

**ORDINANCE NO. 2020- 04**

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A REDEVELOPMENT PLAN FOR A PARCEL WITHIN THE HIGHWAY 130 REDEVELOPMENT AREA (2013)**

**WHEREAS**, on July 10, 2013 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 and nearby as an “Area In Need of Redevelopment” (the “Highway 130 Redevelopment Area (2013)” or “Redevelopment Area”) ; and

**WHEREAS**, 45 days have passed since notice of the adoption of Resolution No. 2013-147 was published and no actions have been filed challenging such action; and

**WHEREAS**, on August 23, 2013, the Township received notice from the Department of Community Affairs that the parcels identified in Resolution 2013-147 were effectively designated as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the “ Act”); 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 159.02, Lots 6.01, 9 and 10 are located on Route 130 in the Township (the “Property”) and located within the Highway 130 Redevelopment Area (2013); and

**WHEREAS**, the Property consists of three parcels identified on the municipal tax map with an aggregate size of approximately 5.68 acres located on Route 130 South and the Township’s border with the Township of Burlington; and

**WHEREAS**, the owner of Property 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 has previously used redevelopment plans to assist in the development of parcels in close proximity to the Property for warehouse, logistic and office developments within the Redevelopment Area; and

**WHEREAS**, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed a draft redevelopment plan for the Property (the “Proposed Redevelopment Plan”), which would permit development of the Property in a manner that is beneficial to the Township and consistent with the vision for the Highway 130 Redevelopment Area (2013); and

**WHEREAS**, on April 15, 2020, the Township Council, via Resolution 2020-93, forwarded the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e; and

**WHEREAS**, on April 28, 2020, the Planning Board held a regularly scheduled meeting, held virtually due to a public health emergency, to review the draft redevelopment plan entitled "Redevelopment Plan – 2001 Route 130, Block 159.02, Lots 6.01, 9 and 10 - Florence Township, Burlington County, New Jersey" and dated April 2, 2020, 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 will be memorialized by the Planning Boards at its meeting of May 26, 2020 where it will adopt a formal resolution, a copy of which is attached to this ordinance as Exhibit A; and

**WHEREAS**, a copy of the Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit B; 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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
NANCY ERLSTON  
TOWNSHIP CLERK

**Exhibit A**

Planning Board Resolution

(Will be provided)

**Exhibit B**

Redevelopment Plan

Environmental Resolutions, Inc Plan dated April 2, 2020

(Will be provided)

**TOWNSHIP OF FLORENCE  
ORDINANCE 2020-04  
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE  
ADOPTING A REDEVELOPMENT PLAN FOR A PARCEL  
WITHIN THE HIGHWAY 130 REDEVELOPMENT AREA  
(2013)**

**Take Notice** that the Ordinance identified above adopts a redevelopment plan for 2001 Route 130, Block 159.02, Lots 6.01, 9 and 10 located within the Highway 130 Redevelopment Area (2013). The Ordinance has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, at a meeting held on May 20, 2020. It will be considered for final passage after public hearing to be held on June 3, 2020, at 7:00 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 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