

ORDINANCE NO: O-2018-_____

**TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN, NEW JERSEY**

**ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK
1502, LOTS 10, 25 and 33 AND BLOCK 2502, LOT 15 ON THE OFFICIAL TAX MAP
OF THE TOWNSHIP OF WINSLOW IN ACCORDANCE WITH THE
REQUIREMENTS OF THE LOCAL REDEVELOPMENT
AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”)**

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution R-2017-642, the Mayor and Township Committee of the Township of Winslow authorized and directed the Winslow Township Planning Board (“Planning Board”) to undertake the preliminary investigation of property located at Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 (“P.I.Q.”) as a Non-Condensation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Township Committee, the Planning Board conducted an investigation to determine whether the P.I.Q. should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15, dated March 6, 2018, prepared by Malvika Apte, PP, AICP of CME Associates; and

WHEREAS, the Planning Board conducted a public hearing on April 19, 2018 concerning the designation of the P.I.Q. as a Non-Condensation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board; and

O-2018-_____

WHEREAS, the Planning Board prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein, including the P.I.Q. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the Planning Board heard sworn testimony from its professional planner, Malvika Apte, PP, AICP, who presented substantial credible evidence that the P.I.Q. qualified as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(d); and

WHEREAS, at the conclusion of the public hearing as described above, the Planning Board adopted Resolution PR 2018-19, recommending that the Mayor and Township Committee designate the P.I.Q. on the Official Tax Map of the Township of Winslow as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Township Committee agreed with the conclusions of the Planning Board that the P.I.Q. met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution PR 2018-248, adopted on May 22, 2018, the Mayor and Township Committee determined that the P.I.Q. qualified as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Township Committee have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan, entitled “Maressa Redevelopment Plan” dated September 20, 2018, as set forth in Exhibit “A” attached hereto and made a part hereof for the P.I.Q. on the Official Tax Map of the Township of Winslow.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Winslow, County of Camden, State of New Jersey, as follows:

Section 1: Adoption of Redevelopment Plan.

The Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 on the Official Tax Map of the Township of Winslow appended and attached hereto as Exhibit "A".

Section 2: The Mayor and Township Committee of the Township of Winslow hereby declare and determine that the said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Township in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

Section 3: Amendment of Zoning Map.

The Zoning Map of the Township of Winslow shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the P.I.Q. as an overlay zoning district. The Zoning Map shall include the P.I.Q. as a Redevelopment Area to which the Redevelopment Plan is applicable.

Section 4: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

Section 6: Upon adoption, a copy of this Ordinance shall be filed with The Pinelands Commission for review and certification pursuant to the Pinelands Comprehensive Management Plan's rules and regulations. Notwithstanding anything herein to the contrary, this Ordinance shall not take effect until certified by The Pinelands Commission as required by law

Section 7: Upon adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board and other agencies as required by law.

Section 8: This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

INTRODUCED: September 25, 2018

ADOPTED: November 20, 2018

BARRY WRIGHT, MAYOR

**DEBORAH A. IANNACO, RMC
TOWNSHIP CLERK**

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **November 20, 2018** at the Winslow Township Municipal Building.

**Deborah A. Iannaco, RMC
Municipal Clerk**

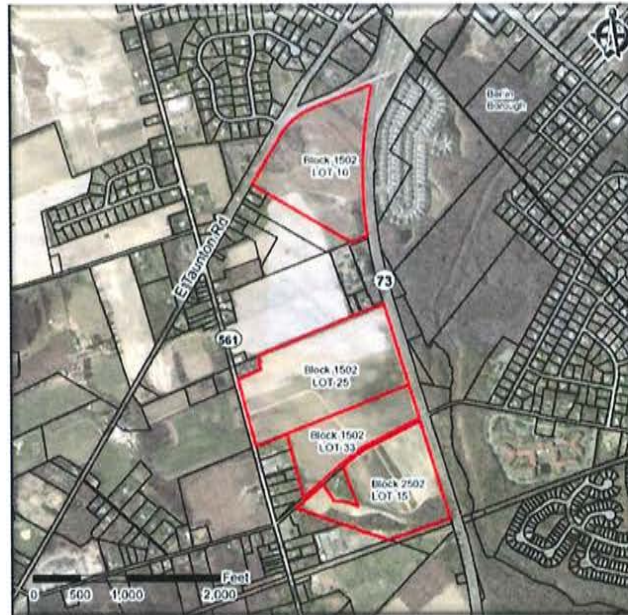
Date: _____, 20____

EXHIBIT "A"

Maressa Redevelopment Plan

Block 1502, Lot 10, 25, & 33

Block 2502, Lot 15



Winslow Township, Camden County, New Jersey

Date: September 20, 2018

Prepared By:



1460 Route 9 South
Howell, New Jersey 07731
(732) 462-7400

Malvika Apte, PP, AICP
License No. 6056

The original of this document was signed and sealed in accordance with New Jersey Law.

