

ORDINANCE NO. 2018-10

ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130 REDEVELOPMENT AREA (PRIMESTONE PROPERTIES, LLC, BLOCK 163.02 LOT 13.02)

WHEERAS, 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 163.02, Lot 13.02 located near U.S. Route 130 northbound on Hunt Circus Drive (the "Property") is located in the Redevelopment Area; and

WHEREAS, prior to its inclusion in the Redevelopment Area, in 2008, the Property was a portion of two parcels which received approvals from the Zoning Board of the Township of Florence (the “Planning Board”) for development as a hotel site; and

WHEREAS, notwithstanding said approvals and consistent efforts to market it to potential tenants, the Property remains vacant; and

WHEREAS, Primestone Properties, LLC, 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, Environmental Resolutions, Inc., licensed professional planners employed by the Township, developed a draft redevelopment plan for the Property (the “Proposed Redevelopment Plan”), which would permit development on the Property to permit the construction of an 82 unit+/- hotel with related uses as set forth in the Proposed Redevelopment Plan; and

WHEREAS, on March 14, 2018 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 27, 2018, the Planning Board held a regularly scheduled meeting to review the Proposed Redevelopment Plan, dated March 2, 2018, and entitled “Redevelopment Plan Primestone Properties, LLC, Block 163.02 Lot 13.02, Florence Township, Burlington County, New Jersey” and prepared by Environmental Resolutions, Inc. and sealed by Barbara Fegley, Professional Planner (the " Redevelopment Plan"); and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board resolved that the Redevelopment Plan was consistent with the Township's Master Plan and recommended that the Redevelopment Plan be adopted by the Township Council, which conclusions were set forth in a letter from the Planning Board’s attorney, dated March 28, 2018 and which will be memorialized by the Planning Boards at its meeting of April 24, 2018 where it will adopt a formal resolution, a copy of which is attached to this ordinance as Exhibit A; and

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

WHEREAS, the Township Council desire to approve the Redevelopment Plan in the form set forth in Exhibit B 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 B 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 _____ day of _____, 2018.

NANCY L. ERLSTON, RMC
TOWNSHIP CLERK

EXHIBIT A

April 24, 2018 Resolution of the Planning Board

EXHIBIT B

Redevelopment Plan