

**TOWNSHIP OF FLORENCE  
RESOLUTION 2017-231**

**RESOLUTION REFERRING A PROPOSED REDEVELOPMENT PLAN  
FOR PARCELS WITHIN THE ROUTE 130 REDEVELOPMENT AREA  
TO THE TOWNSHIP OF FLORENCE PLANNING BOARD, AND  
DIRECTING THE PLANNING BOARD TO TAKE CERTAIN ACTIONS  
PURSUANT TO N.J.S.A. 40A:12A-7(e)**

**WHEERAS**, on May 15, 2013, Florence Township Council adopted Resolution 2013-112 authorizing the Planning Board to conduct a Preliminary Investigation for the Determination of An Area in Need of Redevelopment for the U. S. Route 130 Corridor and Vicinity in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1); and

**WHEREAS**, on June 24, 2013 the Planning Board held a Public Hearing on the Preliminary Investigation and adopted Planning Board Resolution 2013-12, memorializing a determination that certain lands described by blocks and lots in the Resolution satisfied the statutory criteria to be designated as “An Area in Need of Redevelopment.”

**WHEREAS**, on July 10, 2013, Florence Township Council adopted Resolution 2013-147, accepting the Planning Board’s recommendation and designating certain parcels along and adjacent areas as an “Area in Need of Redevelopment” (the “Route 130 Corridor Redevelopment Area” or “Redevelopment Area”)

**WHEREAS**, on July 11, 2013, the Township sent the Preliminary Investigation and Resolution 2013-147 to the New Jersey Department of Community Affairs (NJ DCA) for their approval of the Area in Need of Redevelopment Designation; and

**WHEREAS**, on August 23, 2013, the NJ DCA sent a letter to the Township, dated August 23, 2013, indicating that, “[i]n accordance with NJSA 40A:12A-6, the municipality’s approval took effect upon transmittal to the Department of Community Affairs and no further action is necessary from the department to effectuate your designation;” and

**WHEREAS**, Block 160.01, Lots 4, 11.01, 11.02, 24 and a parcel located adjacent to Block 160.01, Lot 4 which is currently owned by the New Jersey Turnpike Authority, located on U.S. Route 130 northbound and Cedar Lane, also known as County Route 650 (the "Properties") are located in the Redevelopment Area; and

**WHEREAS**, prior to its inclusion in the Redevelopment Area, the Property received approvals from the Planning Board of the Township of Florence (the “Planning Board”) for development of commercial and retail uses with related roadway and site improvements; and

**WHEREAS**, notwithstanding said approvals and consistent efforts to market it to potential tenants, the Property remains vacant; and

**WHEREAS**, the owner of the Property has requested the Township use its redevelopment powers to assist in making development on the Property feasible and the Township has agreed to provide assistance to allow the Property to be developed for the benefit of the Township and the remaining parcels 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 entitled "Redevelopment Plan - Weiss Properties - Route 130 and Cedar Lane (County Route 650) Block 160.01, Lots 4, 11.01, 11.02 And 24 - Florence Township, Burlington County, New Jersey" and dated December 3, 2017 (the "Proposed Redevelopment Plan"), a copy of which is attached hereto as Exhibit A, which would permit development on the Property to construct a 100 unit+/- hotel, related restaurant pad site with outdoor seating and a residential component consisting of a 240 unit multi-family residential development with clubhouse, pool and other amenities as set forth in the Proposed Redevelopment Plan; and

**WHEREAS**, the Township Council has reviewed the Proposed Redevelopment Plan, found it to be beneficial to the Township and consistent with the vision for the Route 130 Corridor Redevelopment Area and desires to forward the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Florence as follows:

1. The Township Council hereby refers the Proposed Redevelopment Plan to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e).
2. The Planning Board is authorized and directed to prepare a report of its recommendations (the "Planning Board Report") to the Proposed Redevelopment Plan within forty-five (45) days of the date hereof.
3. The Planning Board Report shall identify any provisions within the Proposed Redevelopment Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.
4. If the Planning Board Report has not transmitted to the Township Council within forty-five (45) days of the date hereof, the Township Council shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Redevelopment Plan to the Plan in accordance with N.J.S.A. 40A:12A-7(e).
5. The Clerk of the Township shall forward a copy of this Resolution and the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7(e).
6. This resolution shall take effect immediately.

I certify the above to be a true copy of the Resolution adopted at a public meeting held on the 6<sup>th</sup> day of December, 2017.

  
Nancy L. Erlston, RMC  
Township Clerk, Township of Florence

