

**LAND USE BOARD OF THE TOWNSHIP OF MANSFIELD**

**RESOLUTION NO. 2021-2-4**

**CONCERNING THE APPLICATION OF  
NFI REAL ESTATE  
EXTENSION OF PRELIMINARY MAJOR SITE PLAN APPROVAL**

**WHEREAS**, NFI Real Estate, has applied to the Land Use Board of the Township of Mansfield for an Extension of Preliminary Major Site Plan Approval for property located at the intersection of Florence-Columbus Road and Burlington-Columbus Road, known as Block 45.01, Lots 2.01, 3.01 and 3.02 (the “Property”); and

**WHEREAS**, the Planning Board of the Township of Mansfield granted Preliminary Major Site Plan Approval to the Applicant on October 23, 2017, memorialized by Resolution No. 2017-11-17, adopted on November 27, 2017, for the construction of a 698,500 square foot warehouse distribution facility on the Property with 17,160 square feet of office space and 681,340 square feet of warehouse space; and

**WHEREAS**, *N.J.S.A.* 40:55D-49 provides a three-year period of protection for preliminary site plans, commencing on the date the Resolution approving the preliminary site plan approval is adopted; and

**WHEREAS**, *N.J.S.A.* 40:55D-49(c) further provides a land use board with the discretion to grant up to two (2) one year extensions to the period of protection for preliminary site plan approvals, upon application made by an applicant and subject to current design standards; and

**WHEREAS**, the Applicant has requested that the Land Use Board grant a one-year extension in accordance with *N.J.S.A.* 40:55D-49(c) to commence on November 27, 2020; and

**WHEREAS**, the Board after carefully considering the Applicant’s request for an extension to the period of protection for the Preliminary Site Plan Approval granted by the Planning Board in November, 2017, has made the following findings of fact:

1. The Applicant is the owner of the Property located at the intersection of Florence-Columbus Road and Burlington-Columbus Road, known as Block 45.01, Lots 2.01, 3.01 and 3.02, located in the Township’s Office Distribution Laboratory (ODL) Zoning District. The total area of the Property is 40.09 acres and the Property is currently improved with the VANCO USA trailer manufacturing facility.

2. The taxes on the Property are current or exempt.

3. The Applicant's escrow account is current.
4. The Applicant received Preliminary Major Site Plan Approval to construct a warehouse distribution facility on the Property, as memorialized by Resolution No. 2017-11-17, on November 27, 2017.
5. The period of protection applicable to the Applicant's Preliminary Site Plan Approval in accordance with *N.J.S.A* 40:55D-49 expired on November 27, 2020 and the Applicant by letter dated November 17, 2020 from its counsel, John C. Gillespie, Esquire, has requested a one-year extension of the period of protection in accordance with *N.J.S.A.* 40:55D-49(c).
6. The granting of one-year extensions is discretionary on the part of the Land Use Board.

**AND WHEREAS**, based upon the above factual findings, the Land Use Board has come to the following conclusions:

1. It is within the Board's discretion, in accordance with the Municipal Land Use Law of the State of New Jersey, to grant up to two (2) one-year extensions to a preliminary site plan approval.
2. The first one-year extension to the Applicant's Preliminary Major Site Plan Approval is appropriate at the current time.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Township of Mansfield, on the 28<sup>th</sup> day of December, 2020, that this Board hereby grants to the Applicant a one year extension to the period of protection for the Preliminary Major Site Plan Approval granted to the Applicant, subject to the following:

1. Subject to the Applicant complying with Resolution No. 2017-11-17.
2. Subject to the Applicant complying with the current design standards of the Ordinance.
3. Subject to the period of protection for the Preliminary Major Site Plan Approval now expires on November 27, 2021, unless otherwise extended in accordance with the Municipal Land Use Law of the State of New Jersey.

**ROLL CALL VOTE**

Those in Favor: 9  
Those Opposed: 0  
Those Abstaining: 1

**CERTIFICATION**

I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Land Use Board of the Township of Mansfield in accordance with its decision at its regular meeting on December 28, 2020.

**LAND USE BOARD  
OF THE TOWNSHIP OF MANSFIELD**

**Attested:**



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**LINDA SEMUS, SECRETARY**

  
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**EFTHIMIOS TSIKNAKIS  
CHAIRMAN**

**Dated:** 02/22/21

**Date of Approval:** 12/28/20

**Date of Memorialization:** 02/22/21