

ORDINANCE NO. 2013-10

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130
REDEVELOPMENT AREA**

WHEREAS, on October 21, 2009 the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the “Township”) adopted Resolution 2009-225 declaring designated blocks and lots fronting Route 130 within the Township as an “Area In Need of Redevelopment” (the “Route 130 Corridor Redevelopment Area” or “Redevelopment Area”); and

WHEREAS, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*, 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 160.01, Lots 1.03, 14 and 15 within the Township (the “Property”) are located in the Route 130 Corridor Redevelopment Area; and

WHEREAS, the Property consists of two undersized parcels (Lot 14 is 0.47 acres and Lot 15 is 0.28 acres) and one adequate sized parcel (Lot 1.03 is 6.48 acres) which aggregate to a 7.23 acre parcel bordering Route 130 adjacent to the Burlington Coat Factory warehouse in Burlington Township and contains a commercial structure (Lot 15), a former industrial property that has been vacant for 10 continuous years (Lot 14) and a larger vacant parcel with minimal highway frontage (Lot 1.03); and

WHEREAS, the Township envisions the development of a mid-rise business class hotel and restaurant project on the property to support highway commercial development consistent with the 2007 Township Master Plan; 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, undeveloped parcels within the Redevelopment Area in close proximity to the Property have drawn the attention of potential developers looking for development sites to support logistics, manufacturing and office development; and

WHEREAS, in the Township's discussions with both developers and potential end users, the proximity to a modern business class hotel is consistently raised and the inability to identify this type of amenity, in the Township's opinion, impacts on the viability of both the projects under construction and future projects in the immediate area; and

WHEREAS, a primary motivation in adopting the Redevelopment Plan for the Property is to consolidate the individual parcels into an adequate sized site to support a business class hotel and restaurant and empower the Township to work with the existing property owners and the development community to make a hotel/restaurant project possible and economically viable; 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”) which would permit development of the Property in a manner that is beneficial to the Township and consistent with the vision for the Route 130 Corridor Redevelopment Area; and

WHEREAS, on May 15, 2013, the Township Council reviewed the Proposed Redevelopment Plan and via Resolution 2013-110, forwarded the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e; and

WHEREAS, on May 22, 2013, the Planning Board, together with the Board's professionals, reviewed the Proposed Redevelopment Plan, and after providing an opportunity for public comment, found that the Proposed Redevelopment Plan was not inconsistent with the Township's Master Plan and recommended that the plan be adopted by the Township pursuant to the Act; and

WHEREAS, a copy of the Proposed Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit A (the "Redevelopment Plan"); and

WHEREAS, the Township Council desires to approve the Redevelopment Plan in the form set forth in Exhibit A hereto, and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

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

Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A is hereby approved.

Section 2. The zoning map of the Township of Florence is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of Parcel A.

Section 3. The recitals of this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as the reasoning of the Township Council for purposes of N.J.S.A. 40A:12A-7(f).

Section 4. This ordinance shall take effect as provided in law.

The Ordinance has been approved on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on June 19, 2013. It will be considered for final passage after a public hearing to be held on July 17, 2013, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained on request at no cost and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

JOY M. WEILER, RMC/MMC, Township Clerk

