

**Redevelopment Plan
U.S. Route 206 Northern Area
Mansfield Township, Burlington County, New Jersey**

**Block 3, Lots 3.01, 3.02, 4, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01
Block 4, Lots 4.01, 4.02, 4.03, 5, 6.01, 6.02, 7, 8.01, 8.02, 8.03, 9, 10.01, 10.02 and 11**

**Prepared for:
The Township of Mansfield**

**Prepared by:
Burlington County Bridge Commission
Department of Economic Development and Regional Planning
February 2, 2017**

**Mark A. Remsa, AICP, PP, ASLA, LLA
Director of Economic Development and Regional Planning
New Jersey Professional Planner
License No. 33LI00403900**

**The following staff also contributed to the completion of this study:
Linda Wong, GIS Specialist**

An original copy of this document is signed and sealed and filed with the municipal clerk.

INTRODUCTION

A. Purpose

In N.J.S.A. 40A:12A-7a., the Redevelopment and Housing Law (RHL) provides "[n]o redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both..." The Township of Mansfield plans to undertake redevelopment activities within the redevelopment area delineated in a preliminary investigation establishing parcels known as Block 3, Lots 3.01, 3.02, 4, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01 and Block 4, Lots 4.01, 4.02, 4.03, 5, 6.01, 6.02, 7, 8.01, 8.02, 8.03, 9, 10.01, 10.02 and 11 as a redevelopment area.

Pursuant to Resolution 2016-11-10 adopted by the Township Committee, the Mansfield Planning Board conducted a preliminary investigation to determine whether Block 3, Lots 3.01, 3.02, 4, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01 and Block 4, Lots 4.01, 4.02, 4.03, 5, 6.01, 6.02, 7, 8.01, 8.02, 8.03, 9, 10.01, 10.02 and 11 should be designated as a redevelopment area. On December 27, 2016, the Planning Board held a public hearing on preliminary investigation, found the area to qualify as an area in need of redevelopment and recommended the Township Committee adopt the preliminary investigation designating the area as an area in need of redevelopment. On December 28, 2016, the Township Committee adopted Resolution 2016-12-20 establishing certain parcels delineated in the Investigation to be a redevelopment area.

Subsequent to determining the area delineated in the Investigation to be a redevelopment area, the Township Committee prepared this Redevelopment Plan (Plan) according to the requirements set forth in N.J.S.A. 40A:12A-1 et seq.

B. Definitions

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the RHL, are pertinent to this redevelopment plan:

Redevelopment -- means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment -- means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area 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, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality

for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need or rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

C. Organization of Redevelopment Plan

The redevelopment plan is presented as the following sections:

- I. Identification of redevelopment area
 - a. Identification of properties
 - b. General description
- II. Redevelopment plan outline
 - a. Relationship to local objectives
 - b. Proposed land uses and building requirements
 - c. Temporary/permanent resident relocation
 - d. Identification of proposed property acquisitions
 - e. Relationship to intergovernmental planning
- III. Affordable housing provisions
- IV. Relationship to municipal development regulations
- V. Local master plan consistency

I. IDENTIFICATION OF REDEVELOPMENT AREA

A. Identification of Properties

The following properties identified by block and lot numbers as assigned by the Tax Assessor of the Township of Mansfield are located within the proposed redevelopment area:

