

FLORENCE TOWNSHIP

ORDINANCE NO. 2013-22

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130
REDEVELOPMENT AREA**

WHEREAS, on July 10, 2013, the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the "Township") adopted Resolution 2013-147 declaring designated blocks and lots fronting Route 130 within the Township as an "Area In Need of Redevelopment" (the "Route 130 Corridor Redevelopment Area" or "Redevelopment Area"); and

WHEREAS, 45 days have passed since notice that Resolution 2013-147 was published and no actions have been filed challenging such action;

WHEREAS, on August 23, 2013, the Township received notice from the Department of Community Affairs that the parcels identified in Resolution 2013-147 were effectively designated as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*) (the "Act"); and

WHEREAS, the Act provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, Block 158, Lots 7 and 8 is a roughly 110 acre site within the Township (the "Property") and is located in the Route 130 Corridor Redevelopment Area; and

WHEREAS, prior to its inclusion in the Redevelopment Area, the Property received approvals from the Planning Board of the Township of Florence (the "Planning Board") for development of warehouse/distribution buildings with related roadway and site improvements; and

WHEREAS, notwithstanding said approvals and consistent efforts to market it to potential tenants, the Property remains vacant; and

WHEREAS, Haines Center Florence, LLC, a Delaware limited Liability Company, as owner of the Property, and Whitesell Construction Company, a New Jersey corporation overseeing development of the Property, have requested the Township to use its redevelopment powers to assist in making development on the Property feasible and the Township has agreed to provide assistance to allow the Property to be developed for the benefit of the Township and the remaining parcels within the Redevelopment Area; and

WHEREAS, on November 13, 2013, the Township Council of the Township (the "Township Council") adopted Resolution 2013-207(a) directing the Township Planning Board to develop a redevelopment plan for the Property; and

WHEREAS, the Planning Board directed its planning Consultant Barbara Fegley, AICP, PP of Environmental Resolutions, Inc. (the "Professional Planner"), to prepare a draft redevelopment plan concerning the properties; and

WHEREAS, on November 18, 2013, the Planning Board held a regularly scheduled meeting to review the draft plan entitled "Redevelopment Plan for 1000 and 1200 John Galt Way, the Haines Center, Block 158, Lots 7 and 8, Florence Township, Burlington County, New Jersey, dated November 14, 2013 and prepared by Barbara Fegley, AICP, PP, of Environmental Resolutions, Inc." (the "Proposed Redevelopment Plan"); and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Planning board adopted Resolution No. PB-2013-23 entitled "Resolution of Memorialization Recommending that the Governing Body Adopt a Redevelopment Plan Concerning Block 158, Lots 7 & 8," a copy of which is attached as Exhibit A hereto and resolved that the Proposed Redevelopment Plan was consistent with the Township's Master Plan and recommending that the Proposed Redevelopment Plan be adopted by the Township Council; and

WHEREAS, a copy of the Proposed Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit B (the "Redevelopment Plan"); and

WHEREAS, the Township Council desire to approve the Redevelopment Plan in the form set forth in Exhibit B hereto, and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:

Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit B is hereby approved.

Section 2. The zoning map of the Township of Florence is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Property.

Section 3. The recitals of this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as the reasoning of the Township Council for purposes of N.J.S.A. 40A:12A-7(f).

Section 4. This ordinance shall take effect as provided in law.

JERRY SANDUSKY
President - Township Council

JOY M. WEILER, RMC/MMC
Township Clerk

The Ordinance has been approved on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, at a meeting held on November 25, 2013. It will be considered for final passage after a public hearing to be held on December 11, 2013, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained on request at no cost and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.