

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2025-07

**RESOLUTION OF MEMORIALIZATION
FINDING AMEDNED REDEVELOPMENT PLAN
CONCERNING 61 CATHY LANE BLOCK 163.01 LOTS 3.01 and 3.07
CONSISTENT WITH MASTER PLAN**

Decided:	September 23, 2025
Resolution Memorialized:	October 28, 2025

WHEREAS, in July 2013, the Township Council of the Township of Florence adopted Resolution 2013-147 declaring designated properties within the Township as an “Area In need of Redevelopment” pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A: 12A-1 *et seq.*;

WHEREAS, on March 19, 2025 the Township Council of the Township of Florence adopted Resolution 2025-78 which referred to the Township Planning Board a draft a Redevelopment Plan concerning properties within the previously designated Area in Need of Redevelopment known as Block 163.01 Lots 3.01 and 3.07 for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

WHEREAS, at its March 25, 2025 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated March 12, 2025, entitled “Non-Condemnation Redevelopment Plan, Block 163.01 Lots 3.01 and 3.07, Florence Township, Burlington County, New Jersey”, and prepared by the Township’s Professional Planner, Edward E. Fox, III, PP, AICP, of the firm Environmental Resolutions, Inc., which would allow all current HC Zone uses, municipal, County and State uses and facilities, and General Freight Trucking uses under NAICS Codes 4841140, 484121 and 484122, along with minor repairs associated with those trucking uses;

WHEREAS, by way of its Resolution 2025-04, the Board found the draft Redevelopment Plan dated March 12, 2025 to be inconsistent with the Township Master Plan and made certain specific recommendations in the event the governing body should elect to adopt the draft Redevelopment Plan notwithstanding the Board finding of Master Plan inconsistency, or which could be incorporated should the governing body elect to amend the draft Redevelopment Plan;

WHEREAS, subsequently, the Township Council introduced Ordinance 2025-21 which would adopt an Amended Redevelopment Plan concerning properties located at Cathy Lane and known on the Official Tax Maps of Florence Township as Lots 3.01, and 3.07 of Block 163.07 dated August 1, 2025 and entitled “Non-Condensation Redevelopment Plan, Block 163.01 Lots 3.01 and 3.07, Florence Township, Burlington County, New Jersey”

WHEREAS, like the original March 12, 2025 draft Redevelopment Plan, the Amended Redevelopment Plan would change the permitted uses and bulk standards applicable to the subject properties to allow all current HC Zone uses, municipal, County and State uses and facilities, and General Freight Trucking uses under NAICS Codes 4841140, 484121 and 484122, along with minor repairs associated with those trucking uses;

WHEREAS, many of the specific concerns about bulk, design and performance standards that were voiced by the Board concerning the March 12, 2025 Redevelopment Plan have been addressed in the Amended Redevelopment Plan dated August 1, 2025

WHEREAS, the Board is persuaded by the letter of the redeveloper’s counsel, John Gillespie, Esquire, dated September 18, 2025, that hewing solely to the HC zoning for this site, while perhaps consistent with the thread of the Master Plan that seeks to minimize new truck traffic, would be inconsistent with the Master Plan’s community and economic development goals because of the peculiar location of these properties in the HC Zone but without the functional and visual contact with Route 130 itself and its regional traffic, upon which the permitted uses within the HC Zone are inherently dependent for their economic viability;

WHEREAS, since the subject properties do not have direct visual and functional access to Route 130, Council's effort through the Amended Redevelopment Plan to find other uses which can support the economic vitality of these properties does further the economic and community development goals of the Master Plan;

WHEREAS, the Board also finds that through implementation of the specific requirements of the August 1, 2025 Amended Redevelopment Plan, some of the current issues with traffic and circulation at the intersection of Cathy Lane may be addressed, which would be consistent with the traffic and transportation objectives of the Master Plan.

WHEREAS, no public comment was offered to the Board;

NOW THEREFORE, it is hereby **RESOLVED** by the Planning Board of the Township of Florence, County of Burlington and State of New Jersey that the draft Redevelopment Plan dated August 1 2025, entitled "Non-Condensation Redevelopment Plan, Block 163.01 Lots 3.01 and 3.07, Florence Township, Burlington County, New Jersey", and prepared by the Township's planners, of the firm Environmental Resolutions, Inc., is found, pursuant to the Board review authorities under with NJSA 40A:12-7(e), to be consistent with the Township's Master Plan;

MOTION TO FIND REDEVELOPMENT PLAN INCONSISTENT WITH MASTER PLAN, and TO MAKE RECOMMENDATIONS TO GOVERNING BODY:

Moved by : Mayor Marter
Seconded by : Ms. Taylor
In Favor : Mr. Gabrielle, Mr. Isaacson, Ms. Taylor, Mayor Marter,
Opposed : None
Recused : None
Absent : Councilman Fratinardo, Mr. Mattson, Mr. Kehr, Chairman Pagano

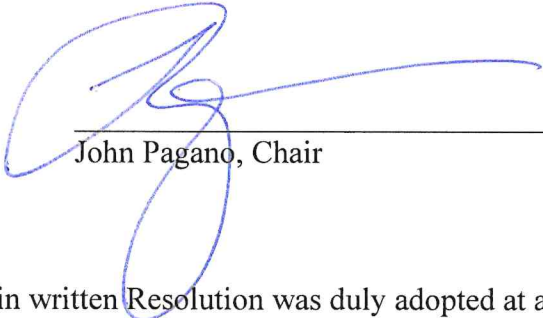
MOTION TO ADOPT RESOLUTION:

Moved by : Mayor Marter
Seconded by : Mr. Isaacson
In Favor : Marter, Isaacson, Gabriele

Opposed : None
Abstained : Fratinardo, Kehr, Mattson, Pagano

FLORENCE TOWNSHIP PLANNING BOARD

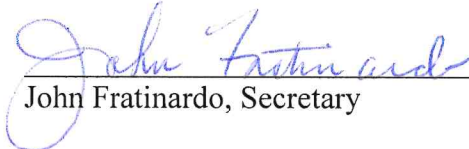
Dated: OCTOBER 28, 2025


John Pagano, Chair

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on September 23, 2025 and memorializes a decision taken by the Board on October 28, 2025.

Dated: 10/18/2025


John Fratinardo, Secretary



TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323
PHONE: (609) 499-2525 • WWW.FLORENCE-NJ.GOV

FLORENCE TOWNSHIP PLANNING BOARD

NOTICE

RESOLUTION NO. P.B.-2025-07

Resolution of Memorialization, Finding Amended Redevelopment Plan Concerning 61 Cathy Lane Block 163.01, Lot 3.01 & 3.07 Consistent with Master Plan

This resolution was duly adopted by the Florence Township Planning Board at a meeting held on October 28, 2025.

John Fratinardo, Secretary
Florence Township Planning Board