

APPROVED

August 6, 2025
Kurtan Mink
MAYOR

ORDINANCE NO. 2025- 19

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING AN
AMENDED REDEVELOPMENT PLAN FOR 2006 US ROUTE 130
(BLOCK 163.01 LOTS 1.01, 1.03 AND 1.04)**

WHEREAS, on November 19, 2012, Township Council adopted Ordinance 2012-33 which enabled the property owner, Burlington Stores, Inc., to subdivide former Lot 1.01 into Lots 1.01, 1.03, and 1.04 and to construct a four-story corporate headquarters on Lot 1.01 accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1); and

WHEREAS, on July 17, 2013, the Township Council adopted Ordinance 2013-10 adopting a redevelopment plan for Lots 1.03, 14 and 15, the purpose of which was to construct a mid-rise business class hotel, along with restaurant and liquor license; and

WHEREAS, the corporate headquarters on Lot 1.01 was developed, but is currently underutilized, and Lot 1.03 and 1.04 remain underdeveloped; 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 May 15, 2025 and entitled "Non-Condensation Redevelopment Plan Block 160.01, Lots 1.01, 1.03 and 1.04: 2006 US Route 130", a copy of which is attached hereto as Exhibit A, which would permit demolishing the existing corporate headquarters building, and erecting approximately 550,000 to 750,000 square feet of warehouse space; 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Redevelopment Plan in the form set forth in Exhibit A hereto, and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

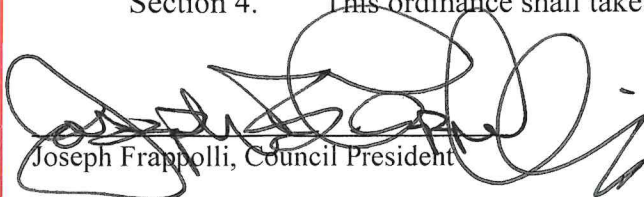
NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:

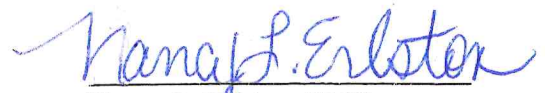
Section 1. The Proposed Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A is hereby approved.

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 Block 160.01, Lots 1.01, 1.03 and 1.04: 2006 US Route 130.

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.


Joseph Frappolli, Council President


Nancy L. Erlston, RMC
Township Clerk

**NOTICE
FLORENCE TOWNSHIP**

ORDINANCE No. 2025-19

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING AN
AMENDED REDEVELOPMENT PLAN FOR 2006 US ROUTE 130
(BLOCK 163.01 LOTS 1.01, 1.03 AND 1.04)**

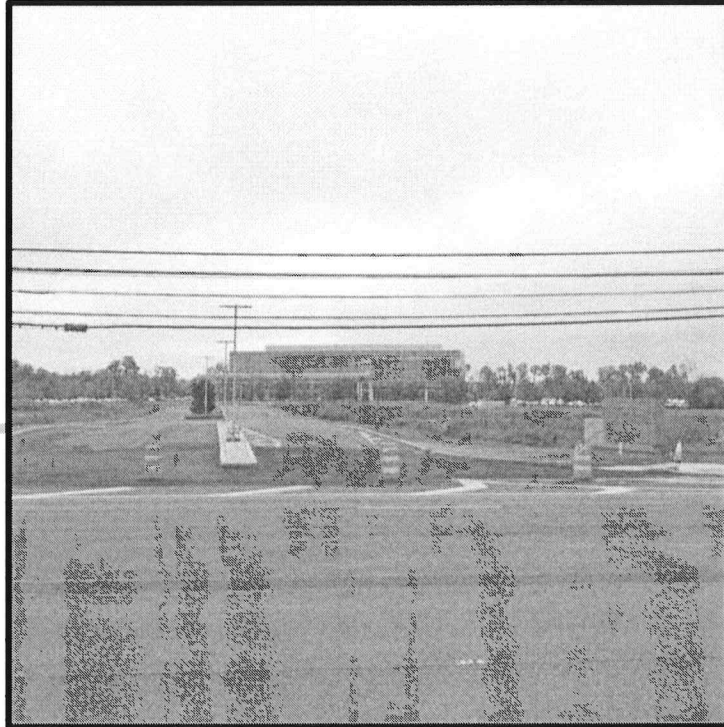
Take Notice that the Ordinance identified above adopting an amended Redevelopment Plan for 2006 US Route 130, Block 163.01, Lots 1.01, 1.03, and 1.04 on the Tax Map of the Township of Florence has received final adoption by the Township Council and was approved by the Mayor of the Township of Florence, County of Burlington, State of New Jersey, at a meeting held on August 6, 2025 at 7:00 PM in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey. The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full Ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. The ordinance is posted on the township's website www.florence-nj.gov

