

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2017-12

**RESOLUTION OF MEMORIALIZATION
RECOMMENDING THAT THE GOVERNING BODY ADOPT
A REDEVELOPMENT PLAN CONCERNING
BLOCK 1 6 5 . 0 4 LOT 63**

Decided: July 25, 2017
Resolution Memorialized: August 22, 2017

WHEREAS, on July 10, 2013, the Township Council of the Township of Florence adopted Resolution 2013-147 declaring designated certain properties including the above referenced subject properties as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A: 12A-1 et seq.; and

WHEREAS, on July 12, 2017 the Township Council of the Township of Florence adopted Resolution 2017-168 referring to the Township Planning Board a draft Redevelopment Plan concerning a property within the previously designated Area in Need of Redevelopment known as Block 1 6 5 . 0 4 Lot 63 for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

WHEREAS, at its July 25, 2017 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated June 19, 2017 and revised July 12, 2017, entitled “Redevelopment Plan Lennar-Tri State, Block 1 6 5 . 0 4 Lot 63, Florence-Columbus Road, Burlington County Route 656, Florence Township, Burlington County, New Jersey”, and prepared by the Board’s Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc.;

WHEREAS, in the course of the Board's review of the draft Plan, Ms. Fegley offered her testimony to the Board and assembled public explaining the exhibits, analysis,

general recommendations and proposed development standards set forth in the draft Plan, and the Board heard extensive public comment on the draft Plan;

WHEREAS, Ms. Fegley testified extensively concerning the relationship of the proposed Redevelopment Plan to the Master Plan, which has become dated and is presently undergoing its statutorily mandated decennial review by a subcommittee of the Planning Board, and how the proposed Plan, while not consistent with the current specific zoning of the property, better effectuates the larger desire in the Master Plan to achieve a balance between residential, commercial and industrial development in light of the past decade of development and redevelopment in Florence;

WHEREAS, after discussion by members of the Board of the subject property, the draft Plan, existing zoning of the property, as well as review of the relationship of the draft Plan to the Township Master Plan in light of Ms. Fegley's testimony, and an extensive opportunity for public comment, the Board moved to find that although the draft Plan is not consistent with the current zoning of the subject property, it is nevertheless substantially consistent with and designed to effectuate the Township's Master Plan pursuant to N.J.S.A. 40A:12A-7(d), and to recommend to the governing body that it adopt the draft Plan as the Township's Redevelopment Plan concerning the subject property pursuant to N.J.S.A. 40A:12A-7(e);

NOW THEREFORE, it is hereby **RESOLVED** by the Planning Board of the Township of Florence, County of Burlington and State of New Jersey that the attached draft Redevelopment Plan dated June 19, 2017 and revised July 12, 2017, entitled "Redevelopment Plan Lennar-Tri State, Block 165.04 Lot 63, Florence-Columbus Road, Burlington County Route 656, Florence Township, Burlington County, New Jersey", and prepared by the Board's Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc., is found to be substantially consistent with and designed to effectuate the Township's Master Plan, and the Board recommends to the governing body, in accord with NJSA 40A:12-7(e), that the governing body adopt said Plan as the Redevelopment Plan concerning redevelopment of the subject property.

**MOTION TO FIND PLAN SUBSTANTIALLY CONSISTENT WITH and
DESIGNED TO EFFECTUATE MASTER PLAN and RECOMMEND ADOPTION
OF REDEVELOPMENT PLAN:**

Moved by : Mayor Wilkie
Seconded by : Mr. Montgomery
In Favor : Mayor Wilkie, Mr. Montgomery, Mr. McCue,
Secretary Morris, Councilman Lovenduski, Mr. MacArthur,
Chair Hamilton-Wood,
Opposed : None
Recused : None
Absent : Mr. Molimock,

MOTION TO ADOPT RESOLUTION:

Moved by : Wilkie
Seconded by : Lovenduski
In Favor : Wilkie, Lovenduski, Hamilton-Wood
Opposed : None
Abstained : None

FLORENCE TOWNSHIP PLANNING BOARD

Dated: 8/22/17


Mildred Hamilton-Wood, Chair

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on August 22, 2017 and memorializes a decision taken by the Board on July 25, 2017.

Dated: 8/23/17


Wayne Morris, Secretary