

ORDINANCE NO. 2016-38

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE GRIFFIN
PIPE PROPERTIES REDEVELOPMENT AREA**

WHEREAS, on December 1, 2010, the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the "Township") adopted a resolution declaring designated blocks and lots bordering West Front Street within the Township as an "Area In Need of Redevelopment" (the "Griffin Redevelopment Area") pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the "Act"); and

WHEREAS, 45 days have passed since notice that Resolution No. 2010-250 was published and no actions have been filed challenging such action; and

WHEREAS, on December 20, 2010, the Township received notice from the Department of Community Affairs that the Township's designation of parcels identified in Resolution 2010-250 as a Redevelopment Area pursuant to the Act became effective upon filing with the Department; 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 179 Lots 1.02, 1.03, 1.04, and 1.05 and Block 156.01 Lot 90 are located on West Front Street in the Township (the "Property") and located within the Griffin Redevelopment Area; and

WHEREAS, the Property consists of multiple parcels identified on page 11 of the municipal tax map, with Block 156.01, Lot 90 being approximately 93.1 acres in size, and containing various prior uses including prior industrial use, a former landfill area, two existing recreational fields and the majority of the property remaining vacant and undeveloped for over 20 continuous years; and

WHEREAS, Block 179 Lots 1.02, 1.03, 1.04, and 1.05 are located on West Front Street along the Delaware River and border the Township's wastewater treatment plant; these properties total 51 acres in size, with the western and southern portion of the lots located within a Flood Emergency Management Area (FEMA) flood zone; and, as these parcels border the Delaware River, a minimum of 50' from the mean high tide -water line is considered to be a riparian zone and would limit development; resulting in approximately 47 acres remaining as uplands dry land; and

WHEREAS, the Catalyst Development Partners (the "Owners") owns the Property and has requested that the Township use its redevelopment powers to assist in making further development on the Property feasible and the Township has agreed to provide assistance to allow the property to be further developed for the benefit of the Township; and

WHEREAS, the Township and the Owners have discussed the development potential for the Property and believe that portions of Block 156.01, Lot 90 can be subdivided with roughly 23.8 acres in total of the Property to be deeded to the Township for municipal use and buffering from surrounding neighborhoods and the remainder of the developable property can be successfully redeveloped into wholesale distribution centers and warehouses, offices,

manufacturing plants of a type which manufacture, assemble or treat products from raw or previously prepared materials, including but not limited to factories and steel and wire-making processes; retail associated with warehouse manufacturing; Research and Development Facilities, Light manufacturing, fabrication, assembly, and bottling; refrigerated warehouses and Ground Mounted Solar Panels on the former landfill portion of the Property located in Block 156.01, Lot 90; and

WHEREAS, on October 25, 2016, the Planning Board held a regularly scheduled meeting to review the draft plan entitled "Redevelopment Plan Florence-Griffin Pipe Properties, West Front Street, Block 179 Lots 1.02, 1.03, 1.04, and 1.05 and Block 156.01 Lot 90, Florence Township, Burlington County, New Jersey" dated October 5, 2016, prepared by Environmental Resolutions, Inc., signed and sealed by Barbara Fegley, AICP, NJ Professional Planner; and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board 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 at its Planning Board meeting of November 22, 2016 will adopt a formal resolution memorializing these conclusions, a copy of which will be attached to this ordinance as Exhibit A; 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.

THEODORE J. LOVENDUSKI
COUNCIL PRESIDENT

JOY M. WEILER, RMC/MMC
TOWNSHIP CLERK

TOWNSHIP OF FLORENCE

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Take Notice that the Ordinance identified above 2016-38 has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on November 9, 2016. It will be considered for final passage after public hearing to be held on December 7, 2016, 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 charge and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Joy M. Weiler, RMC/MMC
Township Clerk