

ORDINANCE NO. 2019-23

ORDINANCE OF THE TOWNSHIP OF FLORENCE RESCINDING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROEBLING
STEEL PLANT REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (hereinafter the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

WHEREAS, on September 1, 1999, the Florence Township Council (hereinafter the "Township Council") passed Ordinance 1999-30 entitled "An Ordinance of the Township of Florence Establishing the Township of Florence Redevelopment Agency and Designating the Fifty Properties Comprising the Former Roebling Steel Plant and Environs as An Area In Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law" (hereinafter the "Roebling Steel Plant Redevelopment Area"), thus designating Block 139, Lots 1, 2 and 3 as An Area in Need of Redevelopment; and

WHEREAS, land currently identified as Block 139, Part of Lots 1 and 1.01 containing roughly 36.81 acres in total and located on First Avenue in the Township as further identified in the hereinafter defined Proposed Redevelopment Plan (hereinafter the "Property") is located in the Roebling Steel Plant Redevelopment Area; and

WHEREAS, the Township agreed to assist Kampack, a producer of custom quality packaging containers and contract purchaser of the Property, with making development of the Property feasible for both the benefit of the Township and the remaining parcels located within the Roebling Steel Plant Redevelopment Area; and

WHEREAS, the Township Council adopted Resolution 2018-135 referring the Proposed Redevelopment Plan to Township Planning Board (hereinafter the "Planning Board") for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

WHEREAS, at its May 22, 2018 regular meeting, the Planning Board reviewed the Proposed Redevelopment Plan and, upon finding that the Proposed Redevelopment Plan was consistent with and designed to effectuate the Township's Master Plan pursuant to N.J.S.A. 40A:12A-7(d), recommended that the governing body adopt the Proposed Redevelopment Plan as the Township's Redevelopment Plan concerning the Property pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, on July 11, 2018, the Township Council adopted Ordinance No. 2018-16 entitled "Ordinance of the Township of Florence Adopting a Redevelopment Plan for Parcels Within the

Roebbling Steel Plant Redevelopment Area" to approve the Proposed Redevelopment Plan and amend the Township's Zoning Map to reflect the provision of the Redevelopment Plan; and

WHEREAS, on September 16, 2019, Kampack informed the Township Administrator that the owner of Kampack sold a majority share to an international company, which has decided to no longer pursue the Redevelopment Plan adopted by the Township via Ordinance 2018-16; and

WHEREAS, the Township Council has determined that it is in best interest of the Township to rescind the Redevelopment Plan adopted pursuant to Ordinance 2018-16 and to reassume responsibility for implementing a Redevelopment Plan concerning the Property; and

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. Ordinance 2018-16, as finally adopted on July 11, 2018, is hereby repealed in its entirety.

Section 2. The zoning map of the Township of Florence is hereby amended to reflect the rescission of the Redevelopment Plan, which includes the return of property boundaries as they existed prior to the adoption of Ordinance 2018-16 and the Redevelopment Plan.

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 9th day of October, 2019.

NANCY ERLSTON, RMC
TOWNSHIP CLERK

JERRY SANDUSKY
COUNCIL PRESIDENT

TOWNSHIP OF FLORENCE
NOTICE OF PENDING ORDINANCE
Ordinance No. 2019-23

AN ORDINANCE RESCINDING A REDEVELOPMENT PLAN FOR PARCELS
WITHIN THE ROEBLING STEEL PLANT REDEVELOPMENT AREA

Take Notice that the Ordinance identified above which rescinds the redevelopment plan for parcels within the Roebbling Steel Plant Redevelopment Area, has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on October 16, 2019. It will be considered for final passage after public hearing to be held on November 6, 2019, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

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 free of charge on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Nancy L. Erlston, RMC
Township Clerk