

RESOLUTION 2026-180

RESOLUTION OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP AND BLUE STONE CATHY LANE, LLC, RELATED TO THE UNDERTAKING OF A REDEVELOPMENT PROJECT ON BLOCK 163.01, LOTS 3.01 AND 3.07 WITHIN THE TOWNSHIP AND NAMING BLUE STONE CATHY LANE, LLC AS REDEVELOPER

WHEREAS, the Township is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(a) of the Redevelopment Law, in July 2013 the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the “Township”) adopted Resolution 2013-147 declaring designated blocks and lots fronting Route 130 within the Township as an “Area In Need of Redevelopment” (the “**Highway 130 Redevelopment Area (2013)**” or the “**Redevelopment Area**”); and

WHEREAS, Block 163.01, Lots 3.01 and 3.07 within the Township (the “**Property**”) are located in the Highway 130 Redevelopment Area (2013); and

WHEREAS, the Property consists of two parcels which aggregate to a 10.87 acre parcel adjacent to the NJ Turnpike Interchange #6 and Route 130 and contains a 1-story 3,559 SF office building, a 2-story 2,358 SF storage building, a 1-story 13,234 SF industrial building, a cell tower, and several stone and asphalt parking areas, with principal frontage on Cathy Lane and 31.57 feet of frontage on Route 130 adjacent to the Stangel Motel at 2086 US Route 130 (Lot 3.02); and

WHEREAS, pursuant to such designation, the Township, on October 1, 2025, finally adopted Ordinance 2025-21, approving a Redevelopment Plan entitled “Non-Condemnation Redevelopment Plan Block 163.01, Lots 3.01 and 3.07”, for the Property, a copy of which Ordinance and Redevelopment Plan are attached hereto as **Exhibit A** and made a part hereof, to govern the Redevelopment Area in accordance with the Redevelopment Law; and

WHEREAS, the Florence Township Council has been designated the “redevelopment entity” (as that term is defined in the Redevelopment Law) for the purpose of implementing the Redevelopment Plan under the Redevelopment Law; and

WHEREAS, Blue Stone Cathy Lane, LLC, a New Jersey limited liability company (the “**Redeveloper**”) is an entity affiliated with Cathy Lane, LLC the fee simple owner of the Property; and

WHEREAS, Redeveloper proposes to develop the Property, as shown on the Site Plan attached hereto as **Exhibit B**, into a facility from which to operate a general freight trucking

operation, and to park and make minor repairs to tractor trailer vehicles, including site plan improvements and internal parking facilities and roadway improvements in accordance with the Redevelopment Plan (the “**Project**”); and

WHEREAS, the Township Planning Board approved by voice vote on July 28, 2026, and memorialized by Resolution No. PB-2026-10 dated August 25, 2026, granted Redeveloper preliminary and final major site plan approvals and various design waivers (as may be subsequently amended, the “**Planning Board Approvals**”) for the Project, subject to various conditions; and

WHEREAS, the Township and the Redeveloper have engaged in discussions directed towards facilitating the construction of the Redevelopment Project on the Project Site; and

WHEREAS, the Township and the Redeveloper have negotiated an agreement to govern the obligations and benefits of each party and providing for the redevelopment of the Project Site in accordance with the Redevelopment Plan (“**Redevelopment Agreement**”), in substantially the form attached hereto as **Exhibit C**, together with any non-material changes as may be agreed to by the Township through the office of the Township Administrator; and

WHEREAS, in accordance with the Section 8 of the Redevelopment Law (N.J.S.A. 40A:12A-8), the Council desires to name Blue Stone Cathy Lane, LLC as the Redeveloper of the Project Site subject to the Redeveloper entering into the Redevelopment Agreement with the Township for the redevelopment of the Project Site in accordance with the Redevelopment Plan; and

WHEREAS, N.J.S.A. 40A:12-9 requires that all agreements, leases, deeds and other instruments between a municipality and a redeveloper shall contain a covenant running with the land addressing the matters set forth in a declaration of restrictions; and

