permits required for the development of the Tower Gate Area In Need of Redevelopment pursuant to the Redevelopment Plan adopted by this Ordinance are granted, and all conditions for the development are satisfied, at which time an ordinance repealing Ordinance 2020-6 will be adopted by the Mansfield Township Committee.

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 April 19, 2023 and is scheduled for second reading, public hearing and final adoption by the Township Committee, on May 15, 2023 at 7:00 PM.

LINDA SEMUS, RMC, CMR
Municipal Clerk

Introduced: 4-19-23

Adopted: