

## TOWNSHIP OF FLORENCE

### ORDINANCE 2011 - 05

**An Ordinance of the Township of Florence Establishing a Redevelopment Area Known as the Duffy School Redevelopment Area to consist of Block 45, Lots 8,13,14, and 15 and commonly known as the former Marcella Duffy School on West Second Street, and 203 West Second Street, identified as Block 45, Lots 9 and 10 and currently occupied as a single-family dwelling**

**Be it Ordained** by the Township Council of the Township of Florence, as follows:

**Section 1.** Findings. The Township Council of the Township of Florence, by Resolution authorized the Florence Township Planning Board to undertake a preliminary investigation to make a determination regarding a redevelopment area. The Florence Township Planning Board, by motion adopted at a public meeting held on May 16, 2011, following a public hearing, adopted a map and report prepared by the Planning Board Planner and recommended that Block 45, Lots 8,13,14, and 15 and commonly known as the former Marcella Duffy School on West Second Street, and 203 West Second Street, identified as Block 45, Lots 9 and 10 and currently occupied as a single-family dwelling, be designated as an Area in Need of Redevelopment.

The Florence Township Council in cooperation with the Township Planner has prepared a Redevelopment Plan, in accordance with *N.J.S.A. 40A:12A-7*, which is consistent with the Master Plan of the Township of Florence. The Florence Township Planning Board has reviewed that Redevelopment Plan and has recommended adoption of the Redevelopment Plan by the Township of Florence.

The Township Engineer and Planner have recommended that the plan shall be amended to provide that the Minimum Parking Stall Ratio shall be 0.60 stalls/unit.

**Section 2.** Adoption of Redevelopment Plan. There is hereby adopted, pursuant to the New Jersey Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-7*, et seq., a

Redevelopment Plan entitled “Preliminary Investigation for Determination of Area in Need of Redevelopment and Redevelopment Plan for the Former Duffy School Area, Block 45, Lots 8, 9, 10, 13, 14, and 15”, except that the Minimum Parking Stall Ratio shall be 0.60 stalls/unit.

Copies of the Redevelopment Plan are on file with the Township Clerk of the Township of Florence and available for public review.

**Section 3.** If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

**Section 4.** All ordinances or parts of ordinances of the Township of Florence heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 5.** This ordinance shall take effect immediately upon its final passage and notice of adoption shall be published as provided by law.

### **NOTICE OF PENDING ORDINANCE**

Ordinance 2011-05 was introduced and passed on first reading at a public meeting of the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on May 18, 2011. The purpose of the Ordinance is to declare Block 45, Lots 8,13,14, and 15 and commonly known as the former Marcella Duffy School on West Second Street, and 203 West Second Street, identified as Block 45, Lots 9 and 10 and currently occupied as a single-family dwelling as an Area In Need of Redevelopment in accordance with the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. and to adopt the Redevelopment Plan, entitled “Preliminary Investigation for Determination of Area in Need of Redevelopment and Redevelopment Plan for the Former Duffy School Area, Block 45, Lots 8, 9, 10, 13, 14, and 15” in

accordance with the recommendation of the Florence Township Planning Board. It will be considered for final passage after public hearing to be held on June 1, 2011, at 8:00 P.M. at the Florence Township Municipal Complex, 711 Broad Street, Florence, New Jersey.

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Joy M. Weiler, RMC, MMC  
Township Clerk