Nancy L. Erlston, RMC
Township Clerk

May 15, 2025
#85013.07

AMENDED NON-CONDEMNATION REDEVELOPMENT PLAN
Block 160.01, Lots 1.01, 1.03, and 1.04: 2006 US Route 130
Florence Township, Burlington County, New Jersey

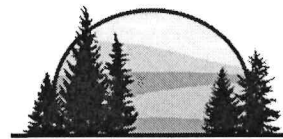


Prepared For:

Mayor & Council
Township of Florence
711 Broad Street
Florence, NJ 08518

Prepared By:

Edward E. Fox III, AICP, PP
NJ PP #33LI00510400



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, NJ 08054

*The report author signed and sealed the original document in accordance with
Chapter 41 of Title 13 of the State Board of Professional Planners.*

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ACKNOWLEDGMENTS

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Hugh J. Dougherty, Board Engineer

Edward Fox, Board Planner

I. INTRODUCTION

This Amended Non-Condemnation Redevelopment Plan relates solely to a ±49-acre Project Area comprising Lots 1.01, 1.03, and 1.04 of Block 16.01 at 2006 US Route 130 in the Township of Florence (Township). It amends the existing non-condemnation redevelopment plan for this tract that the Township Council adopted by Ordinance 2012-33 on November 19, 2012. That redevelopment plan enabled the property owner, Burlington Stores, Inc., to subdivide former Lot 1.01 into Lots 1.01, 1.03, and 1.04 and to construct a four-story corporate headquarters on Lot 1.01 in 2014. Lots 1.03 and 1.04, which front on US Route 130 to the north and south of Lot 1.01's intersection on that highway, remain vacant to this day.

The Township later adopted a redevelopment plan for Lots 1.03, 1.04, and 1.05 via Ordinance 2013-10 on July 17, 2013. Lots 1.04 and 1.05 were underutilized parcels comprising 0.75 acres with 300 feet of frontage on US Route 130 to the north of Lot 1.03. The purpose of that redevelopment plan was to construct a mid-rise business class hotel of more than 100 rooms, along with a restaurant with a liquor license. After the Township adopted the redevelopment plan, it purchased Lots 1.04 and 1.05, resold them in 2014 to Burlington Stores, Inc. (Burlington County Book OR13188 Page 7504, which then consolidated those undersized parcels with Lot 1.03. Earlier that year, Burlington Stores, Inc. subdivided a portion of Lot 1.04 and sold it to the owner of Lot 1.02, who later consolidated that undersized property with Lot 1.02.

At the time of this writing, Lots 1.01, 1.03, and 1.04 are all owned by Burlington Stores, Inc., as is adjacent Lot 7 of Block 147.51 in Burlington Township. The latter parcel in Burlington Township contains a ±386,498 square foot warehouse with a 134,943 square foot office that the corporation built in 1988. It also holds a reciprocal easement on Lot 1.01, recorded on January 27, 2017, in Burlington County Book OR 13262, Page 1218. That easement is associated with an earlier cross-access and signage easement between the two adjacent parcels recorded on July 11, 2013, in Burlington County Book OR 13083 Page 3131. Among other things, both easements would allow passenger vehicles and freight trucks from the Burlington Township parcel to exit onto US 130 not at the Dultys Lane traffic light but further eastbound on the Florence Township parcel, and vice versa. It appears that the 2017 easement revisions would have also enabled anticipated hotel and restaurant customers from redeveloped Lot 1.03 to exit onto US 130 westbound at the Dultys Lane traffic signal in Burlington Township. There may be other existing easements among the adjacent properties in the two townships for parking, solar photovoltaic energy, stormwater management, utilities, etc., that the Redeveloper may consider revising as part of this Redevelopment Plan, as well.

