

**RESOLUTION NO. 2018-156**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE REFERRING A PROPOSED AMENDMENT TO WEISS PROPERTIES 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)**

**WHEREAS**, 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) (the “Redevelopment Law”); 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**, on February 7, 2018, following the statutory process set forth in the Redevelopment Law, the Township adopted Ordinance 2018-03 which adopted a redevelopment plan for the Properties (the “Weiss Properties Redevelopment Plan”) which would permit development on the Properties of 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 Weiss Properties Redevelopment Plan; and

**WHEREAS**, the Redevelopment Law provides a process for the amendment of a redevelopment plan which is initiated by the governing body of the municipality referring proposed amendments to the municipal planning board for review or directing the municipal planning board to develop amendments to a redevelopment plan; and

**WHEREAS**, the Mayor and Council have determined that the Weiss Properties Redevelopment Plan requires amendment to remove certain restrictions set forth therein which restrictions created impediments to the development and financing of the improvements envisioned in the Weiss Properties Redevelopment Plan; and

**WHEREAS**, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed proposed amendments to the Weiss Properties Redevelopment Plan which are incorporated into Weiss Property Redevelopment Plan as revised on June 5, 2018 (the "Proposed Amended Redevelopment Plan"), a copy of which is attached hereto as Exhibit A; and

**WHEREAS**, the Township Council has reviewed the Proposed Amended 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 Amended 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 Amended Redevelopment Plan within forty-five (45) days of the date hereof.
3. The Planning Board Report shall identify any provisions within the Proposed Amended 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 Amended 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 Amended 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 13<sup>th</sup> day of June, 2018.

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

