

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

RESOLUTION 2023-3-2

**RESOLUTION AUTHORIZING AND DIRECTING THE MANSFIELD TOWNSHIP
PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF
PROPERTIES WITHIN THE TOWNSHIP FOR THE POTENTIAL DESIGNATION AS
REDEVELOPMENT NON-CONDEMNATION AREAS**

WHEREAS, N.J.S.A. 40A:12A-6, the New Jersey Redevelopment and Housing Law, authorizes the governing body of any municipality, by Resolution, to authorize and direct its Planning Board to conduct a preliminary investigation to determine whether any property located within the municipality is eligible for a designation as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14; and

WHEREAS, the Township Committee of the Township of Mansfield has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific goals and objectives of the Township, the County of Burlington, and the State of New Jersey; and

WHEREAS, in particular, the Township Committee of the Township of Mansfield has determined that it is in the best interest of the Township to direct the Township’s Planning Board to conduct such an investigation for parcels that are proposed to help satisfy the Township’s constitutional obligation to provide its regional share of affordable housing, and/or to study areas adjacent to and/or in common ownership with other properties previously designated as areas in need of redevelopment pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14 ; and

WHEREAS, the areas authorized and directed herein to be studied by the Planning Board are as follows:

1. Adding **Block 4, Lots 3.01 and 3.02** to the US Route 206 North Redevelopment Area as a non-condemnation area in need of redevelopment.

2. Tower Gate Study Area, **Block 70, Lots 6.01 & 6.02** Kinkora Road and U.S. Route 130, said area to be ultimately included in Mansfield Township’s Housing Element and Fair Share Plan (HEFSP) including affordable housing.

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

1. The Mansfield Township Planning Board, through the Township Planner, acting as the Township's redevelopment consultant, is directed to conduct a preliminary investigation to determine which, if any, of the above properties are eligible for a designation as an "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5.
2. The Planning Board, through the Township Planner, is further directed to study the above properties and to (a) examine each of said properties; (b) develop a map reflecting the boundaries of the proposed redevelopment/rehabilitation areas; and (c) prepare a written report containing the results of its investigation.
3. Upon completion of the report and findings set forth in section 2 above, the Planning Board shall conduct a public hearing to review and consider said report. The Planning Board shall provide a copy of said report to all property owners whose property was examined and is referenced in said report, and provide public notice and certified mail notice to all property owners whose property was examined and referenced in said report of the date and time of the public hearing to be conducted by the Planning Board to review and consider said report.
4. Upon completion of the public hearing, the Planning Board shall prepare a Resolution containing the Planning Board's findings as to which of the above properties, if any, appear to be suitable for a designation as an area in need of redevelopment and transmit said Resolution to the Township Committee for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 et. seq.
5. Pursuant to N.J.S. 40A: 12A-6, said determination shall authorize the Township of Mansfield to utilize all of the powers provided by the Legislature of the State of New Jersey for use in the Non-Condensation Redevelopment Area, but shall not authorize the Township of Mansfield to exercise the power of eminent domain to acquire property in the non-condensation redevelopment area.

MOTION: SISZ

SECOND: BOYD

ROLL CALL VOTE

AYES: SISZ, BOYD, MOJENA

NAYS: GOLEND

ABSENT: NONE

ABSTAIN: TALLON

CERTIFICATION

I, **LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, County of Burlington, State of New Jersey do hereby certify this to be a true and accurate copy of the Resolution adopted by the Mansfield Township Committee at their Meeting held on March 15, 2023 at 7:00 PM.

LINDA SEMUS, RMC, CMR, Municipal Clerk