The purpose of this Redevelopment Plan is to facilitate the redevelopment of the Project Area by reconsolidating Lots 1.01, 1.03, and 1.04, demolishing the existing corporate headquarters building, and erecting a +550,000 to +750,000 square feet of warehouse space.

Redevelopment of this project tract will advance Florence Township Master Plan's community and economic development goals and objectives strategies. This Redevelopment Plan supersedes all other provisions of the previous redevelopment plan and plan amendments for this Project Area.

II. DEFINITIONS

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law (LRHL), are pertinent to this Redevelopment Plan:

Redevelopment -- means clearance, re-planning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public, or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other

public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan will be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance, or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

Other definitions used this Redevelopment Plan:

Building Height – The vertical distance between the highest point of a building and the average finished grade of the building facade that is most parallel to US Route 130, as measured five feet from that facade's foundation.

On-Site Generation Facility - means a generation facility, including, but not limited to, a generation facility that produces Class I or Class II renewable energy, and equipment and services appurtenant to electric sales by such facility to the end use customer located on the property or on property contiguous to the property on which the end user is located. An on-site generation facility shall not be considered a public utility. The property of the end use customer and the property on which the on-site generation facility is located shall be considered contiguous if they are geographically located next to each other, but may be otherwise separated by an easement, public thoroughfare, transportation or utility-owned right-of-way, or if the end use customer is purchasing thermal energy services produced by the on-site generation facility, for use for heating or cooling, or both, regardless of whether the customer is located on property that is separated from the property on which the on-site generation facility is located by more than one easement, public thoroughfare, or transportation or utility-owned right-of-way. (N.J.A.C. 48:3-51)

III. REDEVELOPMENT PLAN

A. Property Description

The ±49-acre Project Area, which comprises Lots 1.01, 1.03, and 1.04 of Block 160.01, also known as 2006 US Route 130, currently contains the corporate headquarters of Burlington Stores, Inc., which has more than one thousand retail stores and is the nation's third largest off-price retailer after TJX Companies and Ross Stores. It sits on the western edge of Florence Township and is adjacent to Lot 7 of Block 147.51 in Burlington Township,

B. Redevelopment Plan

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the Project Area...."The LRHL requires the outline to indicate the following information:

1. Relationship to Definite Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

This Redevelopment Plan relates to the Township's local objectives, as expressed in its master plan and other land, community, and economic development documents, as follows:

1. Land Use Objectives: The proposed uses and building requirements correlate with the 2022 Master Plan's first goal, which is "managed and balanced economic development is encouraged in the Township to achieve land development that is aesthetically pleasing and economically viable."
2. Population Density / Housing Objectives: Because residential uses are not suitable, practicable, and sustainable uses within the Redevelopment Project Area, the Redevelopment Plan does not include a component that addresses these local objectives.
3. Traffic and Public Transportation Objectives: The proposed land use and building requirements in this redevelopment plan are not meant to address any of the 2022 Master Plan Circulation Element recommendations.
4. Public Utilities / Infrastructure Objectives: The Redevelopment Project Area is served by public water and wastewater infrastructure. The proposed land use and building requirements in this redevelopment plan are not meant to address any of the 2022 Master Plan Utility Element recommendations and should not have any significant impact on those public utilities.
5. Recreational and Community Facilities Objectives: Because recreational and community facility uses are not suitable, practicable, and sustainable uses within the Redevelopment Project Area, the Redevelopment Plan does not include a component that addresses these local objectives. In addition, the proposed uses and building requirements should not have any significant impact on the Township's recreational and community facility resources.
6. Other Public Improvement Objectives: Not applicable.

2. Proposed Land Use and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

Proposed land uses and building requirements in the Project Area.

The purpose of this Redevelopment Plan is to facilitate the redevelopment of the project area to advance Florence Township Master Plan's community and economic development goals and objectives strategies.

2.a. Permitted Principal Uses

The permitted principal uses will be the following:

1. All those permitted in the Township's Highway Commercial (HC) District, per § 91-216.
2. Light manufacturing, fabrication, assembly, and bottling.
3. Research and development facilities.
4. Wholesale distribution centers and warehouses, including refrigerated warehouses.
5. Municipal, County, and State uses and facilities.

