

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2018-04

**RESOLUTION OF MEMORIALIZATION
RECOMMENDING THAT THE GOVERNING BODY ADOPT
A REDEVELOPMENT PLAN CONCERNING
BLOCK 160.01 LOTS 4, 11.01, 11.02 AND 24**

Decided: December 21, 2017
Resolution Memorialized: January 23, 2018

WHEREAS, on July 10, 2013, the Township Council of the Township of Florence adopted Resolution 2013-147 designating 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 December 6, 2017 the Township Council of the Township of Florence adopted Resolution 2017-231 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 160.01 Lots 4, 11.01, 11.02 and 24 for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

WHEREAS, at its December 21, 2017 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated December 3, 2017, entitled “Redevelopment Plan Weiss Properties, Block 160.01 Lots 4, 11.01, 11.02 and 24, 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 public explaining the exhibits, analysis, general recommendations and proposed development standards set forth in 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 wholly consistent with the current specific zoning of the property (which permits the proposed commercial component but not the residential), does effectuate the larger intent of 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, Ms. Fegley testified that the proposed Redevelopment Plan, which proposes an inclusionary residential rental apartment complex, is consistent with those aspects of the Township Master Plan that are intended to address the Township's affordable housing obligations under the *Mount Laurel* doctrine and New Jersey's Fair Housing Act, and that this inclusionary development is a component in the proposed settlement of the Township's pending *Mount Laurel* declaratory judgment action;

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 opportunity for public comment, the Board moved to find that although the draft Plan is not wholly 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 December 3, 2017, entitled "Redevelopment Plan Weiss Properties, Block 160.01 Lots 4, 11.01, 11.02 and 24, 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 REDEVELOPMENT PLAN SUBSTANTIALLY CONSISTENT WITH and DESIGNED TO EFFECTUATE MASTER PLAN and RECOMMEND ADOPTION OF PLAN:

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

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Molimock
Seconded by : Councilman Lovenduski
In Favor : Molimock, Lovenduski, McCue, Montgomery, Hamilton-Wood, Wilkie
Opposed : None
Abstained : None
Absent : Morris

FLORENCE TOWNSHIP PLANNING BOARD

Dated: 1/23/18

Melanie 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 January 23, 2018 and memorializes a decision taken by the Board on December 21, 2017.

Dated: 1-23-18

Karen Federico
Acting Secretary