

RESOLUTION 2018-135
RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP
OF FLORENCE REFERRING A PROPOSED REDEVELOPMENT
PLAN FOR PARCELS WITHIN THE ROEBLING STEEL PLANT
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)

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

WHEREAS, on January 13, 1999, the Florence Township Council authorized the Planning Board to conduct a Preliminary Investigation to Determine whether the Roebling Street Plant site, which contained approximately 200 acres, met the criteria set forth in the Act for designation as "An Area In Need of Redevelopment;" and

WHEREAS, the Burlington County Office of Land Use Planning prepared a report titled, Preliminary Investigation, "Need for Redevelopment," dated February, 1999, signed and sealed by Mark A. Remsa, NJPP (the Preliminary Investigation); and

WHEREAS, property then identified as Block 139, Lots 1, 2 and 3 were included in the Preliminary Investigation, and that in 1999, Block 139, Lot 1 included current Lots 1.02 and 1.03 and Block 139, Lot 2 included a portion of current Lot 1 and Lot 1.01 such that the Property (as hereinafter defined) was included in the Preliminary Investigation even though the lot designations have changed; and

WHEREAS, on April 22, 1999, the Planning Board held a public hearing on the Preliminary Investigation and subsequently adopted Planning Board Resolution 1999-5 entitled, "A Resolution to Memorialize Recommendations that 50 Properties Comprising the Former Roebling Steel Plant and Environs be Designated by the Florence Township Council as an Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law;" and

WHEREAS, on September 1, 1999, Florence Township Council passed Ordinance 1999-30 entitled "An Ordinance of the Township of Florence Establishing the Township of Florence Redevelopment Agency and Designating the Fifty Properties Comprising the Former Roebling Steel Plant and Environs as An Area In Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law" (the "Roebling Steel Plant Redevelopment Area"), thus designating Block 139, Lots 1, 2 and 3 as An Area in Need of Redevelopment; and

WHEREAS, land currently identified as Block 139, Part of Lots 1 and 1.01 containing roughly 36.81 acres in total and located on First Avenue in the Township as further identified in the hereinafter defined Proposed Redevelopment Plan (the "Property") is located in the Roebling Steel Plant Redevelopment Area; and

WHEREAS, Kampack, a producer of custom quality packaging containers is the contract purchaser of the Property and has requested the Township to 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 Roebbling Steel Plant Redevelopment Area; and

WHEREAS, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed a draft redevelopment plan for the Property dated May 16, 2018 (the "Proposed Redevelopment Plan"), a copy of which is attached hereto as Exhibit A, which would permit development on the Property to permit the construction of roughly 500,000 square feet of commercial and industrial space to be developed over two phases with Phase 1 of the project consisting of the construction of a 325,000 square foot building of which 317,500 square feet will be for manufacturing and production and 15,000 square feet will be for office associated with the manufacture and production of custom corrugate used for packaging and Phase 2 of the project to include an additional 175,000 square feet of floor area that is required to be specifically related to the Phase 1 use under the terms of 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 Roebbling Steel Plant Redevelopment Area and desires to forward the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7(e);

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.

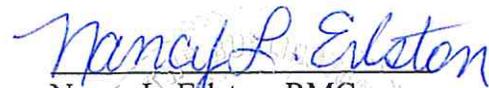
3. The Planning Board Report shall identify any provisions within the Proposed Redevelopment Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.

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, NANCY L. ERLSTON, CLERK of the Township of Florence, County of Burlington, State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the Resolution approved by Township Council at their May 16, 2018 meeting.


Nancy L. Erlston, RMC
Township Clerk

NOTE: This Resolution refers a redevelopment plan to the Planning Board for review and recommendation.

