

Resolution 2026-166

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF FLORENCE TO UNDERTAKE A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS HOUSING THE DC FABRICATORS FACILITY WITHIN THE TOWNSHIP TO DETERMINE WHETHER SUCH PARCELS SATISFY THE CRITERIA AS A “NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT” AS SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW PURSUANT TO N.J.S.A. 40A:12A-6

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, Block 179, Lots 1.01 and 1.06, a 24.992+/- acre parcel (the ‘Property’) within the Township houses a historical manufacturing and fabrication facility that predates municipal zoning and site plan standards and;

WHEREAS, the Property has been acquired by a new owner which has expressed an interest in updating or replacing some or all of the Property’s existing buildings and fabrication processes to keep the site as a productive and viable fabrication facility; and

WHEREAS, the Township desires to direct the Planning Board to perform a preliminary investigation of the Property to determine whether such parcel would qualify as an “Non-Condemnation Area in Need of Redevelopment” under the Act; and

WHEREAS, to assist the Planning Board in its investigation, the Township directs its planner, Environmental Solutions, Inc., to prepare an investigation report examining whether the Property satisfies the criteria set forth in the Act to be designated as a Non-Condemnation Area in Need of Redevelopment; and

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

1. PRELIMINARY INVESTIGATION OF STUDY AREA. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether all or a portion of the Property, Block 179, Lots 1.01 and 1.06 (the “Study Area”) satisfies the criteria set forth in the Act, including *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12A-3*, to be designated as a Non-Condemnation Area in Need of Redevelopment.

2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels contained therein.

3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Non-Condensation Area in Need of Redevelopment.

(b) At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

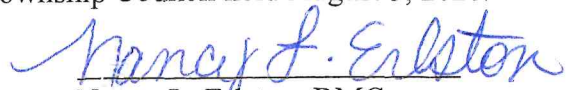
4. **PLANNING BOARD TO MAKE RECOMMENDATIONS.** After conducting its investigation, preparing a map of the proposed redevelopment area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Town as to whether the Town should designate all or part of the Study Area as a non-condemnation area in need of redevelopment.

5. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

6. **AVAILABILITY OF THE RESOLUTION.** A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

I, **NANCY L. ERLSTON**, Township Clerk of the Township of Florence, County of Burlington, State of New Jersey certify that the foregoing Resolution was regularly moved and adopted at a regular meeting of the Florence Township Council held August 5, 2026.


Nancy L. Erlston, RMC
Township Clerk