

RESOLUTION 2017-168
RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE REFERRING A PROPOSED REDEVELOPMENT PLAN FOR A PARCEL WITHIN THE HIGHWAY 130 REDEVELOPMENT AREA (2013) 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 May 15, 2013, Florence Township Council adopted Resolution No. 2013-112 authorizing the Planning Board to conduct a Preliminary Investigation for the Determination of An Area in Need of Redevelopment for the U. S. Route 130 Corridor and Vicinity in compliance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1).

WHEREAS, on June 24, 2013 the Planning Board held a Public Hearing on the Preliminary Investigation and adopted Resolution NO. P.B 2013-12 designating certain lands described by blocks and lots in the Resolution, as "An Area in Need of Redevelopment;" and

WHEREAS, Florence Township Council subsequently adopted Resolution No. 2013-147 on July 10, 2013, accepting the Planning Board's recommendation and designating certain parcels along and adjacent areas including the Property as an "Area in Need of Redevelopment;" (the "Highway 130 Redevelopment Area (2013);" and

WHEREAS, on July 11, 2013, the Township sent the Preliminary Investigation and Resolution NO. 2013-147 to the New Jersey Department of Community Affairs (NJ DCA) for their approval of the Area in Need of Redevelopment Designation and on August 23, 2013 the Township received a letter indicating that, "In accordance with NJSA 40A:12A-6, the municipality's approval took effect upon transmittal to the Department of Community Affairs and no further action is necessary from the department to effectuate your designation;" 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 165.04, Lot 63, located on the northeastern side of Florence-Columbus Road (CR 656) immediately south of Regars Drive (the "Property"), is a parcel of approximately 8.86 acres currently situated in the Township's OP- Office Park Zoning District and was included in the designated "Area in Need of Redevelopment;" and

WHEREAS, the Township envisions the development of approximately 80 homes consisting of 40 townhomes containing 3 bedroom units and 40 stacked townhomes containing 20 three bedroom units and 20 two bedroom units on the Property, along with related parking; neighborhood amenities, including but not limited to sidewalks, landscaping and lighting; and storm water management facilities and with one access point connecting to Regars Drive; and

WHEREAS, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed a draft redevelopment plan for the Properties (the "Proposed Redevelopment Plan"), a copy of which is attached hereto as Exhibit A, which would permit

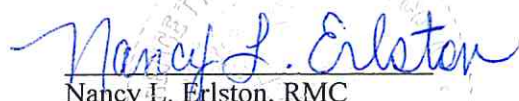
development of the Property in a manner that is beneficial to the Township and consistent with the vision for the Highway 130 Redevelopment Area (2013); and

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 12th day of July, 2017.


Nancy E. Erlston, RMC
Township Clerk

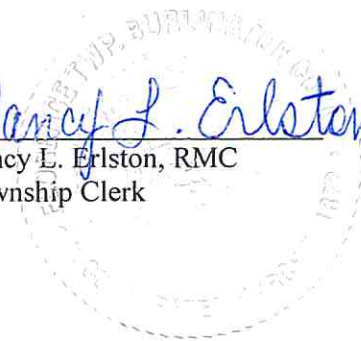


EXHIBIT A

Proposed Redevelopment Plan