

ORDINANCE 2018-29

AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING THE FLORENCE TOWNSHIP ZONING MAP TO REZONE LOTS 2, 3.01, 3.02 and 3.03 IN BLOCK 121 FROM THE ZONING DISTRICT KNOWN AS AGR-AGRICULTURAL DISTRICT, REFERENCED IN ARTICLE XXXI OF CHAPTER 91 LAND DEVELOPMENT TO THE ZONING DISTRICT KNOWN AS RA-LOW DENSITY RESIDENTIAL DISTRICT, REFERENCED IN ARTICLE XXVII OF CHAPTER 91 LAND DEVELOPMENT AND TO REZONE LOTS 1 and 11 IN BLOCK 121 WHICH ARE SPLIT BETWEEN THE AGR-AGRICULTURAL DISTRICT AND THE NC-NEIGHBORHOOD COMMERCIAL DISTRICT, REFERENCED IN ARTICLE XXXIII OF CHAPTER 91 LAND DEVELOPMENT ENTIRELY TO THE ZONING DISTRICT KNOWN AS RA-LOW DENSITY RESIDENTIAL DISTRICT

WHEREAS, the Planning Board of the Township of Florence has completed its Periodic Examination of the Master Plan of the Township pursuant to N.J.S.A. 40:55D-89 of the Municipal Land Use Law; and

WHEREAS, the Planning Board reexamined the Master Plan and adopted the 2018 Master Plan Reexamination Report on May 22, 2018, which document contained recommendations that the Township Zoning Map be amended so as to rezone certain properties heretofore contained in one zoning district into another zoning district; and

WHEREAS, upon further consideration and review of an introduced ordinance enacting some portion of the recommendations outlined in the 2018 Master Plan Reexamination Report, the Planning Board has agreed that further rezoning is recommended for additional lots under common ownership in the immediate vicinity of the lots contained in the report; and

WHEREAS, the Township Council of the Township of Florence is in accord with, and accepts such recommendations as those applicable to Block 121, Lots 2, 3.01, 3.02 and 3.03 and desires to amend the Township Zoning Map; and

WHEREAS, N.J.S.A. 40:55D-63, as amended in 1995, declares that a notice of hearing on an amendment to the zoning ordinance proposing changes to the classification or boundaries of a zoning district is not required if such classification or boundary changes have been recommended to the Township Council in a periodic general re-examination of the Master Plan by the Planning Board.

WHEREAS, two parcels, being Block 121 Lot 3.02 and 1, were unintentionally excluded from the proposed zoning changes in the 2018 Master Plan Reexamination Report; and

WHEREAS, formal notice to the property owner of Block 121 Lot 3.02 and 1 has been given, which advises the property owner of this pending ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence, in the County of Burlington and State of New Jersey that:

Section 1. The Zoning Map of the Township of Florence is hereby amended so as to rezone Lots 2, 3.01, 3.02 and 3.03 in Block 121 from the zoning district known as AGR – Agricultural District, referenced in Article XXXI of Chapter 91 Land Development to the zoning district known as RA – Low-Density Residential District, referenced in Article XXVII of Chapter 91 Land Development and to rezone Lots 1 and 11 in Block 121 which are split between the AGR-Agricultural District and the NC-Neighborhood Commercial District, referenced in Article XXXIII of Chapter 91 Land Development entirely to the zoning district known as RA-Low Density Residential District.

Section 2. The revised Zoning Map of the Township of Florence reflecting the changes recited herein and incorporating the date of final adoption of this ordinance is made part of this ordinance by attachment as Exhibit A.

Section 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

Section 4. All Ordinances or parts of Ordinances of the Township of Florence heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect immediately upon final passage. Notice of adoption shall be published as provided by law.

PAUL OSTRANDER
COUNCIL PRESIDENT

NANCY L. ERLSTON, RMC
TOWNSHIP CLERK