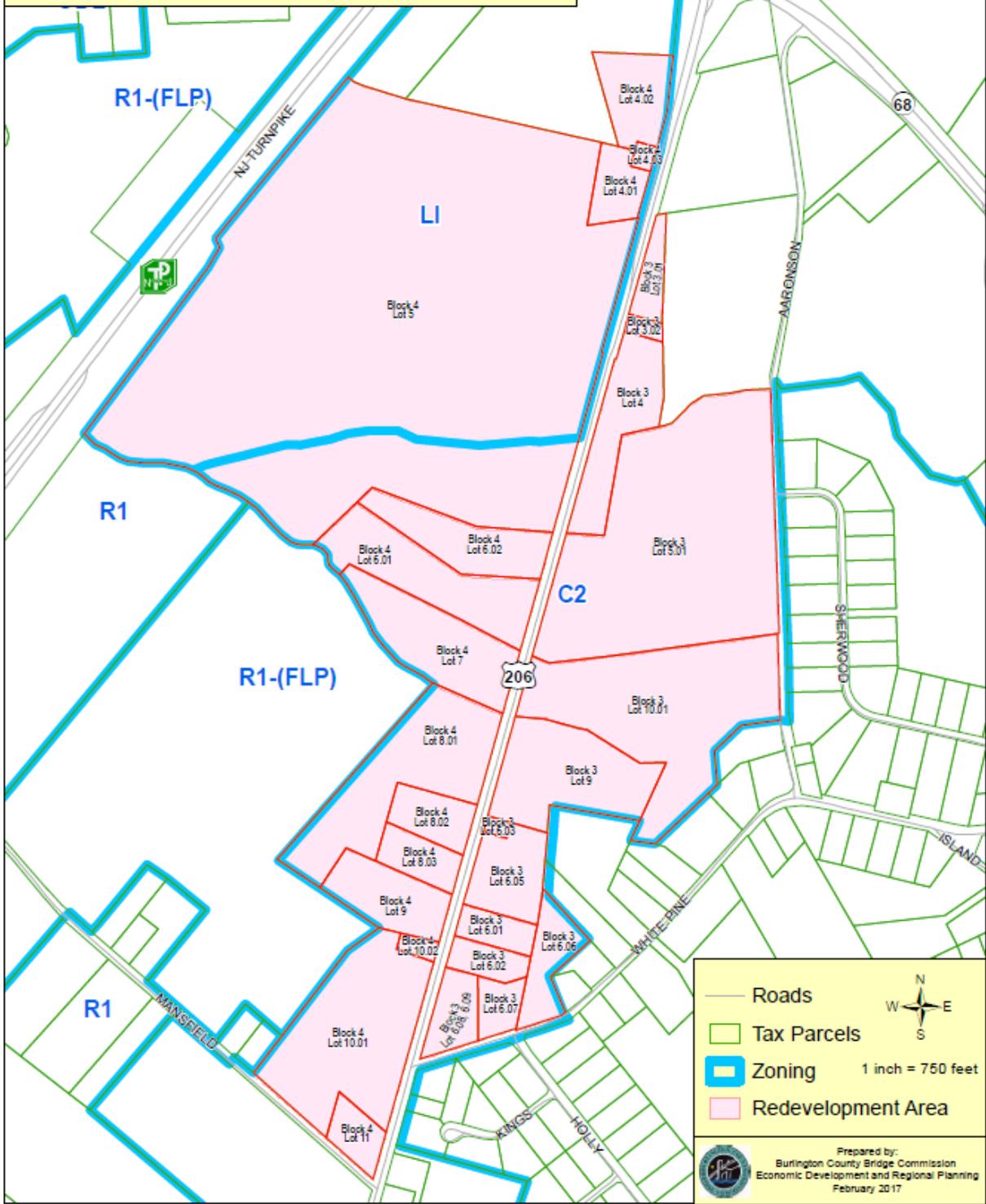
| <u>Block Number</u> | <u>Lot Number(s)</u> |
|---------------------|--|
| 3 | 3.01, 3.02, 4, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01 |
| 4 | 4.01, 4.02, 4.03, 5, 6.01, 6.02, 7, 8.01, 8.02, 8.03, 9, 10.01, 10.02 and 11 |

The map at the end of this document graphically portrays the foregoing block and lot numbers based on Mansfield Township tax map sheet no. 1.

B. General Description

The redevelopment area, which contains more than 350 acres, is located in the northern portion of Mansfield Township south of the intersection of Routes 68 and 206. The redevelopment area is bisected by Route 206. The redevelopment area consists of a mix of older vacant commercial and residential buildings, vacant lands, farmland and open space.

**Redevelopment Area, Mansfield Township
Burlington County, New Jersey**



REDEVELOPMENT PLAN OUTLINE

A. Introduction

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the project area..." The LRHL requires the outline to indicate the following information:

1. The relationship of the redevelopment plan to definite local objectives;
2. The proposed land uses and building requirements in the redevelopment area;
3. Adequate provision for temporary and permanent relocation of residents from a project in the redevelopment area, as necessary;
4. The identification of property located in the redevelopment area which is to be acquired according to the redevelopment plan; and
5. The relationship of the redevelopment plan to intergovernmental planning.

This section of the redevelopment plan provides an outline that includes the foregoing requirements.

B. Relationship to Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

The Township of Mansfield Planning Board reexamined the master plan for the Township of Mansfield and adopted a new master plan in 2001. The Planning Board of Mansfield Township is currently reexamining this master plan.

