

**FLORENCE TOWNSHIP  
PLANNING BOARD**

**RESOLUTION NO. P.B.-2018-10**

**RESOLUTION OF MEMORIALIZATION  
RECOMMENDING THAT THE GOVERNING BODY ADOPT  
A REDEVELOPMENT PLAN CONCERNING  
BLOCK 163.02 LOT 13.02**

**Decided: March 27, 2018**  
**Resolution Memorialized: April 24, 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 March 14, 2018 the Township Council of the Township of Florence adopted Resolution 2018-78 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 163.02 Lot 13.02 for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

**WHEREAS**, at its March 27, 2018 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated March 2, 2018, entitled “Redevelopment Plan Primestone Properties, LLC, Block 163.02 Lot 13.02, 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 concerning the relationship of the proposed Redevelopment Plan to the Master Plan, and how the proposed Plan is consistent with the current zoning of the property (which conditionally permits the proposed hotel use), and effectuates the intent of the Master Plan to provide highway dependent commercial uses such as hotels and restaurants in this location;

**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 the draft Plan is consistent with the current zoning of the subject property, and is 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 March 2, 2018, entitled "Redevelopment Plan Primestone Properties, LLC Properties, Block 163.02 Lot 13.02, 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. Montgomery  
In Favor : Mr. Molimock, Mr. Montgomery, Mr. McCue,  
Councilman Lovenduski, Mayor Wilkie, Mr. Pagano, Chair  
Hamilton-Wood  
Opposed : None  
Recused : None  
Absent : Mr. Morris,

**MOTION TO ADOPT RESOLUTION:**

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

**FLORENCE TOWNSHIP PLANNING BOARD**

Dated: 4/24/18

  
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 April 24, 2018 and memorializes a decision taken by the Board on March 27, 2017.

Dated: 4-24-18

  
Karen Federico, Acting Secretary