

**FLORENCE TOWNSHIP**  
**ORDINANCE NO. 2012-19**

**NOTICE OF PENDING ORDINANCE AND SUMMARY**

PUBLIC NOTICE IS HEREBY GIVEN that an ordinance, the summary terms of which are included herein, was duly introduced and passed upon first reading at a regular meeting of the Township Council of the Township of Florence, in the County of Burlington, New Jersey, held on June 7, 2012. It will be further considered for final passage and adoption, after public hearing thereon, at a regular meeting of said Township Council to be held in the Municipal Building, Council Chambers, 711 Broad Street, Florence, New Jersey on June 20, 2012 at 8:00 o'clock p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be made available at no cost and during regular business hours, at the Township Clerk's office in the Municipal Building to the members of the general public who shall request the same. The summary of the terms of such ordinance follows:

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

**Summary:** In 2009, designated parcels bordering Route 130 were designated by the Township of Florence as a Redevelopment Area (the "Route 130 Redevelopment Area") under the Local Redevelopment and Housing Law (the "Act"). The Township is acting to adopt a redevelopment plan pursuant to the Act to encourage development within certain parcels within the Route 130 Redevelopment Area. Once a redevelopment plan is adopted, the Township anticipates utilizing certain powers under the Act to work with the owners of the property to provide incentives and cooperation to encourage development.

Among the parcels designated by Florence Township in 2009 as part of the Route 130 Redevelopment Area were Block 160.01, Lots 2.01, 8, 9, 10.01, 20, 21 and 22 (the "Redevelopment Parcels"). This ordinance would approve a redevelopment plan (the "Redevelopment Plan") for the Redevelopment Parcels to facilitate development of approximately 1,648,000 square feet of warehouse space within three buildings and related parking and roadway issues on a 129.6 acre property. The Redevelopment Plan would apply only to the Redevelopment Parcels and not to the remainder of the Route 130 Redevelopment Area. The Redevelopment Plan was the subject of a favorable public hearing before the Florence Township Planning Board on May 31, 2012 and copies are available for public inspection in the Office of the Florence Township Clerk.

Joy M. Weiler, RMC/MMC  
Township Clerk

**ORDINANCE NO. 2012-19**

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

**WHEREAS**, on October 21, 2009 the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the “Township”) adopted Resolution 2009-225 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**, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*, 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 160.01, Lots 2.01, 8, 9, 10.01, 20, 21 and 22 within the Township (the “Property”) are 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**, the Four B’s, a New Jersey partnership and the owner of the Property, and NFI Real Estate, a New Jersey partnership serving as the developer of the Property have requested the Township 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**, Environmental Resolutions, Inc., licensed professional planners employed by the Township, developed a draft redevelopment plan for the Property (the “Proposed Redevelopment Plan”) which would permit development on the Property in a manner that is beneficial to the Township and consistent with the vision for the Route 130 Corridor Redevelopment Area; and

**WHEREAS**, on May 30, 2012, the Township Council reviewed the Proposed Redevelopment Plan and forwarded the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e; and

**WHEREAS**, on May 31, 2012, the Planning Board, together with the Board’s professionals, reviewed the Proposed Redevelopment Plan, and after providing an opportunity for public comment, found that the Proposed Redevelopment Plan was not inconsistent with the Township’s Master Plan and recommended that the plan be adopted by the Township pursuant to the Act; and

**WHEREAS**, a copy of the Proposed Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit A (the “Redevelopment Plan”); and

**WHEREAS**, the Township Council desire to approve the Redevelopment Plan in the form set forth in Exhibit A 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 A 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 Mayor and City Council for purposes of N.J.S.A. 40A:12A-7(f).

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

I, Joy M. Weiler, Clerk of the Township of Florence, Burlington County, New Jersey, do hereby certify the foregoing to be a true and exact copy of the ordinance which was finally adopted by the Township Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
JOY M. WEILER, RMC/MMC  
TOWNSHIP CLERK

**EXHIBIT A**

Redevelopment Plan