1. Master Plan Objectives and Policies

The adopted 2016 master plan reexamination report carried forward the following 2001 master plan objectives and related policies for the Township's planning, development and land use programs:

- a. To protect the rural landscape of the Township through the preservation of significant, productive agricultural and other open lands.
- b. To preserve the historic town character and charm.
- c. To provide a comprehensive recreation opportunity to all Township citizens through the creation of an effective and integrated network of recreation facilities.
- d. To encourage the development of economic non-residential uses appropriate in location, type and scale which will complement and not conflict with the

planning and zoning goals of the Township.

- e. To encourage, control and direct the extension of public infrastructure, namely, water and sewer service, to appropriate areas of the Township in order to achieve the goals of this Master Plan while preventing the unintended expansion of development-inducing infrastructure which is inconsistent with this Master Plan.
- f. To require the use of effective design standards which result in pleasing and compatible development for both residential and non-residential developments.
- g. To provide for a sound and integrated pattern of development which minimizes the potentially negative impacts of traffic on all communities within the Township.
- h. To effectively meet the need for expanded community services resulting from planned development.
- i. To recognize the need to protect the equity interests of the farmland owners whose use of the land for agricultural purposes has defined Mansfield Township's identity as a rural farming community.

The following discussion explains the relationship of the redevelopment plan to the foregoing objectives and related policies:

- a. The Township of Mansfield is in the process of preparing a transfer of development rights (TDR) program to balance the protection and preservation of agricultural and open lands with the development of the municipality. While the redevelopment area partially consists of agricultural lands, it is planned for commercial and industrial growth because of its location along Route 206 and close proximity to Exit 7 of the New Jersey Turnpike in neighboring Bordentown Township for vehicular access. In essence, redeveloping the area with industrial uses while balancing growth and preservation throughout the municipality with a TDR program achieves the objective of preserving "significant, productive agricultural and other open lands."
- b. The redevelopment plan concentrates on an area of Mansfield Township that lacks historic resources and is separated by almost two miles north from Mansfield's historic Columbus Village. The objective of preserving Mansfield's "historic town character and charm" is irrelevant to the redevelopment plan.
- c. The focus of the redevelopment area is to encourage commercial and industrial development. The objective of providing recreational opportunities to Mansfield residents is irrelevant to the redevelopment plan.
- d. The redevelopment plan encourages "the development of economic non-

residential uses appropriate in location, type and scale which will complement and not conflict with the planning and zoning goals of the Township" thereby achieving this objective of the master plan. The redevelopment area is the appropriate location for commercial and light industrial development given its location along Route 206 and proximity to Exit 7 of the New Jersey Turnpike. The redevelopment plan provides for these types of non-residential development.

- e. The redevelopment plan contemplates the extension of water and sanitary sewers to serve development in the redevelopment area, which is one of the few areas of Mansfield that is intended to receive such infrastructure.
- f. The redevelopment plan applies the zoning and design standards of Mansfield Township's land use legislation Chapters 16B, 19A, 22, 27, 41, 44A, 48, 50, 60A, 60B, 63A and 65 to the development of the redevelopment area.
- g. The redevelopment plan provides for "a sound and integrated pattern of development which minimizes the potentially negative impacts of traffic on all communities within the Township" by planning for direct access to Route 206. Most of the anticipated vehicular traffic, particularly trucks, will be generated from Interchange 58 of I-295 and Exit 7 of the New Jersey Turnpike in neighboring Bordentown Township. Some traffic will come from the south via Route 206.
- h. The redevelopment plan provides for a new employment center in Mansfield Township. Demand for new community services will be negligible resulting from the redevelopment area developed as an employment center.
- i. The equity of farmland owners in the redevelopment area will be maintained because of the area is planned to be developed as non-residential uses. No reductions in the intensity of development of the redevelopment area is proposed.

The 2016 reexamination report recommended the following policy objectives that relate to the redevelopment area:

Land Use:

- a. Maintain open space networks, critical habitat and large contiguous tracts of land by a variety of land use techniques.
- b. Maintain open space networks, critical habitat and large contiguous tracts of land by a variety of land use techniques.
- c. Development and redevelopment in these areas should maintain and enhance the natural resources and rural character of the area.
- d. Promote development and redevelopment that have been identified

through cooperative regional planning efforts.

Economic Development:

- a. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

The following discussion explains the relationship of the redevelopment plan to the foregoing objectives and related policies:

Land Use:

- a. The environmentally sensitive lands located west of Route 206 are recommended to be protected from development and preserved in their natural state. In doing so, large areas of habitat will be maintained under the redevelopment plan.
- b. Under the redevelopment plan, large areas of wetlands and habitat will be protected from development.
- c. Landscaped buffers are recommended along Route 206 to maintain a natural appearance. Large expanses of environmentally sensitive lands will be protected from development.

