

APPROVED

8-1-18

MAYOR

ORDINANCE NO. 2018-19

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

WHEERAS, on May 15, 2013, Florence Township Council adopted Resolution 2013-112 authorizing the Planning Board to conduct a Preliminary Investigation for the Determination of An Area in Need of Redevelopment for the U. S. Route 130 Corridor and Vicinity in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1); and

WHEREAS, on June 24, 2013 the Planning Board held a Public Hearing on the Preliminary Investigation and adopted Planning Board Resolution 2013-12, memorializing a determination that certain lands described by blocks and lots in the Resolution satisfied the statutory criteria to be designated as “An Area in Need of Redevelopment.”

WHEREAS, on July 10, 2013, Florence Township Council adopted Resolution 2013-147, accepting the Planning Board’s recommendation and designating certain parcels along and adjacent areas as an “Area in Need of Redevelopment” (the “Route 130 Corridor Redevelopment Area” or “Redevelopment Area”)

WHEREAS, on July 11, 2013, the Township sent the Preliminary Investigation and Resolution 2013-147 to the New Jersey Department of Community Affairs (NJ DCA) for their approval of the Area in Need of Redevelopment Designation; and

WHEREAS, on August 23, 2013, the NJ DCA sent a letter to the Township, dated August 23, 2013, indicating that, “[i]n accordance with NJSA 40A:12A-6, the municipality’s approval took effect upon transmittal to the Department of Community Affairs and no further action is necessary from the department to effectuate your designation;” and

WHEREAS, Block 160.01, Lots 4, 11.01, 11.02, 24 and a parcel located adjacent to Block 160.01, Lot 4 which is currently owned by the New Jersey Turnpike Authority, located on U.S. Route 130 northbound and Cedar Lane, also known as County Route 650 (the "Properties") are located in the 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 commercial and retail uses 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 owner of the Property has 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 entitled "Redevelopment Plan - Weiss Properties - Route 130 and Cedar Lane (County Route 650) Block 160.01, Lots 4, 11.01, 11.02 And 24 - Florence Township, Burlington County, New Jersey" and dated December 3, 2017 which would permit development on the Property to construct a 100 unit+/- hotel, related restaurant pad site with outdoor seating and a residential component consisting of a 240 unit multi-family residential development with clubhouse, pool and other amenities as set forth in the Proposed Redevelopment Plan; and

WHEREAS, on December 6, 2017, the Township Council forwarded the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e; and

WHEREAS, on December 21, 2017, the Planning Board held a regularly scheduled meeting to review the draft redevelopment plan entitled "Redevelopment Plan - Weiss Properties - Route 130 and Cedar Lane (County Route 650) Block 160.01, Lots 4, 11.01, 11.02 And 24 - Florence Township, Burlington County, New Jersey" and dated December 3, 2017, prepared by Environmental Resolutions, Inc. and sealed by Barbara Fegley, Professional Planner (the "Redevelopment Plan"); and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board resolved that the Redevelopment Plan was consistent with the Township's Master Plan and recommending that the Redevelopment Plan be adopted by the Township Council, which conclusions were set forth in a letter from the Planning Board's attorney, dated January 6, 2018 and was be memorialized by the Planning Board at its meeting of January 23, 2018; and

WHEREAS, on February 7, 2018, following the statutory process set forth in the Redevelopment Law, the Township adopted Ordinance 2018-03 which adopted a redevelopment plan for the Properties (the "Weiss Properties Redevelopment Plan") to permit the above described improvements; and

WHEREAS, the Redevelopment Law provides a process for the amendment of a redevelopment plan which is initiated by the governing body of the municipality referring proposed amendments to the municipal planning board for review or directing the municipal planning board to develop amendments to a redevelopment plan; and

WHEREAS, the Mayor and Council have determined that the Weiss Properties Redevelopment Plan requires amendment to remove certain restrictions set forth therein which restrictions created impediments to the development and financing of the improvements envisioned in the Weiss Properties Redevelopment Plan; and

WHEREAS, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed proposed amendments to the Weiss Properties

Redevelopment Plan which are incorporated into Weiss Property Redevelopment Plan as revised on June 5, 2018 (the "Proposed Amended Redevelopment Plan"); and

WHEREAS, on June 13, 2018, the Township adopted Resolution 2018-156 referring the Proposed Amended Redevelopment Plan to the Planning Board pursuant to the Redevelopment Plan; and

WHEREAS, on June 26, 2018, the Planning Board held a hearing to review the Proposed Amended Redevelopment Plan, and authorized a letter from counsel to the Planning Board, dated July 9, 2018, to serve as the report of the Planning Board as required by the Redevelopment Law finding that the plan was consistent with the Township's Master Plan and recommending no changes, and the substance of the letter will be memorialized by the Planning Boards at its meeting of July 24, 2018 where it will adopt a formal resolution; and

WHEREAS, a copy of the amended redevelopment plan, revised as of June 5, 2018 (the "Amended Redevelopment Plan") as reviewed and recommended by the Planning Board is attached hereto as Exhibit A; and

WHEREAS, the Township Council desire to approve the Amended 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 Amended 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, as necessary, to incorporate the provisions of the Amended 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.

I, Nancy Erlston, 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 1st day of August, 2018.

Paul C. Ostrander

Paul C. Ostrander
Council President

Nancy L. Erlston

Nancy L. Erlston, RMC
Township Clerk



Ordinance No. <u>2018-19</u>
Advertised in Burlington County Times on: <u>AUGUST 5, 2018</u>
Effective Date: <u>AUGUST 25, 2018</u>
<u><i>NSE</i></u> Initials