

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION NO. 2019-12-5**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
MANSFIELD AUTHORIZING AND DIRECTING THE PLANNING BOARD OF  
THE TOWNSHIP OF MANSFIELD TO UNDERTAKE A PRELIMINARY  
INVESTIGATION FOR DETERMINING “AREAS IN NEED” OF NON-  
CONDEMNATION REDEVELOPMENT AS SET FORTH IN THE LOCAL  
REDEVELOPMENT AND HOUSING LAW PURSUANT TO NJSA 40A:12A**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Act”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of Non-Condensation Redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

**WHEREAS**, the Township has determined that the designation of Non-Condensation Redevelopment areas will foster the investment of private capital, the construction of projects that will benefit the Township, its residents and property owners; and

**WHEREAS**, the general boundary of the area which merit evaluation to see if such areas, and the parcels therein, would qualify as “Areas in Need of Non-Condensation Redevelopment” under the Act as set forth in Exhibit A (attached hereto); and

**WHEREAS**, the Township desires to direct the Planning Board to perform a preliminary investigation of the parcels set forth in Exhibit A to determine whether such parcels would qualify as an “Area in Need of Non-Condensation Redevelopment” under the Act; and

**WHEREAS**, said undertaking of a Preliminary Investigation is conditioned upon the receipt of escrow funds covering the full cost of preparation of said investigation by Edward Fox and Barbara Fegley of Environmental Resolutions, Inc.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Township of Mansfield as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether all or a portions of the parcels set forth in Exhibit A (together, the “Study Area”) satisfies the criteria set forth in the Act, including *N.J.S.A.40A:12A-5*, and *N.J.S.A.40A:12A-3*, to be designated as an “Area in Need of Non-Condensation Redevelopment”:
2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed Non-Condensation Redevelopment Areas and the location of the various parcels contained therein.
3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing. Said hearing date and time shall published in a newspaper of general circulation in the Municipality and a copy of the notice shall be mailed to the last owner, if any, or any persons who are

interested in or would be affected by a determination that all, or a portion, of the study area is a Non-  
Condemnation Redevelopment Area.

(b) At the hearing, the Planning Board shall hear from all persons who are interested in or  
would be affected by a determination that all or a portion of the Study Area is a Non-  
Condemnation Redevelopment Area. All objections to a determination that all or a portion of the Study Area is an area in  
need of Non-  
Condemnation Redevelopment and evidence in support of those objections shall be received  
and considered by the Planning Board and made part of the public record.

4. **PLANNING BOARD TO MAKE RECOMMENDATIONS.** After conducting its  
investigation, preparing a map of the proposed Non-  
Condemnation Redevelopment Areas, and conducting  
a public hearing at which all objections to the designations are received and considered, the Planning Board  
shall make a recommendation to the Township as to whether the Township should designate all or part of  
the Study Area as an area in need of Non-  
Condemnation Redevelopment.

5. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts  
shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

6. **AVAILABILITY OF THE RESOLUTION.** A copy of this Resolution shall be  
available for public inspection at the offices of the Municipal Clerk.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

**MOTION: HIGGINS                      SECOND: CAIN**  
**ROLL CALL VOTE**  
**AYES: HIGGINS, CAIN, DIGIUSEPPE, MAGEE, GABLE**  
**NAYS:                      ABSENT:                      ABSTAIN:**

**CERTIFICATION**

I, **LINDA SEMUS, RMC, CMR, Municipal Clerk** of the Township of Mansfield,  
County of Burlington, State of New Jersey, 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 their regular meeting held on December 9, 2019 at the  
Mansfield Township Municipal Complex, at 7:00PM.

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