2.b. Permitted Accessory Uses

The permitted accessory uses include the following:

1. All those permitted in the Township's Highway Commercial (HC) District, per § 91-217.
2. Building and business identification signage.
3. Employee cafeterias and outdoor recreational areas.
4. Fire protection and potable water supply storage tanks and other mechanical equipment.
5. Fuel storage for on-site use and consumption.
6. HVAC/R, emergency electrical generators, and other mechanical equipment.
7. Landscape and sound attenuation buffers.
8. Rooftop solar thermal and solar photovoltaic on-site generation facilities.
9. Storage, maintenance, utility, and security buildings and structures.
10. Stormwater management structures.
11. Technical, administrative, and support service uses accessory to any permitted principal use,
12. Tractor trailer parking and storage, loading bays and docks.
13. Utility infrastructure facilities.

2.c. Prohibited Principal and Accessory Uses

All principal uses that are not permitted are prohibited. In addition, there shall be no overnight occupancy by drivers, no leasing or sales of trucks or trailers, no temporary or mobile storage structures, and no maintenance, painting, repair, or washing of trucks or trailers.

2.d. Area and Height Regulations

The following table identifies the area and yard requirements for the Project Area, i.e., for Lots 1.01, 1.03, and 1.04 cumulatively.

Requirement	Dimension
Min. Lot Area (Square Feet)	60,000
Min. Lot Frontage (Feet)	200
Min. Lot Depth (Feet)	250
Min. Front Yard Setback (Feet)	75
Min. Rear Yard Setback (Feet)	50
Min. Side Yard Setback (Feet)	25
Max. Building Coverage (Percent)	35

Requirement	Dimension
Max. Total Impervious Coverage (Percent)	75
Max. Principal Building Height (Feet)	75

2.e. Off-Street Parking and Loading Requirements

Development within the Project Area will comply with **Florence Township Code Chapter 91, Article XVII Off-Street Parking and Loading**, unless otherwise provided below:

1. Off-street parking spaces will be a minimum of 9 feet wide and 18 feet in length,
2. Off-street loading spaces will be a minimum of 15 feet wide and 40 feet in length.
3. Minimum parking requirements:
 - a) Light manufacturing, fabrication, assembly, and bottling: 1 per 4,000 square feet or fraction thereof.
 - b) Research and development facilities: 1 per 4,000 square feet or fraction thereof.
 - c) Wholesale distribution centers and warehouses, including refrigerated warehouses: 1 per 4,000 square feet or fraction thereof.
 - d) Business administration offices for the above uses: 1 per 250 square feet.
 - e) Off-street parking requirements may be satisfied on-site or by easement to adjacent Lot 7 of Block 147.51 in Burlington Township.

2.f. Signage

All building and business identification signs will comply with those in the Township's Highway Commercial (HC) District, per § 91-223.

2.g. Environmental Performance Standards

All development will comply with State Air Pollution Noise Control regulations (N.J.A.C. 7:27-14) and State Noise Control regulations (N.J.A.C. 7:29) during construction and upon the Redeveloper's receipt of a certificate of occupancy.

2.h. Buffers

A minimum buffer area of 50 feet in width shall be provided along any common property line with a residential district or the AGR-Agricultural District. When this buffer area contains a natural woodland, the woodland or portion thereof shall be preserved and incorporated into the buffer. Said buffer may include stormwater management facilities. Buffers shall be designed in accordance with **§ 91-91, Buffers and Screens**.

2i. Deviations from Provisions of this Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for variances and deviations from this Redevelopment Plan or other municipal development ordinances, other than with respect to the nature of relief as set forth under N.J.S.A. 40:55D-70d. Accordingly, an amendment to the Redevelopment Plan will not be necessary if the selected Redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of Florence's Land Development Ordinance, or from the design standards set forth in this Redevelopment Plan or other municipal development ordinances.

The Redeveloper will make all requests for such relief to the Planning Board accompanied by a complete application for development, as otherwise required by ordinance. The Planning Board will make its decisions on such requests in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

3. Provisions for Relocation

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Project Area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

The Township Council of Florence, or its appointed Redevelopment Agency, will not disturb or eliminate any existing residences to implement this Redevelopment Plan. Therefore, this Redevelopment Plan does not require resident relocation provisions.

