

**PRELIMINARY INVESTIGATION FOR THE DETERMINATION OF  
AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

**JONES FARM STUDY AREA  
5206 AND 5214 ROUTE 130  
(BLOCK 59, LOTS 7.01 AND 7.02)  
MANSFIELD TOWNSHIP, NJ**



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The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

## **I. Introduction**

This Preliminary Investigation for the Determination of an Area in Need of Non-Condensation Redevelopment has been prepared for Block 59, Lots 7.01 and 7.02 (Study Area) in the Township of Mansfield pursuant to adoption of Resolution No. 2019-12-5 on December 9, 2019 by the Mansfield Township Committee. (See Appendix B.) The Resolution authorizes and directs the Planning Board to conduct a preliminary investigation to determine whether the Study Area qualifies as an Area in Need of Non-Condensation Redevelopment according to the criterion in Local Redevelopment and Housing Law (LRHL), N.J.S.A 40A:12A-1 *et seq.* The Planning Board shall conduct an investigation to determine whether all or a portion of the Study Area satisfies the criteria set forth in the Act to be designated as an Area in Need of Non-Condensation Redevelopment.

The Planning Board shall conduct a public hearing, advertised according to the Act, and 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-Condensation** Redevelopment Area. All objections to a determination that all or a portion of the Study Area is an Area in Need of Non-Condensation Redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

After conducting its investigation and public hearing, the Planning Board shall make a recommendation to the Township Committee as to whether the Township should designate all or part of the Study Area as an Area in Need of Non-Condensation Redevelopment.

This Preliminary Investigation will be utilized during public hearing(s) to ascertain whether the parcels qualify for designation as an Area in Need of Non-Condensation Redevelopment under the LRHL.

The Study Area and its features are shown on the following Figures contained in Appendix A:

- Figure 1. General Location
- Figure 2. State Plan Policy Map
- Figure 3. Public Infrastructure
- Figure 4. Adjacent Tax Parcels
- Figure 5. Zoning Map
- Figure 6. Environmental Constraints