

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

ORDINANCE 2020 – 7

AN ORDINANCE AMENDING CHAPTER 65, ARTICLE XXXIII OF THE CODE OF THE TOWNSHIP OF MANSFIELD, DECLARING AND DESIGNATING THE JONES FARM STUDY AREA, BLOCK 59, LOTS 7.01 AND 7.02, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT AND ADOPTING A REDEVELOPMENT PLAN FOR THE JONES FARM NON-CONDEMNATION REDEVELOPMENT AREA, BLOCK 59, LOTS 7.01 AND 7.02.

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, 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 conducted a public hearing on May 26, 2020, to review and consider the Findings and Recommendations as set forth in the Investigation Report, and to consider 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, after the public hearing on March 26, 2020, the Land Use Board adopted Resolution 2020-5-9, which recommended that the Township designate the Jones Farm Study Area”, Block 59, Lots 7.01 and 7.02 as a Non-Condemnation Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an “area in need of redevelopment”, to provide an outline for the planning, development, redevelopment or rehabilitation of the redevelopment area; and

WHEREAS, in order to facilitate the development and rehabilitation of the Township, the Township Planner prepared the Redevelopment Plan for the Jones Farm Non-Condemnation

Redevelopment Area, Block 79, Lots 7.01 and 7.02 and transmitted same to the Mansfield Land Use Board for review and possible referral pursuant to N.J.S. 40A:12A-7(e); and

WHEREAS, on May 26, 2020, after reviewing the Redevelopment Plan, the Land Use Board adopted Resolution 2020-5-10, finding that the provisions of the Plan were substantially consistent with the Land Use Element of the Mansfield Master Plan, or are designed to effectuate the Master Plan, (provided that the width of the required landscape buffer along the Kinkora Trail area of the adjacent County Park is expanded from 20 feet to 30 feet) and referred the Jones Farm Redevelopment Plan to the Mansfield Township Council for further consideration and possible adoption.

WHEREAS, the Township Council has determined that it is in the best interest of the Township to adopt the Redevelopment Plan to effectuate redevelopment within the Township, including the Jones Farm Redevelopment Area.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Burlington, New Jersey, as follows:

Section 1. As recommended by Mansfield Land Use Board Resolution 2020-5-9, the Township Committee hereby declares and designates the Jones Farm Study Area, Block 59, Lots 7.01 and 7.02, to be a Non-Condemnation Area in Need of Redevelopment.

Section 2. As recommended by Mansfield Land Use Board Resolution 2020-5-10, the Township Committee hereby adopts the “Redevelopment Plan for the Jones Farm Non-Condemnation Redevelopment Area, Block 59, Lots 7.01 and 7.02” (the “Redevelopment Plan”), dated May 26, 2020 and the provisions of the Redevelopment Plan are incorporated herein and made a part of this Ordinance by reference; and

Section 3. The Township Committee finds, declares and determines that the Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the Township and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 4. The Township Committee of the Township of Mansfield shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to implement and effectuate the Redevelopment Plan.

Section 5. The Redevelopment Plan shall supersede any other local development regulation to the extent set forth in the Redevelopment Plan, and the Township of Mansfield Zoning Map is hereby amended to conform to the provisions of the Redevelopment Plan.

Section 6. The Township Clerk shall transmit a copy of this Ordinance and the Redevelopment Plan to the Commissioner of the Department of Community Affairs for review and approval of the Jones Farm Study Area, Block 59, Lots 7.01 and 7.02 as a Non-Condemnation Redevelopment Area,

REPEALER, SEVERABILITY AND EFFECTIVE DATE

- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency
- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

CERTIFICATION
CERTIFICATION

I, **LINDA SEMUS, RMC, CMR**, Municipal Clerk of Mansfield, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the Ordinance which was introduced by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey on May 20, 2020 and will be considered for final adoption, after the public hearing, by the Township Committee, at their next meeting to be held on June 17, 2020 at the Mansfield Township Complex.

LINDA SEMUS, RMC, CMR, Municipal Clerk

INTRODUCED: May 20, 2020
ADOPTED: June 17, 2020