Economic Development:

- a. This redevelopment plan encourages private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support commercial and light industrial development in the redevelopment area.

C. Proposed Land Uses and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

“Proposed land uses and building requirements in the project area.”

The redevelopment plan incorporates and adopts the following chapters of the Township of Mansfield ordinances: Chapter 16B “Driveway and Apron Construction Standards;” Chapter 19A “Right to Farm;” Chapter 22 “Flood Damage Prevention;” Chapter 27 “Land Use Procedures;” Chapter 41 “Rezoning of Land;” Chapter 44A “Site Plan Review;” Chapter 48 “Stormwater Control;” Chapter 50 “Subdivision of Land;” Chapter 60A “Trees, Shrubbery and Landscaping;” Chapter 60B “Tree Removal;” Chapter 63A “Water Resource Buffer Conservation Zones;” Chapter 65 “Zoning;” and Chapter A70 “Land Use Fees.”

Chapter 65 “Zoning” designates the redevelopment with two zoning districts, C-2 Highway Commercial and LI-Light Industrial. The specific zoning for the redevelopment

area consists of the following block and lot numbers:

C-2: Block 3, Lots 3.01, 3.02, 4, 5.01, 6.01, 6.02, 6.03, 6.05, 6.06, 6.07, 6.08, 6.09, 9 and 10.01
Block 4, Lots 6.01, 6.02, 7, 8.01, 8.02, 8.03, 9, 10.01, 10.02 and 11

LI: Block 4, Lots 4.01, 4.02, 4.03 and 5

The redevelopment plan maintains the C-2 and LI zoning districts for the parcels of land in the redevelopment area with the following exceptions:

Article X. C-2 Highway Commercial District

Section 65-33. Permitted Uses

Section 65-33.II. shall be added to Permitted Uses and shall read in the following manner:

Warehouse facilities, trucking facilities and distribution facilities and wholesale establishments are permitted on Block 3, Lots 3.01, 3.02, 4, 5.01 and 10.01 and Block 4, Lots 5, 6.01, 6.02 and 7 subject to the following regulations:

(1) The minimum lot area shall be twenty (20) acres calculated prior to any right-of-way dedication.

(2) The Schedule of Area and Bulk Regulations for LI Light Industrial Uses set forth in Attachment 2 of Chapter 65 shall apply except for minimum lot area.

(3) The Special Regulations provided in Section 65-45 shall apply to the redevelopment plan with the following exceptions:

(a) Paragraph D shall be excluded; and

(b) Paragraph F shall be modified to permit unloading and loading areas in the front yard.

The Planning Board of the Township of Mansfield is authorized to issue, at its discretion, variances from the bulk standards provisions of Chapter 65 "Zoning" and exceptions or waivers from design standards provisions of Chapter 16B "Driveway and Apron Construction Standards," Chapter 22 "Flood Damage Prevention," Chapter 27 "Land Use Procedures," Chapter 44A "Site Plan Review," Chapter 48 "Stormwater Control," Chapter 50 "Subdivision of Land," Chapter 60A "Trees, Shrubbery and Landscaping," Chapter 60B "Tree Removal," and Chapter 63A "Resource Buffer Conservation Zones."

D. Temporary/Permanent Resident Relocation

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

"Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market."

The Preliminary Investigation for the Determination of an Area in Need of Redevelopment adopted by the Mansfield Township Committee indicates four detached single-family dwellings exist in the redevelopment area. None of these residences are proposed to be

condemned or acquired by Mansfield Township. These existing residences may be disturbed or eliminated in the redevelopment area after their occupants have been properly vacated under their own volition and have been relocated to new residences. Prior to disturbing or eliminating a residence, the redeveloper of a residence shall submit to the Mansfield Township Committee written documentation evidencing the occupant(s) of the residence has (have) vacated the dwelling under his/her (their) own volition and has (have) been relocated to a new residence. After reviewing the documentation and being satisfied that the occupant(s) has (have) been properly relocated, the Township of Monroe may issue the approvals required under law for the redeveloper to proceed in disturbing or eliminating the residence.

E. Identification of Proposed Property Acquisitions

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

“An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.”

At this time, the redevelopment plan does not contemplate acquiring any properties in the redevelopment area. In the event the need should arise to acquire property, the redevelopment plan will be amended accordingly.

F. Relationship to Intergovernmental Planning

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

“Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.).”

