

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

RESOLUTION 2021-11-5

**RESOLUTION AUTHORIZING THE EXECUTION OF RELEASE AND DISCHARGE OF
DECLARATION OF COVENANTS AND RESTRICTIONS FOR COLUMBUS VILLAGE
REDEVELOPMENT PROJECT BLOCK 28, LOTS 5.01 AND 6**

WHEREAS, pursuant to a Redevelopment Agreement with the Township of Mansfield dated April 17, 2019, and in accordance with the 2017 Columbus Village Redevelopment Plan, Uptown Properties, LLC, (“Redeveloper”) redeveloped three properties in the Township of Mansfield, County of Burlington and State of New Jersey, on West Main Street in Columbus Village, said property also known as Block 28, Lots 5.01 and 6 on the tax map of Mansfield Township; and

WHEREAS, as required by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-9, the Redeveloper recorded a Declaration of Covenants and Restrictions Township (“Declaration”) dated April 25, 2019, and recorded in the Office of the Clerk of Burlington County on August 24, 2019, Book OR13404, Page 2088; and

WHEREAS, Section 4 of the Declaration requires the Township to provide the Redeveloper with a discharge and release of the Declaration at such time as the Redeveloper completes its obligations set forth in the Declaration and completes the project as contemplated by the Redevelopment Agreement and Redevelopment Plan; and

WHEREAS, in Section 11.a (1) of the Redevelopment Agreement with the Township, the Redeveloper agreed to commence redevelopment improvements on the site and to construct or cause to be developed those buildings and uses as specified in the Redevelopment Plan; and

WHEREAS, the Redeveloper has performed and completed the redevelopment of the three properties on the site as follows:

24564 East Main (Former Construction office): sold and occupied

New Roof
New Siding
New electric
Updated Kitchen and Bath
Trim and Paint
Garage Door

24556 East Main (former Fire Company Office): tenant occupied.

New Windows
Exterior Paint
Updated Kitchen
Refinished Floors
Trim & paint

24548 East Main (Former Municipal Building): Ready for tenant for office space.

Power wash exterior
Clean and repair gutters
Clean up & maintain Landscaping
Paint offices
Replaced carpet as needed.

WHEREAS, in Section 8 of the Redevelopment Agreement with the Township, the Redeveloper further agreed to comply with all building codes in accomplishing the redevelopment; and

WHEREAS, the Redeveloper has obtained current inspection reports confirming that the buildings subject to the Redevelopment Agreement, being 24564, 24556 and 24548 East Main Street, are in compliance with current applicable codes; and

WHEREAS, no further redevelopment approvals appear to be required or necessary for the properties in accordance with Section 3 of the Redevelopment Agreement with the Township; and

WHEREAS, any delays in the completion of the redevelopment of the site was the result of the Covid-19 pandemic and the impact of same on potential uses identified by the Township in the Redevelopment Plan, and not due to any failure or default by the Redeveloper in compliance with the Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED, in accordance with the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-1 et. seq., the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, hereby authorizes the discharge and release of the Declaration of Covenants and Restrictions for the Columbus Village redevelopment project on Block 28, Lots 5.01 and 6 on the Township of Mansfield Tax Map; and

BE IT FURTHER RESOLVED that the appropriate officials of the Township of Mansfield, including the Mayor and Clerk, are hereby authorized to execute and deliver the Discharge and Release of the Declaration of Covenants and Restrictions dated April 25, 2019, and recorded in the Office of the Clerk of Burlington County on August 24, 2019, Book OR13404, Page 2088, a true and correct copy of which is attached hereto as Exhibit "A".

MOTION: TALLON SECOND: OCELLO
ROLL CALL VOTE:
AYES: TALLON, OCELLO, GOLEND, HIGGINS, MAGEE
NAYS: NONE ABSTAIN: NONE ABSENT: NONE

CERTIFICATION

I, LINDA SEMUS, RMC, Municipal Clerk of the Township of Mansfield, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey at a meeting held on November 4, 2021 at the Mansfield Township Municipal Complex.

LINDA SEMUS, RMC, CMR, Municipal Clerk