

**FLORENCE TOWNSHIP  
PLANNING BOARD**

**RESOLUTION NO. P.B.-2017-08**

**RESOLUTION OF MEMORIALIZATION  
RECOMMENDING THAT THE GOVERNING BODY ADOPT  
A REDEVELOPMENT PLAN CONCERNING  
BLOCK 1 4 7 . 0 1 LOTS 3.03, 3.04, 4.02, 5.01, 5.02, 6.01, 6.02,  
part of Lot 3.01 and Fifth Street Right of Way**

**Decided: April 25, 2017  
Resolution Memorialized: May 23, 2017**

**WHEREAS**, on July 10, 2013, the Township Council of the Township of Florence adopted Resolution 2013-147 declaring designated certain properties including the above referenced subject properties as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A: 12A-1 et seq.; and

**WHEREAS**, on March 1, 2017 the Township Council of the Township of Florence adopted Resolution 2017-74 referring to the Township Planning Board a draft Redevelopment Plan concerning properties within the previously designated Area in Need of Redevelopment known as Block 1 4 7 . 0 1 Lots 3.03, 3.04, 4.02, 5.01, 5.02, 6.01, 6.02, part of Lot 3.01 and the Fifth Street Right of Way for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

**WHEREAS**, at its April 25, 2017 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated March 1, 2017, entitled “Redevelopment Plan Florence Station Apartments, Railroad Avenue, Block 1 4 7 . 0 1 Lots 3.03, 3.04, 4.02, 5.01, 5.02, 6.01, 6.02, part of Lot 3.01 and the Fifth Street Right of Way, Florence Township, Burlington County, New Jersey”, and prepared by the Board’s Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc.;

**WHEREAS**, in the course of the Board's review of the draft Plan, Ms. Fegley offered her testimony to the Board and assembled public explaining the exhibits, analysis, general recommendations and proposed development standards set forth in the draft Plan, and the Board heard extensive public comment on the draft Plan;

**WHEREAS**, the potential redeveloper of the subject properties, Foxdale Properties, was represented at the Board's meeting by John Gillespie, Esquire, of the Parker McCay firm;

**WHEREAS**, after discussion by members of the Board of the subject properties, the draft Plan, existing approvals that could be constructed, and the existing development on the property, as well as review of the relationship of the draft Plan to the Township Master Plan, and an opportunity for public comment, the Board moved to find the draft Plan substantially consistent with the Township's Master Plan pursuant to N.J.S.A. 40A:12A-7(d), and to recommend to the governing body that it adopt the draft Plan as the Township's Redevelopment Plan concerning the subject property pursuant to N.J.S.A. 40A:12A-7(e);

**NOW THEREFORE**, it is hereby **RESOLVED** by the Planning Board of the Township of Florence, County of Burlington and State of New Jersey that the attached draft Redevelopment Plan dated March 1, 2017, entitled "Redevelopment Plan Florence Station Apartments, Railroad Avenue, Block 147.01 Lots 3.03, 3.04, 4.02, 5.01, 5.02, 6.01, 6.02, part of Lot 3.01 and the Fifth Street Right of Way, Florence Township, Burlington County, New Jersey", and prepared by the Board's Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc., is found to be substantially consistent with the Township's Master Plan, and the Board recommends to the governing body, in accord with NJSA 40A:12-7(e), that the governing body adopt said Plan as the Redevelopment Plan concerning redevelopment of the subject property.

**MOTION TO FIND PLAN CONSISTENT WITH MASTER PLAN and  
RECOMMEND ADOPTION OF REDEVELOPMENT PLAN:**

Moved by : Mayor Wilkie  
Seconded by : Mr. Molimock  
In Favor : Mayor Wilkie, Mr. Molimock, Mr. Montgomery, Mr. McCue,  
Secretary Morris, Councilman Lovenduski, Chair Hamilton-Wood,  
Opposed : None  
Recused : None  
Absent : None

**MOTION TO ADOPT RESOLUTION:**

Moved by : Molimock  
Seconded by : Montgomery  
In Favor : Wilkie, Molimock, Montgomery, McCue, Morris, Lovenduski,  
Hamilton-Wood  
Opposed : None  
Abstained : None

**FLORENCE TOWNSHIP PLANNING BOARD**

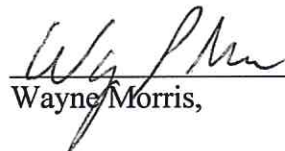
Dated: 5/23/17

  
Mildred Hamilton-Wood, Chair

**CERTIFICATION**

**BE IT REMEMBERED** that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on May 23, 2017 and memorializes a decision taken by the Board on April 25, 2017.

Dated: 5/23/17

  
Wayne Morris, Secretary