

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2020-06

**RESOLUTION OF MEMORIALIZATION
RECOMMENDING THAT THE GOVERNING BODY ADOPT
A REDEVELOPMENT PLAN CONCERNING
BLOCK 159.02 LOTS 6.01, 9 and 10**

Decided: April 28, 2020
Resolution Memorialized: May 26, 2020

WHEREAS, on July 10, 2013, the Township Council of the Township of Florence adopted Resolution 2013-12 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 April 15, 2020 the Township Council of the Township of Florence adopted Resolution 2020-93 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 159.02 Lots 6.01, 9 and 10 for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

WHEREAS, at its April 28, 2020 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated April 2, 2020, entitled “Redevelopment Plan 2001 Route 130 Block 159.02 Lots 6.01, 9 and 10, 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 use and associated development standards set forth in the draft Plan;

WHEREAS, Ms. Fegley also offered a detailed analysis that compared the standards set forth in the Redevelopment Plan with the standards applicable to the subject property under existing zoning standards pertaining to the Highway Commercial Zoning District with SMO overlay;

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 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 April 2, 2020, entitled "Redevelopment Plan 2001 Route 130 Block 159.02 Lots 6.01, 9 and 10, 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 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 CONSISTENT WITH and DESIGNED TO EFFECTUATE MASTER PLAN and RECOMMEND ADOPTION OF PLAN:

Moved by : Mr. Mattson
Seconded by : Mr. Pagano
In Favor : Mr. Mattson, Mr. Pagano, Mr. Montgomery, Mr. Morris,
Mayor Wilkie, Chair Hamilton-Wood
Opposed : None
Recused : None
Absent : Ms. Weise, Mr. Swanson, Councilman Garganio

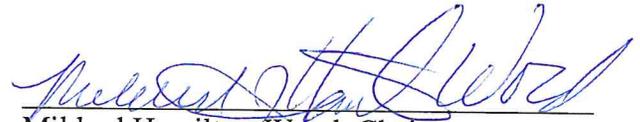
MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Mattson
Seconded by : Councilman Garganio
In Favor : Mr. Mattson, Councilman Garganio, Mr. Montgomery, Mr. Morris,
Mayor Wilkie, Chair Hamilton-Wood
Opposed : None
Abstained : None

FLORENCE TOWNSHIP PLANNING BOARD

Dated: _____

5/26/2020

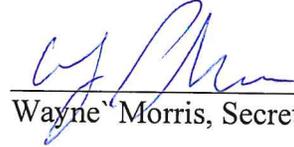

Mildred Hamilton-Wood, Chair

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on May 26, 2020 and memorializes a decision taken by the Board on April 28, 2020.

Dated: _____

5/26/20


Wayne Morris, Secretary