

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2018-22

**RESOLUTION OF MEMORIALIZATION
RECOMMENDING THAT THE GOVERNING BODY ADOPT
A REDEVELOPMENT PLAN CONCERNING
BLOCK 160.01 LOTS 1.01, 1.03 & 1.04**

**Decided: September 25, 2018
Resolution Memorialized: November 27, 2018**

WHEREAS, on October 21, 2009, the Township Council of the Township of Florence adopted a resolution designating certain properties including *inter alia* the above referenced properties (as they were then configured and designated) 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 September 19, 2018 the Township Council of the Township of Florence adopted Resolution 2018-215 referring to the Township Planning Board a draft Redevelopment Plan concerning those properties within the previously designated Area in Need of Redevelopment that are now known as Block 160.01 Lots 1.01, 1.03 and 1.04 for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

WHEREAS, at its September 25, 2018 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated September 12, 2018, entitled “Redevelopment Plan Burlington Campus Phase II, Block 160.01, Lots **1.01, 1.03 and 1.04**, Florence Township, Burlington County, New Jersey”, and prepared by the Board’s Professional Planner, Barbara Fegley, PP, AICP, of Environmental Resolutions, Inc.;

WHEREAS, in the course of the Board's review of the draft Plan, Ms. Fegley offered her testimony to the Board and public explaining the exhibits, analysis, general recommendations and proposed use and associated development standards set forth in the draft Plan;

WHEREAS, Ms. Fegley explained that the proposed Redevelopment Plan amends the 2012 Redevelopment Plan concerning what is now Lot 1.01, supersedes the 2013 Redevelopment Plan concerning what is now Lot 1.03 and consolidates the Redevelopment planning for all three Lots into a single vision and set of standards for the overall site that serves as the business campus for Burlington Stores;

WHEREAS, after discussion by members of the Board of the subject property, the draft Plan, the history of redevelopment on the subject properties, existing zoning of the property and applicable development standards, as well as review of the relationship of the draft Plan to the Township Master Plan in light of Ms. Fegley's testimony, and an opportunity for public comment, the Board moved to find that the draft Plan is consistent with and designed to effectuate the Township's Master Plan pursuant to N.J.S.A. 40A:12A-7(d), and to recommend to the governing body that it adopt the draft Plan as the Township's Redevelopment Plan concerning the subject property pursuant to N.J.S.A. 40A:12A-7(e);

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 attached draft Redevelopment Plan dated September 12, 2018, entitled "Redevelopment Plan Burlington Campus Phase II, Block 160.01, Lots **1.01, 1.03 and 1.04**, Florence Township, Burlington County, New Jersey", and prepared by the Board's Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc., is found to be substantially consistent with and designed to effectuate the Township's Master Plan, and the Board recommends to the governing body, in accord with NJSA 40A:12-7(e), that the governing body adopt said Plan as the Redevelopment Plan concerning redevelopment of the subject property.

MOTION TO FIND AMENDED REDEVELOPMENT PLAN SUBSTANTIALLY CONSISTENT WITH and DESIGNED TO EFFECTUATE MASTER PLAN and RECOMMEND ADOPTION OF PLAN:

Moved by : Mr. Pagano
Seconded by : Councilman Lovenduski
In Favor : Mr. Pagano, Councilman Lovenduski, Mayor Wilkie, Mr. Morris,
Opposed : None
Recused : None
Absent : Chair Hamilton-Wood, Mr. Mattson, Mr. McCue, Mr. Molimock
Mr. Montgomery

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Morris
Seconded by : Mr. Pagano
In Favor : Mr. Morris, Mr. Pagano, Mayor Wilkie, Councilman Lovenduski
Opposed : None
Abstained : Chair Hamilton-Wood, Mr. Molimock, Mr. McCue

FLORENCE TOWNSHIP PLANNING BOARD

Dated: 11/27/18


Mildred Hamilton-Wood, 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 ~~November 27, 2018~~ and memorializes a decision taken by the Board on ~~September 25, 2018~~

Dated: 11/27/18


Wayne Morris, Secretary