

TOWNSHIP OF MANSFIELD

RESOLUTION 2021-8-14

RESOLUTION DESIGNATING MANSFIELD REALTY NORTH URBAN RENEWAL, LLC AS REDEVELOPER OF PROPERTY IN THE U.S. HIGHWAY ROUTE 206 NORTHERN REDEVELOPMENT AREA KNOWN AS BLOCK 4, LOTS 6.01 AND 7 ON THE TAX MAP OF MANSFIELD TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH REDEVELOPER

WHEREAS, by adoption of Resolution No. 2016-12-20 on December 28, 2016, the Township Committee of the Township of Mansfield designated 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 designated on the Township of Mansfield Tax Map, as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Area”); and

WHEREAS, thereafter, by adoption of Ordinance No. 2017-4 on March 22, 2017, the Township Committee adopted a redevelopment plan for the Redevelopment Area entitled the “Redevelopment Plan U.S. Highway Route 206 Northern Area” and dated February 2, 2017 (the “Redevelopment Plan”); and

WHEREAS, Mansfield Realty North, LLC obtained preliminary and final site plan approval from the Mansfield Planning Board on April 15, 2020, by Resolution 2020-2-6, for a 722,800 square feet warehouse on Block 3, Lot 5.01 and 10.01 on the east side of Route 206 [“Phase 1”] and a 120,120 square feet warehouse on Block 4, Lot 6.01 and 7 on the west side of Route 206 [“Phase 2”] (both the “Project”) on the portion of property in the Redevelopment Area described above (the “Property”); and

WHEREAS, by adoption of Resolution 2020-7-11 on July 15, 2020, the Township designated Mansfield Realty North LLC and its successor Mansfield 206 East Urban Renewal LLC as Redeveloper of Phase 1 of the Property, and Phase 1 of the Project is currently under construction; and

WHEREAS, Mansfield Realty North Urban Renewal LLC (“Redeveloper”) has negotiated a Redevelopment Agreement with the Township in order to effectuate redevelopment of Phase 2 of the Property on the west side of Route 206 on Block 4, Lots 6.01 and 7 of the Property and the Project, a copy of said Redevelopment Agreement attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the Township Committee finds and determines that it is in the best interest of the citizens and taxpayers of Mansfield Township to approve the Redevelopment Agreement for the redevelopment of Phase 2 of the Project and the construction of the Project,

NOW, THEREFORE, BE IT RESOLVED, in accordance with the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7, by the Township Committee of the

EXHIBIT A
Redevelopment Agreement