

APPROVED

7/11/18

MAYOR

ORDINANCE NO. 2018-16

ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROEBLING STEEL PLANT REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

WHEREAS, on January 13, 1999, the Florence Township Council authorized the Planning Board to conduct a Preliminary Investigation to Determine whether the Roebling Street Plant site, which contained approximately 200 acres, met the criteria set forth in the Act for designation as "An Area In Need of Redevelopment;" and

WHEREAS, the Burlington County Office of Land Use Planning prepared a report titled, Preliminary Investigation, "Need for Redevelopment," dated February, 1999, signed and sealed by Mark A. Remsa, NJPP (the Preliminary Investigation); and

WHEREAS, property then identified as Block 139, Lots 1, 2 and 3 were included in the Preliminary Investigation, and that in 1999, Block 139, Lot 1 included current Lots 1.02 and 1.03 and Block 139, Lot 2 included a portion of current Lot 1 and Lot 1.01 such that the Property (as hereinafter defined) was included in the Preliminary Investigation even though the lot designations have changed; and

WHEREAS, on April 22, 1999, the Planning Board held a public hearing on the Preliminary Investigation and subsequently adopted Planning Board Resolution 1999-5 entitled, "A Resolution to Memorialize Recommendations that 50 Properties Comprising the Former Roebling Steel Plant and Environs be Designated by the Florence Township Council as an Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law;" and

WHEREAS, on September 1, 1999, Florence Township Council passed Ordinance 1999-30 entitled "An Ordinance of the Township of Florence Establishing the Township of Florence Redevelopment Agency and Designating the Fifty Properties Comprising the Former Roebling Steel Plant and Environs as An Area In Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law" (the "Roebling Steel Plant Redevelopment Area"), thus designating Block 139, Lots 1, 2 and 3 as An Area in Need of Redevelopment; and

WHEREAS, land currently identified as Block 139, Part of Lots 1 and 1.01 containing roughly 36.81 acres in total and located on First Avenue in the Township as further identified in the hereinafter defined Proposed Redevelopment Plan (the "Property") is located in the Roebling Steel Plant Redevelopment Area; and

WHEREAS, Kampack, a producer of custom quality packaging containers is the contract purchaser of the Property and has requested the Township to 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 Roebing Steel Plant Redevelopment Area; and

WHEREAS, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed a draft redevelopment plan for the Property, dated May 16, 2018 (the "Proposed Redevelopment Plan"), which would permit development on the Property to permit the construction of roughly 500,000 square feet of commercial and industrial space to be developed over two phases with Phase 1 of the project consisting of the construction of a 325,000 square foot building of which 317,500 square feet will be for manufacturing and production and 15,000 square feet will be for office associated with the manufacture and production of custom corrugate used for packaging and Phase 2 of the project to include an additional 175,000 square feet of floor area that is required to be specifically related to the Phase 1 use under the terms of the Proposed Redevelopment Plan; and

WHEREAS, on May 16, 2018 the Township Council of the Township of Florence (the Township Council") adopted Resolution 2018-135 referring to the Township Planning Board (the "Planning Board") the Proposed Redevelopment Plan for review and recommendation pursuant to N.J.S.A. 40A: 12A-7(e);

WHEREAS, at its May 22, 2018 regular meeting, the Planning Board reviewed Proposed Redevelopment Plan and in the course of the Board's review received testimony from Ms. Barbara Fegley of Environmental Resolutions to the Board and public explaining the exhibits, analysis, general recommendations and proposed use and associated development standards set forth in the Proposed Redevelopment Plan;

WHEREAS, the Planning Board received further testimony from Robert Stout, PE, PLS of the firm Stout and Caldwell concerning the nature of the proposed use and the conceptual design set forth in the Proposed Redevelopment Plan;

WHEREAS, after discussion by members of the Planning Board of the subject property, the Proposed Redevelopment Plan, existing zoning of the property, 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 Proposed Redevelopment Plan was 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 Proposed Redevelopment Plan as the Township's Redevelopment Plan concerning the subject property pursuant to N.J.S.A. 40A:12A-7(e);

WHEREAS, such findings of the Planning Board were transmitted to the Mayor and Township Council via a letter from the attorney for the Planning Board dated May 23, 2018 and was resolved by the Planning Board by Resolution PB-2018-15, adopted at a Planning Board meeting held on June 26, 2018 and memorializing a decision taken by the Planning Board on May 22, 2018; and

WHEREAS, a copy of the Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit A; 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:

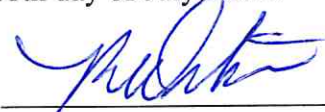
Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A is hereby approved.

Section 2. The zoning map of the Township of Florence is hereby amended to incorporate the provisions of the 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(f).

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

I, Nancy L. 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 11th day of July, 2018.



Paul C. Ostrander
Council President



Nancy L. Erlston, RMC
Township Clerk

