

ORDINANCE NO. 2025- 18

ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130 REDEVELOPMENT AREA (BLOCK 163.07 LOTS 3.01 AND 3.07)

WHEREAS, on May 15, 2013, Florence Township Council adopted Resolution 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 accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1); and

WHEREAS, on June 24, 2013 the Planning Board held a Public Hearing on the Preliminary Investigation and adopted Planning Board Resolution 2013-12, memorializing a determination that certain lands described by blocks and lots in the Resolution satisfied the statutory criteria to be designated as “An Area in Need of Redevelopment.”

WHEREAS, on July 10, 2013, Florence Township Council adopted Resolution 2013-147, accepting the Planning Board’s recommendation and designating certain parcels along and adjacent areas as an “Area in Need of Redevelopment” (the “Route 130 Corridor Redevelopment Area” or “Redevelopment Area”)

WHEREAS, on July 11, 2013, the Township sent the Preliminary Investigation and Resolution 2013-147 to the New Jersey Department of Community Affairs (NJ DCA) for their approval of the Area in Need of Redevelopment Designation; and

WHEREAS, on August 23, 2013, the NJ DCA sent a letter to the Township, dated August 23, 2013, indicating that, “[i]n 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, Block 163.01, Lots 3.01 and 3.07 within the Township (the “Property”) are located in the Route 130 Corridor Redevelopment Area (2013); and

WHEREAS, the owner of the Property has requested the Township use its redevelopment powers to assist in making development on the Property feasible and the Township has agreed to provide assistance to allow the Property to be developed for the benefit of the Township and the remaining parcels within the Redevelopment Area; and

WHEREAS, Edward E. Fox, III, PP, AICP of Environmental Resolutions, Inc., a licensed professional planner employed by the Township, has developed a draft redevelopment plan for the Property (the “Proposed Redevelopment Plan”), dated March 12, 2025 and entitled “Non-Condemnation Redevelopment Plan Block 163.01, Lot 3.01 and 3.04”, 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 Route 130 Corridor Redevelopment Area (2013); and

WHEREAS, on March 19, 2025, the Township Council forwarded the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e; and

WHEREAS, on March 25, 2025, the Planning Board held a regularly scheduled meeting to review the Proposed Redevelopment Plan where Township's Professional Planner, Edward E. Fox, III, PP, AICP of Environmental Resolutions, Inc., presented testimony on the preparation and relationship of the Proposed Redevelopment Plan to the Master Plan; and

WHEREAS, members of the Planning Board, who were members in 2022, explained to the Planning Board that the explicit purpose of the rezoning of the Property and similar properties had been to avoid additional heavy truck traffic by moving away from the former SM light manufacturing overlay that had allowed warehousing and distribution uses, which were perceived to be more generative of truck traffic than the HC-Highway Commercial uses; and

WHEREAS, Mr. Fox further testified that this particular property would be difficult to develop for the permitted HC-Highway Commercial uses because it does not have any visible frontage or direct access to US Route 130, and further, that the close proximity of Cathy Lane to the Turnpike exit ramp onto US Route 130 could lead to traffic issues for cars as well as trucks if an intense retail use as envisioned in the HC Zone were implemented at this site; and

WHEREAS, following a presentation by Mr. Fox, an opportunity for public comments, and an extensive discussion by and amongst the Planning Board; the Planning Board found that pursuant to the authorities under N.J.S.A. 40A:12A-7(e) the Proposed Redevelopment Plan was inconsistent with the Township's Master Plan (See P.B. Resolution 2025-04 dated April 24, 2025, attached hereto as Exhibit B.); and

WHEREAS, the Planning Board further recognized that pursuant to N.J.S.A. 40A:12A-7(e), that the Township Council may elect to adopt the Proposed Redevelopment Plan; and resolved that if the Township Council should adopt the Proposed Redevelopment Plan, certain standards should be incorporated into the Proposed Redevelopment Plan upon adoption, or in a Redevelopment Agreement; and

WHEREAS, the Township Council has reviewed P.B. Resolution 2025-04, attached hereto as Exhibit B, constituting the report of the Planning Board on its review of the Proposed Redevelopment Plan required pursuant to N.J.S.A. 40A:12A-7, including the findings of inconsistency with the Master Plan and recommendations set forth therein; and

WHEREAS, the Township Council believes that adoption of the Proposed Redevelopment Plan is in the best interest of the Township as:

- a. Block 163.01, Lots 3.01 and 3.07 have historically been used for industrial uses that depend on trucking; and
- b. The property is currently occupied and dominated by industrial buildings and improvements which are unsuited for the current HC-Highway Commercial uses; and

- c. As testified by the Township Planner, Edward E. Fox, III, PP, AICP of Environmental Resolutions, Inc., the property would be difficult to develop for HC -Highway Commercial uses due to its lack of frontage on US Route 130, and proximity to the Turnpike exit ramp onto US. Route 130; and
- d. The Proposed Redevelopment Plan provides for improvement to the existing current uses of the property and through sound planning acts to prevent the deterioration and potential blight of the property related to the improbability of the development of the property for HC- Highway Commercial uses; and

WHEREAS, to the extent that the recommendation of the Planning Board contained in Planning Board Resolution P.B. 2025-04 are not already addressed in the Proposed Redevelopment Plan, said recommendations shall be addressed and incorporated into a Redevelopment Agreement; and

WHEREAS, the Township Council desire 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 Proposed 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 Proposed Redevelopment Plan and delineate the boundaries of the Property.

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(e).

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

I, Nancy Erlston, Clerk of the Township of Florence, Burlington County, New Jersey, do hereby certify the foregoing to be a true and exact copy of the ordinance which was finally adopted by the Township Council at a meeting held on the 2nd day of July, 2025.

Nancy L. Erlston, RMC
Township Clerk

Joseph B. Frappolli
Council President