1. Contiguous Municipalities

The Township of Mansfield shares common boundaries with Bordentown Township to the north, Chesterfield Township to the northeast and east, Springfield Township to the south, and Florence Township to the west. The redevelopment area is located in the northern portion of Mansfield Township. Although the redevelopment area abuts none of the neighboring municipalities, it is a little more than one-quarter of a mile south of Bordentown Township. The lands in Bordentown Township that border Mansfield north of the redevelopment area are zoned REO Research, Engineering and Office district, which permits as principal uses offices, limited manufacturing plants, laboratories, wholesale distribution center and warehouses, hotels/conference centers and motels, and childcare centers. The Land Development Ordinance of Bordentown Township permits “planned business developments-residential” uses where shown on the zoning map. The zoning map provides no indication that the REO district near the Mansfield redevelopment area permits “planned business developments-residential” uses.

The Mansfield redevelopment plan permits light industrial uses (LI district) and highway commercial uses (C-2 district) that are compatible with the permitted principal uses in Bordentown Township's REO district.

2. Burlington County

Burlington County does not have a county land use master plan. However, the County has prepared regional plans, one of which applies to Mansfield Township. That regional plan is *Northern Burlington County Growth and Preservation Plan (GAPP)* prepared October 2008. This plan includes 13 municipalities in the northern portion of Burlington County, including Mansfield Township. The GAPP is a regional planning framework for guiding future development in the area of the county that is considered to be its "farmbelt." In the GAPP, most of the redevelopment area is designated as a "node" of commercial and industrial uses. According to the GAPP, "[n]odes are special, single-purpose non-residential districts generally located at major crossroads..." (71) The GAPP recommends the southernmost part of the redevelopment area as Open Farmland/Rural Reserve. Because the redevelopment plan addresses redevelopment issues that GAPP cannot, the redevelopment plan is a refinement of the GAPP. The redevelopment plan that provides for commercial and industrial uses is consistent with the recommendations of the GAPP.

3. State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted by the New Jersey State Planning Commission June 12, 1992. The SDRP was reexamined, and a new plan adopted in 2001. A third SDRP has been undergoing the process of cross-acceptance from which a draft plan has been prepared. Notwithstanding, the draft SDRP has not progressed toward adoption during which this redevelopment plan was written. Therefore, this redevelopment plan utilizes the adopted 2001 SDRP. The SDRP designates the redevelopment area north of Spring Hill Brook and Folwells Run as PA2 Suburban Planning Area and the area south of these streams as PA4 Rural Planning Area.

According to the SDRP, PA2 Suburban Planning Area "is generally found in suburban growth corridors." (194) SDRP policies for the PA2 "provide for much of the state's future development." (196) The redevelopment plan will promote the following PA2 policy objectives of the 2001 SDRP (197-199):

Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

The redevelopment plan's primary focus is to facilitate the redevelopment of an area of Township of Mansfield that has experienced underutilization and, in some instances, deterioration of buildings.

Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial,

cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

No future housing is planned in the redevelopment area.

Economic Development: Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.

The redevelopment plan speaks directly to this economic development objective by encouraging economic development in a "Node" that is identified in the *2001 SDRP*. This specialized "Node" is appropriate for non-residential development and inappropriate for residential development. The nature of the anticipated non-residential growth in the redevelopment area is transportation/distribution/logistics-related, which will take advantage of excellent access to Route 206 and New Jersey Turnpike Exit 7 for operations. As the "Node" grows it will have sufficient concentrations of employers that make it suitable for providing employee shuttles and, perhaps, other forms of public transport.

Transportation: Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors. Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout. Encourage significant redevelopment and intensification around existing and planned rail stations along transit corridors and ferry stations along waterfronts. Promote flexible (variable route) transit and support employer-operated shuttle services. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development, transportation intermodal hubs, and complementary uses for airport property such as business centers.

The redevelopment plan contemplates the expansion of the *2001 SDRP* designated "Node" that is served by Route 206 and New Jersey Turnpike Exit 7.

Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.

The redevelopment area is part of the *2001 SDRP* "Node," around which residential uses are discouraged and non-residential uses are encouraged. Areas around the edge of the redevelopment area are rural and are encouraged to be preserved, such as the farmland. Mansfield Township is in the process of preparing a transfer of development rights (TDR) program that is

designed to preserve farmland, including farmland around the edges of the redevelopment area.

Agriculture: Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

Although the redevelopment area does not contemplate having agricultural activities, the planning activities of Mansfield reflect efforts to preserve farmland through a TDR program. See discussion above.

Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional park land and open space either in or within easy access of Centers.

The redevelopment plan does not contemplate any recreational areas in the redevelopment area. Recreational facilities are provided elsewhere in Mansfield Township where residential communities exist.

Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive opportunities available under the state's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

The redevelopment area, which is principally a commercial and industrial single-use "Node." This "Node" is compatible with the commercial and industrial uses in neighboring Bordentown Township.

Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings. Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop. Coordinate historic preservation with tourism efforts.

No historic sites exist within the redevelopment area.

Public Facilities and Services: Phase and program the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services. Encourage jurisdictions to locate all public and private community facilities – schools, libraries, municipal buildings, government

offices, post offices, civic, cultural and religious facilities, fire stations, etc. – in Centers or in proximity to (within walking distance of) Centers. Central facilities serving a wide population should be located in or near Centers.

The public infrastructure that serves the redevelopment area is in relatively good condition. Water and sanitary sewers must be extended to the redevelopment area.

Intergovernmental Coordination: Establish regional approaches to the planning and provision of facilities and services. Create public/public and public/private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Centers.

The very ideology of this policy is embodied in the spirit and thrust of the redevelopment plan. The redevelopment plan is a progressive initiative undertaken by Township of Mansfield to facilitate redevelopment in one of the areas of the community that needs it.

The SDRP indicates that PA4 Rural Planning Area “comprises much of the countryside of New Jersey...” (205) Although the southern portion of the redevelopment area is designated PA4, it is essentially an extension of its larger northern portion that is designated PA2. The southern boundary of the redevelopment area is drawn at two “hard” lines – Mansfield Road West for the western side of the area and White Pine Road for the eastern side. The eastern side of the area is developed with a suburban-type commercial strip center, medical offices and a self storage facility. The western side has less development. A commercial establishment is located at the intersection of Route 206 and Mansfield Road West. In essence, the planning area designation for the redevelopment area should be changed from PA4 to PA2 to reflect existing conditions and accommodate the redevelopment planned for the area.

II. AFFORDABLE HOUSING PROVISIONS

A. Introduction

In N.J.S.A. 40A:12A-7b., the RHL provides "[a] redevelopment plan may include the provision of affordable housing in accordance with the 'Fair Housing Act,' P.L.1985, c.222 (C.52:27D-301 et seq.) and the housing element of the municipal master plan."

1. Inclusionary Housing

No residential dwellings are proposed in the redevelopment area. Therefore, the provision of inclusionary housing does not apply to the redevelopment plan.

2. Rehabilitation

None of the four existing dwellings in the redevelopment area are planned for rehabilitation. They are planned for commercial and light industrial uses. Therefore, rehabilitation of substandard housing does not apply to the redevelopment plan.

IV. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

A. Introduction

In N.J.S.A. 40A:12A-7c., the RHL requires "[t]he redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the 'Municipal Planning Law,' P.L.1975, c.291 (C.40:55D-1 et seq.)."

The redevelopment plan incorporates and adopts the following chapters of the Township of Mansfield ordinances: Chapter 16B "Driveway and Apron Construction Standards;" Chapter 19A "Right to Farm;" Chapter 22 "Flood Damage Prevention;" Chapter 27 "Land Use Procedures;" Chapter 41 "Rezoning of Land;" Chapter 44A "Site Plan Review;" Chapter 48 "Stormwater Control;" Chapter 50 "Subdivision of Land;" Chapter 60A "Trees, Shrubbery and Landscaping;" Chapter 60B "Tree Removal;" Chapter 63A "Water Resource Buffer Conservation Zones;" Chapter 65 "Zoning;" and Chapter A70 "Land Use Fees."

The redevelopment plan maintains the C-2 and LI zoning districts for the parcels of land in the redevelopment area with the exceptions set forth in section II.C. Proposed Land Uses and Building Requirements of this plan.

VII. LOCAL MASTER PLAN CONSISTENCY

In N.J.S.A. 40A:12A-7d., the RHL requires "[a]ll provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body by adopting a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan."

The redevelopment plan is consistent with the Township's 2001 master plan and is designed to effectuate the master plan. Section II.B of the redevelopment plan provides an outline of how the redevelopment plan relates to and effectuates the master plan. Specifically, in section II.B.1. of the redevelopment plan discusses the master plan policies and objectives.

In summary, the redevelopment plan is consistent with the recommendations of the 2001 master plan and is designed to effectuate the policies and objectives of the master plan.