

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION 2023-4-14**

**DESIGNATING THE TOWER GATE STUDY AREA PROPERTY IN MANSFIELD TOWNSHIP, BLOCK 70, LOTS 6.01 AND 6.02, AS A NON-CONDEMNATION REDEVELOPMENT AREA AND DESIGNATING AATGMN PROPERTY AS REDEVELOPER**

**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 and directed 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 & 6.02, (the “Tower Gate Study Area”) qualify as “Non-Condemnation Area In Need of Redevelopment” as defined in N.J.S. 40A:12A-3 and according to the criteria set forth in N.J.S. 40A:12A-5, of the Local Redevelopment and Housing Law (LRHL) N.J.S. 40A:12A-1 et. seq., and

**WHEREAS**, in particular, the Township Committee determined that it is in the best interest of the Township for the Planning Board to conduct such an investigation for the Tower Gate Study Area, Block 70. Lots 6.01 and 6.02, and for said Area to be included in Mansfield Township’s Fair Share Housing Plan to satisfy the Township’s constitutional obligation to provide a realistic opportunity for the Township’s regional share of affordable housing development within the Township, and

**WHEREAS**, as mandated by the Township Committee, the Planning Board prepared a written report dated March 29, 2023, corrected April 7, 2023, on the Investigation for Determination of the Tower Gate Study Area as a Non-Condemnation Area In Need of Redevelopment Area, The report contained a map showing the boundaries of the potential Redevelopment Area and the location of the properties included therein and provided statements and findings setting forth the basis for the investigation; and

**WHEREAS**, as required by the LRHL, N.J.S.40A:12A-6, after the required public notice, the Planning Board conducted a public hearing on April 17, 2023, prior to making its determination on whether the Tower Gate Study Area should be designated as a “Non-Condemnation Redevelopment Area”; and

**WHEREAS**, at the conclusion of the public hearing, after due consideration of all public comments and further based on the testimony of the Township Planner, the Planning Board voted to accept the written report on the Investigation for Determination of the Tower Gate Study Area as a Non-Condemnation Area In Need of Redevelopment, dated March 29, 2023, corrected April 7, 2023 and to recommend to the Mansfield Township Committee that said Study Area be designated as a Non-Condemnation Area In Need of Redevelopment.

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

A. Pursuant to the authority of the LRHL, N.J.S 40A:12A-6.b.(5), the written report on the Investigation for Determination of the Tower Gate Study Area as a Non-Condemnation Area In Need of Redevelopment Area, dated March 29, 2023, corrected April 7, 2023, attached hereto and made a part hereof as Exhibit A, is adopted and the Tower Gate Study Area, Block 70, Lots 6.01 & 6.02, as recommended and referred by the Planning Board to the Township Committee by adoption of Planning Board Resolution 2023-4-8, after the duly noticed and conducted public hearing, is hereby designated as a Non-Condemnation Area in Need of Redevelopment.

B. Pursuant to N.J. S. 40A: 12A-6(c), the Township Clerk is hereby directed to transmit a copy of this Resolution and the investigation report with the planning board resolution to the New Jersey Commissioner of the Department of Community Affairs for review and approval.

C. Within 10 days of the date of the adoption of this Resolution, the Township Clerk is hereby directed to serve notice of the adoption of this Resolution on the record owner of the property located within the designated Non-Condensation Redevelopment Area, any persons listed on the tax assessor's records and upon each person who filed a written objection to same.

**AND BE IT FURTHER RESOLVED** that AATGMN Property LLC, the contract purchaser, is hereby designated as the Redeveloper of the Tower Gate Property, Block 70, Lots 6.01 and 6.02, designated as Non-Condensation Area In Need of Redevelopment by this Resolution.

**MOTION: BOYD**

**SECOND: SISZ**

**ROLL CALL VOTE**

**AYES: BOYD, SISZ, MOJENA**

**NAYS: NONE ABSENT: TALLON, GOLENDAB ABSTAIN: NONE**

**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 Regular Meeting held on April 19, 2023 at 7:00 p.m. at the Municipal Complex.

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**Linda Semus, RMC, CMR**  
**Municipal Clerk**