

FLORENCE TOWNSHIP

ORDINANCE NO. 2012-33

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, Lot 1.01 within the Township (the “Property”) is located in the Route 130 Corridor Redevelopment Area; and

WHEREAS, the Property is a 49.58 acre parcel bordering Route 130 adjacent to the Burlington Coat Factory warehouse in Burlington Township and is presently undeveloped agricultural and wooded lands; and

WHEREAS, the owners of the Property desire to subdivide the Property into three parcels as set forth in Exhibit A to support highway commercial development consistent with the 2007 Township Master Plan; and

WHEREAS, the first parcel to be developed (“Parcel A”), consisting of approximately 34.89 acres, with 127 feet of frontage on Route 130 serving as a highway access point to the remainder of the parcel which is located predominately in the portion of the Property located furthest from Route 130; and

WHEREAS, the owners of the Property have proposed constructing an office building with accessory uses and related parking on Parcel A with interim access through the existing roadways serving the Burlington Coat Factory property and permanent access through the 127 foot highway frontage; and

WHEREAS, Environmental Resolutions, Inc., licensed professional planners employed by the Township, developed a draft redevelopment plan, dated September 27, 2012, for Parcel A (the “Proposed Redevelopment Plan”) which would permit development on the Parcel A in a manner that is beneficial to the Township and consistent with the vision for the Route 130 Corridor Redevelopment Area; and

WHEREAS, on October 3, 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 November 1, 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 desires 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 Parcel "A".

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 Committee for purposes of N.J.S.A. 40A:12A-7(f).

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

JERRY SANDUSKY
COUNCIL PRESIDENT

JOY M. WEILER, RMC/MMC
TOWNSHIP CLERK

EXHIBIT A

Redevelopment Plan

FLORENCE TOWNSHIP

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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 November 7, 2012. It will be further considered for final passage and adoption, after public hearing thereon, at a special meeting of said Township Council to be held in the Municipal Building, 711 Broad Street, Florence, New Jersey on November 19, 2012 at 6:00 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 was Block 160.01, Lots 1.01 (the "Redevelopment Parcel"), which will be subdivided into three parcels, designated Parcels A, B and C. This ordinance would approve a redevelopment plan (the "Redevelopment Plan") for Parcel A to facilitate development of approximately 375,000 square feet of office space and related uses within a three story building that may be constructed in phases, together with related parking and roadway improvements on a 34.89 acre property. The Redevelopment Plan would apply only

to Parcel A and not to the remainder of the Redevelopment Parcel or the Route 130 Redevelopment Area. The Redevelopment Plan was the subject of a favorable public hearing before the Florence Township Planning Board on November 1, 2012 and copies are available for public inspection in the Office of the Florence Township Clerk.

