

Mansfield Township Land Use Board

May 26, 2020

RESOLUTION 2020-5-9

REVIEWING INVESTIGATION OF JONES FARM STUDY AREA, BLOCK 59, LOTS 7.01 AND 7.02, DETERMINING THAT SAID AREA QUALIFIES AS A NON-CONDEMNATION REDEVELOPMENT AREA AND RECOMMENDING TO MANSFIELD TOWNSHIP COMMITTEE THAT SAID AREA BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA

WHEREAS, on December 9, 2019, by adoption of Resolution 2019-12-5, the Township Committee of the Township of Mansfield, Burlington County, New Jersey authorized the Township of Mansfield Planning Board (now Land Use Board) to undertake a preliminary investigation to determine whether the following area of the Township qualifies as a “Non-Condemnation Redevelopment Area” according to the criteria set forth in N.J.S.A. 40A:12A-3 et seq. of the Local Redevelopment and Housing Law (“LRHL”).

A. Jones Farm Area, Block 59, Lots 7.01 and 7.02

WHEREAS, as requested by the Township Committee, the Land Use Board Planner, Edward Fox, AICP, PP, Environmental Resolutions, Inc. prepared a written report on the Investigation for Determination of the Jones Farm Study Area as a Non-Condemnation Redevelopment Area (the “Investigation Report”) which contained maps showing the boundaries of the potential Non-Condemnation Redevelopment Area and the location of the property included therein and provided findings and recommendations setting forth the basis for and results of the investigation; and

WHEREAS, as required by the LRHL, N.J.S.40A:12A-6, after the required public notice, the Land Use Board has conducted a public hearing on May 26, 2020, to review and consider the Findings and Recommendations as set forth in the Investigation Report, and has heard any public comments from persons who were interested in or would be affected by a determination that the Jones Farm Study Area qualifies as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Land Use Board agrees with the Recommendations of the Investigation Report and finds that the Jones Farm Study Area qualifies as a Non-Condemnation Redevelopment Area; and,

WHEREAS, the Land Use Board adopts the Recommendations in Part IV of the Investigation Report that the Jones Farm Study Area meets the statutory criteria for a Non-Condemnation Redevelopment Area, as set forth in N.J.S. 40A:12A-5, specifically that (i) Block 59, Lot 7.01 meets statutory criteria “c” as unimproved vacant land that has remained so for a period of 10 years and that by reason of its location, remoteness, lack of means of access to

development, topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital; (ii) that Block 59, Lot 7.02 meets the statutory definition for a "redevelopment area", which may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary for the effective redevelopment of the area of which they are part and finally, (iii) that both Block 59, Lots 7.01 and 7.02 meet statutory criteria "h" for the designation of a designated area as a redevelopment area consistent with smart growth planning principles adopted pursuant to law or regulation.

NOW, THEREFORE, BE IT RESOLVED, by the Land Use Board of the Township of Mansfield, County of Burlington, State of New Jersey, that, pursuant to the authority of the LRHL, N.J.S 40A:12A-7e, having reviewed the Investigation of the Jones Farm Study Area, Block 59, Lots 7.01 and 7.02, and having determined that the Study Area meets the statutory criteria for a Non-Condensation Redevelopment Area, does hereby recommend that the Township Committee of Mansfield Township designate the Jones Farm Study Area, Block 59, Lots 7.01 and 7.02 as a Non-Condensation Redevelopment Area.

MOTION: FLEMING SECOND: PREIDEL

AYE: Fleming, Preidel, Cain, Herbert, Tsiknakis, Crammer

NAY: Tahirak ABSTAIN: Wainwright, Oiler

CERTIFICATION

I, LINDA SEMUS, Municipal Clerk of Mansfield Township, County of Burlington, State of New Jersey, in the absence of the Land Use Coordinator, hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Joint Land Use Board of the Township of Mansfield in accordance with its decision at its regular meeting on May 26, 2020.

**THE PLANNING BOARD OF
THE TOWNSHIP OF MANSFIELD**



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

Dated: 5/26/2020

Date of Approval: 5/26/2020