4. Identification of Property to be Acquired

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

At this time, this Redevelopment plan does not anticipate that the Township Council of Florence will need to acquire any properties in the Redevelopment Project Area to implement this Redevelopment Plan. If the need should arise to acquire a property, the Council will take separate action to designate that property as a Condemnation Redevelopment Area, in accordance with the LRHL.

5. Relationship with Other Plans

N.J.S.A. 40A:12A-7a.(5) requires the redevelopment plan to indicate:

Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.).

a. Contiguous Municipalities

Florence Township borders Burlington, Mansfield, and Springfield townships in New Jersey and Bristol and Falls townships in Pennsylvania. The Project Area is adjacent to Burlington Township's I-1 industrial zoning district, which permits principal uses similar to those in this Redevelopment Plan. Therefore, this Redevelopment Plan is compatible with that adjacent property in Burlington Township and thus should not have any adverse impacts on implementation of that township's master plan goals and objectives.

b. Burlington County

The Burlington County Planning Board has not adopted a County Master Plan; therefore, this provision does not apply.

c. New Jersey

The New Jersey State Planning Commission adopted the *State Development and Redevelopment Plan (SDRP)* on June 12, 1992. The Commission re-examined the *SDRP* and adopted a new plan on March 1, 2001. The *SDRP* delineates the Project Area as within the Suburban (PA2) Planning Area. The *SDRP* intends to provide for much of the State's future development by revitalizing cities and towns; promoting growth in compact forms; stabilizing older suburbs; redesigning areas of sprawl; and

protecting the character of existing stable communities. This Redevelopment Plan is consistent with this intent by promoting growth in compact forms through redevelopment of former areas of highway sprawl.

6. Affordable Housing Impacts

N.J.S.A. 40A:12A-7a.(6) requires the redevelopment plan to indicate:

As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

This Redevelopment Plan does not provide for the demolition, rehabilitation, or construction of any affordable housing. Therefore, the provision of an analysis of affordable housing impacts does not apply.

7. Affordable Housing Replacement Provisions

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, which is subject to affordability controls and that is identified as to be removed because of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, will have first priority for those replacement units provided under the plan; provided that any such replacement unit will not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing will be provided within or near the redevelopment area. A municipality will report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

There are no residential uses within the Redevelopment Project Area. Therefore, this Redevelopment Plan requirement does not apply.

8. Zero-Emission Vehicle Infrastructure

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

Proposed locations for zero-emission vehicle fueling and charging infrastructure within the Project Area in a manner that appropriately connects with an essential public charging network.

This Redevelopment Plan will require redevelopers to install electric vehicle charging infrastructure within the Redevelopment Project Area in accordance with P.L. 2021 c.171. The locations of such infrastructure will be determined during the development review process.

IV. AFFORDABLE HOUSING PROVISIONS

N.J.S.A. 40A:12A-7b. indicates:

A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

Redevelopment projects will comply with all applicable provisions of Township Code Chapter 33 Affordable Housing.

V RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS

N.J.S.A. 40A:12A-7c. requires the redevelopment plan to indicate:

The redevelopment plan will describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.).

This Redevelopment Plan incorporates all those other chapters of the Florence Township Code related to land development, such as Chapter 33 Affordable Housing and Chapter 91 Land Development. This Redevelopment Plan only supersedes those ordinance regulations identified in **Section III B2. Proposed Land Uses and Building Requirements** of this Redevelopment Plan. It also supersedes all other provisions of the previous redevelopment plans and plan amendments for the Project Area.

The Council will amend the Zoning Map to indicate that this Redevelopment Plan will apply for all future development and redevelopment for this Redevelopment Project Area.

In addition, the Planning Board is authorized to issue, at its discretion, bulk variances, design waivers, and other exceptions from the Proposed Land Uses and Building Requirements detailed in this Redevelopment Plan.