WHEREAS, the Redevelopment Agreement contains such a covenant by the Redeveloper and its successors or assigns for as long as the Redevelopment Agreement remains in effect, as well as a covenant by the Redeveloper and its successors or assigns not to unlawfully discriminate upon the basis of age, race, color, creed, religion, ancestry, national origin, sex or familial status in the sale, lease, rental, use or occupancy of the Project Site or the Redevelopment Project; and

WHEREAS, the Redevelopment Agreement also provides that, except as set forth therein, the Project Site, and the Redevelopment Agreement and Redeveloper's interest therein, shall not be transferable, subject to certain conditions, prior to the issuance of a Certificate of Completion of the Redevelopment Project, and further provides certain remedies to the Township for defaults under the Redevelopment Agreement, including but not limited to violations of the covenants therein; and

WHEREAS, the Redevelopment Law provides that the Township may designate the Redeveloper and approve the Redevelopment Agreement through resolutions of the Township Council; and

WHEREAS, the Township Council desires to designate the Redeveloper and approve the execution of the Redevelopment Agreement on behalf of the Township;

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:

Section 1. Recitals. The recitals are fully incorporated herein.

Section 2. Designation of Redeveloper. Blue Stone Cathy Lane, LLC, a New Jersey limited liability company having offices at 61 Cathy Lane, Burlington, New Jersey 08016, together with permitted successors or assigns are hereby named as Redeveloper of Block 163.01, Lots 3.01 and 3.07 on the Official Tax Maps of the Township for the purposes of constructing thereon the Redevelopment Project. Such designation shall be contingent on the execution by the Redeveloper and the Township of a redevelopment agreement in substantially the form attached hereto as Exhibit A, together with any non-material changes as may be agreed to by the Township through the office of the Township Administrator.

Section 3. Approval of the Redevelopment Agreement. The Redevelopment Agreement, in substantially the form attached hereto as Exhibit A, together with any non-material changes as may be agreed to by the Township through the office of the Township Administrator; is hereby approved.

Section 4. Execution of the Redevelopment Agreement. The Mayor of the Township of Florence, in the County of Burlington (the "Mayor") is hereby authorized and directed, upon satisfaction of all the legal conditions precedent to the execution and delivery by the Township of the Redevelopment Agreement, to execute the Redevelopment Agreement in substantially the forms of the draft attached hereto and with such non-material changes, insertions and omissions thereto as the Mayor, after consultation with the Township Administrator and counsel to the Township, deems in the Mayor's sole discretion to be necessary or desirable for the execution thereof, which execution thereof shall conclusively evidence the Township's and the Mayor's consent to any such changes thereto.

Section 5. Attestation and Sealing of the Redevelopment Agreement. The Clerk of the Township is hereby authorized and directed, upon the execution of the Redevelopment Agreement in accordance with the terms of Section 4 hereof, to attest to the signature of the Mayor upon such documents and is hereby further authorized and directed thereupon to affix the corporate seal of the Township upon such documents.

Section 6. Implementation of the Redevelopment Agreement. Upon the execution and attestation and placing of the seal on the Redevelopment Agreement as contemplated by Sections 4 and 5 hereof, the Mayor and Township Administrator, together with the necessary staff and professionals of the Township, are hereby authorized and directed to (i) deliver the fully executed, attested and sealed document to the other parties thereto and (ii) perform such other

actions as the Township Administrator deems necessary or desirable in relation to the execution and delivery of the Redevelopment Agreement.

Section 7. 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.

Section 8. Availability of The Resolution. A copy of this Resolution and the Redevelopment Agreement approved hereunder shall be available for public inspection at the offices of the Township.

Section 9. Effective Date. This resolution shall take effect in accordance law.

I, Nancy L. Erlston, Township Clerk of the Township of Florence, Burlington County, New Jersey, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2026-180 which was adopted by the Township Council at a meeting held on the 2nd day of September 2026.


Nancy L. Erlston, RMC
Township Clerk

EXHIBIT A

Redevelopment Plan

EXHIBIT B

Planning Board Approval

EXHIBIT C

Form of Redevelopment Agreement