

ORDINANCE 2018-30
ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS OWNED BY BURLINGTON STORES
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 a resolution 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, Lots 2.01, 8, 9, 10.01, 20, 21 and 22 within the Township (“Parcel A”) are located in the Route 130 Corridor Redevelopment Area; and

WHEREAS, Parcel A was the subject of a Redevelopment Plan adopted by the Township via Ordinance 2012-33 on November 19, 2012 (the “2012 Redevelopment Plan”), which plan provided for a first phase consisting of Building “A” in the approximate size of 180,000 to 198,000 square feet and appurtenant site improvements, including highway access improvements and a second phase consisting of future expansion for a total building size of up to 270,000 square feet and appurtenant site improvements; and

WHEREAS, an office building of approximately 218,325 square feet (including a basement level of 43,758 square feet) has been constructed on Parcel A in accordance with the 2012 Redevelopment Plan, together with site improvements, 826 parking stalls and highway access; and

WHEREAS, Township Block 160.01, Lots 1.03, 14 and 15 (“Parcel B”) are located within the Route 130 Corridor Redevelopment Area (with Lots 14 and 15 being consolidated into Lot 1.03 on the current Tax Maps of the Township); and

WHEREAS, Parcel B was the subject of a Redevelopment Plan adopted by the Township via Ordinance 2013-10 on July 17, 2013 (the “2013 Redevelopment Plan”), which would have allowed for the development of a mid-rise business class hotel and related “pad restaurant” site; and

WHEREAS, since the adoption of the 2013 Redevelopment Plan, the Township has received requests and has authorized the construction of two other business class hotels on property other than Parcel B but in proximity to Parcel B; and

WHEREAS, Block 160.01, Lot 1.04 (“Parcel C”) is located within the Route 130 Corridor Redevelopment Area and has not been the subject of any development applications to date; and

WHEREAS, each of Parcels A, B and C are under the ownership umbrella of Burlington Stores (the “Property Owner”) which continues to propose beneficial and productive uses for the undeveloped portions of Parcels A, B and C and believe that the original hotel development envisioned in the 2013 Redevelopment Plan is no longer viable given the two additional business class hotels subsequently approved by the Township; and

WHEREAS, the Township desires to continue to work with the Property Owner to allow for continued development of Parcels A, B and C in a consistent and beneficial manner to the business needs of the Property Owner and the needs of the community as a whole; and

WHEREAS, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed a draft redevelopment plan for the Property, dated September 12, 2018 (the "Proposed Redevelopment Plan"), a copy of which is attached hereto as Exhibit A, which would permit development on the Property in a manner that is beneficial to the Township and consistent with the vision for the Route 130 Corridor Redevelopment Area; and

WHEREAS, the Proposed Redevelopment Plan would amend the 2012 Redevelopment Plan and supersede the 2013 Redevelopment Plan to allow for the construction of an additional office building on a portion of Parcel B and the construction of additional parking on portions of Parcels A, B and C and the development of site improvements and retention basins as needed as set forth in the Proposed Redevelopment Plan; and

WHEREAS, on September 19, 2018, 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 September 25, 2018, 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 as memorialized in Resolution PB-2018-22 adopted on November 27, 2018 is attached hereto as part of 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.

I certify the above to be a true copy of the Ordinance adopted at a public meeting held on the 19th day of December 2018.

Nancy L. Erlston, RMC
Township Clerk