VI MUNICIPAL MASTER PLAN CONSISTENCY

N.J.S.A. 40A:12A-7d. requires that:

All provisions of the redevelopment plan will be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan that is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

In addition to the Master Plan-related comments above in **Section V. Relationship to Local Development Regulations**, the Redevelopment Plan is substantially consistent with and designed to effectuate Florence's 2022 Master Plan, as were the aforementioned prior redevelopment plans for this Project Area.

The Master Plan indicates that this Project Area is in the HC Highway Commercial District. § 91-215 indicates that "the purpose of the Highway Commercial District is to provide commercial uses along several major highways or major arteries in the Township which provide services to the general traveling public, and which have a service radius generally wider than the immediate neighborhood. The provisions are designed to curtail the further evolution of strip commercial patterns while permitting controlled commercial growth."

With the exception of the existing Valero gas station at 2012 US Route 130 on adjacent Lot 1.02, there are no retail commercial uses on this section of the HC zone in Florence Township for almost 4,000 feet west of the

Project Area's driveway, where there is a cluster of stores and services at the intersection of Cedar Lane / Florence-Bustleton Road (CR 659). The redevelopment activity outline in **Section III.B2. Proposed Land Use and Building Requirements** is consistent with the general land uses and development patterns along US Route 130 in Florence Township and to the west in Burlington Township.

VII OTHER PROVISIONS

A. Designation of Redeveloper.

1. The Township Council of Florence (Council) will designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).

B. Compliance with Development Regulations.

1. All development within the Redevelopment Project Area will be governed by the requirements of Florence Township Code Chapter 91 Land Development, unless otherwise superseded by the provisions of this Redevelopment Plan, as well as the State of New Jersey governing development and redevelopment.
2. The Council and Redeveloper will agree to comply with all applicable application submission requirements, design standards, and development regulations established in this plan for the Redevelopment Area, as well as those established by Council to the extent that they do not contradict this Redevelopment Plan and applicable law, and except where the Planning Board properly approves variances and waivers.
3. The ordinance adopting the Redevelopment Plan will contain an explicit amendment to the Township's Zoning Map included in the Land Development Ordinance. The Zoning Map, as amended, will indicate the redevelopment area to which the Redevelopment Plan applies.
4. The Planning Board will review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan.

C. General Provisions of the Redevelopment Plan.

1. Land use provisions and building requirements are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They provide references for the physical development of the redevelopment project area. Redevelopers have flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The Council has not attempted in these controls to anticipate every possible design or land use solution. Rather, Council will evaluate proposals as to how well they achieve the objectives of this Redevelopment Plan.
2. The Council and the Planning Board specifically reserve the right to review and approve the Redeveloper's site and subdivision plans and specifications with respect to their conformance to the Redevelopment Plan. Such a review will be based on submissions to both agencies of a site context plan locating the proposed Redevelopment Project; a site plan illustrating all site features;

and building elevations for facades facing primary and secondary streets. If Redevelopers make design changes after submission, no construction related to the changed project features can take place until the Redevelopers submit a site plan and other pertinent drawings reflecting such additions or changes for both agencies' approval. This pertains to revisions and additions prior to, during, and after the completion of such improvements.

3. As part of the final site plan approval process, the Planning Board may require a Redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The Township's Attorney or the Planning Board Attorney will approve such performance guarantees. The Council will determine the amount and form of such performance guarantees.
4. The subdivisions of lots and parcels of land within the Redevelopment Project Area will be in accordance with the requirements of this Redevelopment Plan and the Township's Zoning and Land Use Ordinance. If parcels are combined that include the use or taking of public rights-of-way, thus interfering with existing circulation patterns, and creating a new street or tax block, the Redeveloper will also be required to comply with the Township's Land Development Ordinance, as if the Redeveloper were proposing a subdivision or portion thereof.
5. The Redeveloper will also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79. (N.J.S.A. 40A:12A-1 *et seq.*).
6. No use or reuse will be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic, or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust, or waste, undue noise or vibration, or other features detrimental to the public health, safety, or general welfare.
7. No Redeveloper will construct a building over an easement in the project area without prior written approval from the Council.
8. The Redeveloper will provide utility easements, when necessary, for approval by the Council. The Redeveloper will provide such easements within seven (7) working days after completion of project construction.
9. No covenant, lease conveyance or other instrument will be affected or executed by the Council or by the Redeveloper or any successors or assignees, whereby land within the Redevelopment Project Area is restricted by the Council or the Redeveloper, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. The disposition agreements will include appropriate covenants, running with the land forever, which will prohibit such restrictions.
10. Any plans or plats approved by the Council, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan will not be subject to the requirements of this Redevelopment Plan.

