

**FLORENCE TOWNSHIP**

**ORDINANCE NO. 2014-24**

**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 155.47, Lot 12.02 is located on Cedar Lane in the Township (the "Property") and located within the Route 130 Corridor Redevelopment Area; and

**WHEREAS**, the Property consists of one parcel of approximately 50 acres in size as identified on page 10.01 of the municipal tax map, contains no structures, and has been vacant and undeveloped for over 20 continuous years; and

**WHEREAS**, the Liberty Property Trust has requested that 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

**WHEREAS**, the Township has previously used redevelopment plans to assist in the development of parcels in close proximity to the Property for warehouse, logistic and office developments within the Redevelopment Area; and

**WHEREAS**, on August 13, 2014, the Township Council adopted Resolution 2014-165 directing the Planning Board of the Township of Florence (the "Planning Board") to develop a redevelopment plan for the Property in accordance with N.J.S.A. 40A:12-7(f); 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 Property; and

**WHEREAS**, on November 25, 2014, the Planning Board held a regularly scheduled meeting to review the draft plan entitled “Redevelopment Plan for Cedar Lane South Industrial Park, Block 155.47, Lot 12.02, Florence Township, Burlington County, New Jersey” dated November 14, 2014, prepared by Environmental Resolutions, Inc. and sealed by Barbara Fegley, Professional Planner (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-2014-14 entitled "Resolution of Memorialization Recommending that the Governing Body Adopt a Redevelopment Plan Concerning Block 155.47, Lots 12.02," 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.

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**TED LOVENDUSKI, COUNCIL PRESIDENT**

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**JOY M. WEILER, RMC/MMC – TOWNSHIP CLERK**