

**MANSFIELD TOWNSHIP PLANNING BOARD
REGULAR MEETING
March 25, 2019**

The Regular Meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Randy Allen, Frederick Cain, Shane Fleming, Robert Higgins, Rudy Ocello, Scott Preidel, and Secretary Ashley Jolly. Douglas Borgstrom, Gary Lippincott, and Dalpat Patel were absent.

The meeting was called to order by Secretary Ashley Jolly, followed by the flag salute and the following opening statement:

The Notice requirements provided for in the Open Public meetings Act have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by the Mansfield Township Planning Board on January 28, 2019. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times, and Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the regular meeting schedule and who has prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 31, 2019.

REVIEW ORDINANCE 2019-7 FOR MASTER PLAN CONSISTENCY:

Chairman Preidel explained that Township Ordinance 2019-7 is on for review for Master Plan consistency. **Attorney Petrone** further explained that it is regarding the redevelopment plan for the Columbus Village area; specifically, this Ordinance pertains to block 28, lot 6, 24564 East Main Street (old construction office). The Township is looking to amend the redevelopment plan so that this particular lot may allow for a single family dwelling/residential use.

There were no board member comments regarding the above

Chairman Preidel asked for any public comments regarding the above matter.

PUBLIC COMMENT REGARDING ORDINANCE 2019-7:

Bob Tallon, 2454 Axe Factory Road – He has become interested in redevelopment recently and had some questions regarding tax abatement, as well as, PILOT programs in regards to the above redevelopment project. **Chairman Preidel** explained that is not an issue for the Planning Board; that it is a Township issue. **Attorney Petrone** explained that redevelopers or these types of parcels can apply for a PILOT program, but that would be between the municipality and the redeveloper. **Mr. Tallon** questioned whether the public has the right to know the details, once everything is finalized. **Attorney Petrone** stated yes. **Mr. Tallon** discussed what he knew about PILOT programs; followed by, **Chairman Preidel** explaining that this is a matter for the Township Committee and further explained what the Planning Board's responsibility is regarding Ordinance 2019-7.

RESOLUTION 2019-3-7:

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF MANSFIELD
RECOMMENDING THE TOWNSHIP COMMITTEE
ADOPT TOWNSHIP ORDINANCE 2019-7 AMENDING THE REDEVELOPMENT PLAN FOR
PARCELS WITHIN THE
COLUMBUS VILLAGE REDEVELOPMENT AREA
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A -7**

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Act”), the Planning Board of the Township of Mansfield adopted Resolution No. 2015-04-01 and Resolution No. 2015-10-04, that Block 28, Lots 5, 6 and 38, located in Columbus Village, satisfied the criteria set forth in the Act, including N.J.S.A. 40A:12A-5, to be designated as an area in need of redevelopment and recommended that the Township Committee include these parcels as Areas in Need of Redevelopment and Areas in Need of Rehabilitation; and

WHEREAS, on December 29, 2015, the Township Committee of the Township of Mansfield adopted Resolution No. 2017-12-17 declaring Block 28, Lots 5, 6 and 38 as an Area in Need of Redevelopment pursuant to the Act; and

WHEREAS, the Township of Mansfield received notice from the New Jersey Department of Community Affairs (“DCA”) on January 12, 2016, that the designation of Block 28, Lots 5, 6 and 38 as An Area in Need of Development became effective upon the Township’s filing of the designation with DCA; and

WHEREAS, at its June 14, 2017 meeting, the Township Committee introduced Ordinance No. 2017-9 “An Ordinance of the Township of Mansfield Adopting a Redevelopment Plan for Parcels Within Columbus Village Redevelopment Area Consisting of the Former Municipal Complex, the Fire Station and the Municipal Police Station” (the “Columbus Redevelopment Plan”) in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq. and referred Ordinance 2017-9 to the Planning Board for the Board’s report and recommendation as required by N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board adopted Resolution No. 2017-06-05 at its June 26, 2016 meeting finding that the Columbus Redevelopment Plan for Block 28, Lots 5, 6 and 38 satisfied the requirements of N.J.S.A. 40A:12-7(a) and that the Columbus Redevelopment Plan was substantially consistent with the Master Plan of the Township of Mansfield; and

WHEREAS, at its December 6, 2018 meeting, the Township Committee introduced Ordinance 2018-18 “AN ORDINANCE TO AMEND ORDINANCE 2017-9, AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN COLUMBUS VILLAGE REDEVELOPMENT AREA CONSISTING OF THE FORMER MUNICIPAL COMPLEX, THE FIRE STATION AND THE MUNICIPAL POLICE STATION” and referred Ordinance 2018-18 to the Planning Board for the Board’s report and recommendation required by N.J.S.A. 40A-12A-7(e); and

WHEREAS, the Planning Board adopted Resolution No. 2018-12-16 at its December 27, 2018 meeting finding that Township Ordinance 2018-18 amending the Columbus Village Redevelopment Plan for Block 28, Lots 5, 6 and 38 satisfied the requirements of N.J.S.A. 40A:12-7(a) and that the Columbus Redevelopment Plan was substantially consistent with the Master Plan of the Township of Mansfield; and