D. Public Improvements.

Redevelopers will participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). As its sole option, the Council may opt to pay for all or part of these public improvements. The Redeveloper will coordinate any water, sewerage, or other infrastructure system improvement with the appropriate utility company. All off-tract improvements will conform to Township requirements.

E. Types of Proposed Redevelopment Actions.

Pursuant to N.J.S.A. 40A:12A-8, the Council may, upon adoption of a Redevelopment Plan, proceed with clearance, re-planning, development, and redevelopment of the area designated in that plan. To perform and affect the purposes and terms of this Redevelopment Plan, the Council may:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L.1992, c.79 (C.40A:12A-29);
2. Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22);
3. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L.1971, c.361 (C.20:3-1 et seq.), provided that the land or building is located within (1) an area that was determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area;
4. Clear any area owned or acquired and install, construct, or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan;
5. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of Redevelopment Projects;
6. Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the Council, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Council and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area;
7. Except with regard to property subject to the requirements of P.L.2008, c.65 (C.40A:5-14.2 et al.), lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary;
8. Enter upon any building or property in any redevelopment area to conduct investigations or make surveys, sounding, or test borings necessary to carry out the purposes of this Act;

9. Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L.1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L.1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a redevelopment area;
10. Make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements;
11. Request that the Planning Board recommend to the Council and that the Council designate particular areas as being in need of redevelopment or rehabilitation in accordance with the provisions of this act and make recommendations for the redevelopment or rehabilitation of such areas;
12. Study the recommendations of the Planning Board or Council for the redevelopment of the area;
13. Publish and disseminate information concerning any redevelopment area, plan, or project; and
14. Do all things necessary or convenient to carry out its powers.

F. Time Limits.

The following provisions with respect to time limits will govern this Redevelopment Plan:

1. Reasonable Time for Development: The redeveloper of a project within the Redevelopment Area will begin the development of land and construction of improvements within a reasonable time, to be determined in an Agreement between the Council and the duly designated Redeveloper. (N.J.S.A. 40A: 12A-9). Failure to begin the development of land and construction of improvements within six years of the Township's receipt of the executed Redeveloper's Agreement shall cause the reversion back to the original Non-Condensation Redevelopment Plan, unless extended by Council.
2. Expiration of Redevelopment Plan: The provisions and regulations specified in this Redevelopment Plan will continue in effect for a period of 30 years from the adoption of the Redevelopment Plan.
3. Certificates of Completion: Upon the issuance of a Certificate of Completion by the Council, the Council will deem that a redevelopment project is no longer in need of redevelopment for the purposes of implementation of this Redevelopment Plan.

G. Procedures for Amending this Redevelopment Plan.

This Redevelopment Plan may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 *et seq.*).

H. Supersedence, Repeal, and Severability

1. This Redevelopment Plan repeals all ordinances or parts of ordinances inconsistent with it to the extent of such inconsistency only.

2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the Township's Land Development Ordinance, the provisions of this Redevelopment Plan – unless otherwise specified – will prevail.
3. If any provision or regulation of this Redevelopment Plan will be judged invalid by a court of competent jurisdiction, such order or judgment will not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.

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**NOTICE
FLORENCE TOWNSHIP**

ORDINANCE No. 2025-19

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING AN
AMENDED REDEVELOPMENT PLAN FOR 2006 US ROUTE 130
(BLOCK 163.01 LOTS 1.01, 1.03 AND 1.04)**

Take Notice that the Ordinance identified above adopting an amended Redevelopment Plan for 2006 US Route 130, Block 163.01, Lots 1.01, 1.03, and 1.04 on the Tax Map of the Township of Florence has received final adoption by the Township Council and was approved by the Mayor of the Township of Florence, County of Burlington, State of New Jersey, at a meeting held on August 6, 2025 at 7:00 PM in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey. The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full Ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. The ordinance is posted on the township's website www.florence-nj.gov

Nancy L. Erlston, RMC
Township Clerk