

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY**

**RESOLUTION 2021-7-2**

**RESOLUTION DESIGNATING TURNPIKE CROSSINGS IV, LLC  
AS REDEVELOPER OF PROPERTY IN THE INTERSTATE 295 AND FLORENCE-  
COLUMBUS ROAD REDEVELOPMENT AREA AND AUTHORIZING THE EXECUTION OF  
A REDEVELOPMENT AGREEMENT WITH REDEVELOPER**

**WHEREAS**, by the adoption of Ordinance No. 2016-4, on March 9, 2016, the Township Committee of the Township of Mansfield designated Block 45.01, Lots 2.01, 3.01 and 3.02 on the Township of Mansfield Tax Map (the "Property"), along with other properties, as an Area in Need of Redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Area"); and

**WHEREAS**, by the adoption of Ordinance No. 2017-11, on August 16, 2017, the Township Committee adopted a Redevelopment Plan for the Redevelopment Area, including the Property, entitled "The Interstate 295 and Florence-Columbus Road Redevelopment Plan" (the "Redevelopment Plan"); and

**WHEREAS**, Turnpike Crossings IV, LLC has proposed to redevelop the Property in the Redevelopment Area in accordance with the Redevelopment Plan and has negotiated a Redevelopment Agreement with the Township of Mansfield in order to effectuate such redevelopment.

**NOW, THEREFORE, BE IT RESOLVED**, in accordance with the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7, the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby designates Turnpike Crossings IV, LLC as Redeveloper of the Property in the Redevelopment Area, designated as Block 45.01, Lots 2.01, 3.01, and 3.02 on the Township of Mansfield Tax Map; and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk of the Township of Mansfield are hereby authorized to execute and deliver the Redevelopment Agreement that has been negotiated with Turnpike Crossings IV, LLC, a true and correct copy of which is attached hereto as Exhibit "A", pursuant to which the aforesaid Property within the Interstate 295 and Florence-Columbus Road Redevelopment Area will be redeveloped in accordance with the Redevelopment Plan.

**MOTION: TALLON**

**SECOND: GOLEND**

**ROLL CALL VOTE**

**AYES: TALLON, GOLEND, HIGGINS, OCELLO, MAGEE**

**NAYS: NONE ABSTAIN: NONE ABSENT: NONE**

**CERTIFICATION**

**I, LINDA SEMUS, RMC**, Municipal Clerk of the Township of Mansfield, 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 July 21, 2021 at 7:00PM at the Mansfield Township Municipal Complex.

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