WHEREAS, at its January 7, 2019 meeting, the Township Committee introduced Ordinance 2019-1 “AN ORDINANCE TO AMEND ORDINANCE 2018-18 WHICH AMENDS ORDINANCE 2017-9, AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN COLUMBUS VILLAGE REDEVELOPMENT AREA CONSISTING OF THE FORMER MUNICIPAL COMPLEX, THE FIRE STATION AND THE MUNICIPAL POLICE STATION” and referred Ordinance 2019-1 to the Planning Board for the Board’s report and recommendation required by N.J.S.A. 40A-12A-7(e); and

WHEREAS, the Planning Board adopted Resolution No. 2019-1-4 at its January 28, 2019 meeting finding that Township Ordinance 2019-1 amending the Columbus Village Redevelopment Plan for Block 28, Lots 5, 6 and 38 satisfied the requirements of N.J.S.A. 40A:12-7(a) and that the Columbus Redevelopment Plan was substantially consistent with the Master Plan of the Township of Mansfield; and

WHEREAS, at its March 20, 2019 meeting, the Township Committee introduced Ordinance 2019-7 “AN ORDINANCE TO AMEND ORDINANCES 2019-1 and 2018-8, WHICH AMENDED ORDINANCE 2017-9, “AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE COLUMBUS VILLAGE REDEVELOPMENT AREA CONSISTING OF THE FORMER MUNICIPAL COMPLEX, THE FIRE STATION AND THE MUNICIPAL POLICE STATION” and referred Ordinance 2019-7 to the Planning Board for the Board’s report and recommendation required by N.J.S.A. 40A-12A-7(e); and

WHEREAS, on March 25, 2019, the Planning Board held a hearing and reviewed Township Ordinance 2019-7, amending Township Ordinances 2019-1, 2018-8 and 2017-9, which amends the Columbus Redevelopment Plan for Block 28, Lots 5, 6 and 38; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mansfield as follows:

1. **HEARING ON THE COLUMBUS REDEVELOPMENT PLAN.** The Planning Board of the Township of Mansfield at its regular meeting on March 25, 2019, reviewed the amendment to the Columbus Redevelopment Plan and afforded the public with an opportunity to make comments and ask questions concerning Township Ordinance 2019-7 proposing an amendment to the Columbus Redevelopment Plan, in accordance with N.J.S.A.40A:12A-7(e).

2. **FINDINGS AND CONCLUSIONG OF THE PLANNING BOARD.** The Planning Board, after discussion and an opportunity for public comments, finds that the proposed amendment of the Columbus Redevelopment Plan as provided in Township Ordinance 2019-7 satisfies the requirements of N.J.S.A. 40A:12-7(a) and that the Columbus Redevelopment Plan, as amended, is substantially consistent with the Master Plan of the Township of Mansfield.

3. **PLANNING BOARD RECOMMENDATIONS.** The Planning Board resolves that Township Ordinance 2019-7, amending the Columbus Redevelopment Plan, as considered by the Planning Board at its March 25, 2019 hearing, and after discussion and the opportunity for public comments, be **ADOPTED** by the Township Committee. This Resolution shall constitute the Planning Board's Report and Recommendation required in accordance with N.J.S.A. 40A:12A-7(e).

4. **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.

5. **AVAILABILITY OF THIS RESOLUTION.** A copy of this Resolution shall be available for public inspection at the Office of the Planning Board of the Township of Mansfield.

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

A motion to adopt the above resolution was offered by **Mr. Allen** and was seconded by **Chairman Preidel**. Motion carried on a roll call vote recorded as follows:

AYE: Allen, Cain, Fleming, Ocello, Preidel

NAY: None NOT VOTING: Higgins ABSENT: Borgstrom, Lippincott, Patel

REQUEST FOR EXTENSION OF APPROVAL: Mansfield Township, Minor Subdivision, Block 28, Lot 5

Chairman Preidel explained that this is a request of extension of approval for the Township's Minor Subdivision. The applicant is requesting a six month extension. The approval was granted on August 27, 2018 and memorialized on September 24, 2018. Approval is set to expire on April 2, 2019.

A motion to approve a six month extension of approval to Mansfield Township, for the Minor subdivision of Block 28, Lot 5 was offered by **Mr. Allen** and seconded by **Chairman Preidel**. Motion carried on a roll call vote recorded as follows:

AYE: Allen, Fleming, Ocello, Preidel

NAY: None NOT VOTING: Cain, Higgins ABSENT: Borgstrom, Lippincott, Patel

APPROVAL OF MINUTES: February 25, 2019

A motion to approve the minutes from February 25th was offered by **Mr. Cain** and seconded by **Mr. Fleming**. Motion carried on a roll call vote recorded as follows:

AYE: Cain, Fleming, Higgins, Ocello

NAY: None NOT VOTING: Allen, Preidel ABSENT: Borgstrom, Lippincott, Patel

COMMENTS FROM THE BOARD:

There were no further comments from Board Members.

PUBLIC COMMENTS FOR NON AGENDA ITEMS:

There were no further comments from the public.

MOTION FOR ADJOURNMENT:

A motion to adjourn was offered by **Mr. Allen** and seconded by **Mr. Cain**. All ayes. Motion carried.

Respectfully Submitted by:

Date:

Ashley Jolly, Land Use Coordinator