

RESOLUTION NO. 2020- 93

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE REFERRING A PROPOSED REDEVELOPMENT PLAN FOR A PARCEL WITHIN THE 2001 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 July 10, 2013 the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the “Township”) adopted a resolution declaring designated blocks and lots fronting Route 130 within the Township and nearby as an “Area In Need of Redevelopment” (the “Highway 130 Redevelopment Area (2013)” or “Redevelopment Area”); and

WHEREAS, 45 days have passed since notice of the adoption of Resolution No. 2013-147 was published and no actions have been filed challenging such action; and

WHEREAS, on August 23, 2013, the Township received notice from the Department of Community Affairs that the parcels identified in Resolution 2013-147 were effectively designated as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.,) (the “ Act”); and

WHEREAS, the Act provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, Block 159.02, Lots 6.01, 9 and 10 are located on Route 130 in the Township (the “Property”) and located within the Highway 130 Redevelopment Area (2013); and

WHEREAS, the Property consists of three parcels identified on the municipal tax map with an aggregate size of approximately 5.68 acres located on Route 130 South and the Township’s border with the Township of Burlington; and

WHEREAS, the owner of Property has requested that the Township use its redevelopment powers to assist in making further development on the Property feasible and the Township has agreed to provide assistance to allow the property to be further developed for the benefit of the Township; and

WHEREAS, the Township has previously used redevelopment plans to assist in the development of parcels in close proximity to the Property for warehouse, logistic and office developments 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 (the “Proposed Redevelopment Plan”), a copy of which is attached hereto as Exhibit A, which would permit development of the Property in a manner that is beneficial to the Township and consistent with the vision for the Highway 130 Redevelopment Area (2013); and

WHEREAS, the Township Council has reviewed the Proposed Redevelopment Plan and desires to forward the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e; and

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 15th day of April, 2020.


Nancy Erlston, RMC
Township Clerk