Acknowledgements

Township Committee

Barry Wright, Mayor
Charles Flamini,
Marie D. Lawrence
Evelyn Leverett
Paula Paretti
Edward Pleczynski
Carlos A. Vascos BSN, RN
Raymond J. Watkins, Jr.
John Wilson

Township Attorney

Stuart Platt, Esq.

Project Team

Malvika Apte, AICP, PP
Christopher Dochney, AICP, PP
Taurean Ford

Table of Contents

1.0	Introduction.....	1
1.1	Purpose of and Statutory Basis for the Redevelopment Plan	1
1.2	Plan Overview	2
1.3	Area Boundaries and Locational Context	2
1.4	Existing Conditions.....	4
2.0	Redevelopment Plan, Vision, Goals, and Objectives.....	5
2.1	Plan Vision	5
2.2	Plan Goals and Objectives	5
3.0	Land Use Plan.....	6
3.1	Relationship to Township Land Development Regulations	6
3.2	Relationship to Local Objectives.....	6
3.3	On-Site and Off-Site Improvements	7
3.4	Land Use Standards	7
4.0	Circulation, Open Space, and Utilities.....	11
4.1	Circulation.....	11
4.2	Open Space	11
4.3	Utilities.....	11
5.0	Design Standards.....	13
5.1	Plan Consistency Review	15
5.2	Winslow Township Master Plan	15
5.3	Plans of Adjacent Municipalities.....	16
5.4	Camden County Master Plan	16
5.5	Pinelands Comprehensive Management Plan.....	16
5.6	State Development and Redevelopment Plan.....	16
6.0	Redevelopment Plan Actions.....	17
6.1	Outline of Proposed Actions	17
6.2	Properties to be Acquired and Relocation.....	17
6.3	Infrastructure.....	17
6.4	Other Actions.....	17
6.5	Amendment to Zoning Map and Development Regulations.....	17
6.6	Definitions.....	18
6.7	Non-Discrimination Provisions	18
6.8	Duration of the Plan.....	18
6.9	Completion of Redevelopment.....	19
6.10	Severability	19
7.0	Other Provisions.....	20
8.0	Appendices.....	21

1.0 Introduction

1.1 Purpose of and Statutory Basis for the Redevelopment Plan

The Township of Winslow designated Block 1502, Lots 10, 25, and 33, and Block 2502, Lot 15, as an Area In Need of Redevelopment by resolution on May 22, 2018. The Winslow Township Planning Board and Township Committee reviewed the Area In Need of Redevelopment Study for Block 1502, Lots 10, 25, and 33 and Block 2502, Lot 15, prepared by CME Associates and determined the study area in its entirety to be “An Area In Need of Redevelopment.”

This document sets forth the Redevelopment Plan for the aforementioned parcels, including land uses, bulk and area requirements, and design standards for any proposed development within the Study Area. Block 1502, Lots 10, 25, and 33 and Block 2502, Lot 15, will be hereafter referred to as the “Redevelopment Area.” **This plan is a non-condemnation Redevelopment Plan.**

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational, community facilities, and other public improvements;
- Proposed land uses and building requirements in the project area;
- 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;
- An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- Any significant relationship of the Redevelopment Plans to:
 - The Master Plans of contiguous municipalities;
 - The Master Plan of the County in which the municipality is located, and;
 - The State Development and Redevelopment Plans adopted pursuant to the “State Planning Act.”
- Additionally, 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; and
- The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

1.2 Plan Overview

The Redevelopment Plan proposes to create a mix of commercial and residential uses to be developed in the Redevelopment Area. The idea is to create commercial uses along Route 73 and residential development comprising of mix of single family and townhouses more to the rear of the site, along Route 561. It is envisioned that the complimentary uses will create a symbiotic relationship of interdependence. This Redevelopment Plan will set forth the bulk standards, permitted uses, design standards, and other requirements within the Redevelopment Area and will be applied as an overlay zone which shall supersede the existing PC-2 Major Commercial District and PTC Pinelands Town Center Zone standards currently applicable to the Redevelopment Area if the Applicant elects to submit an application in accordance with this Plan.

1.3 Area Boundaries and Locational Context

The Redevelopment Area is located near the Township's northern border with Berlin Borough and is situated between Route 73 and County Road 561. The site is approximately 25 miles southeast of the City of Camden. The area is approximately 104.54 acres in size and contains 4 parcels.

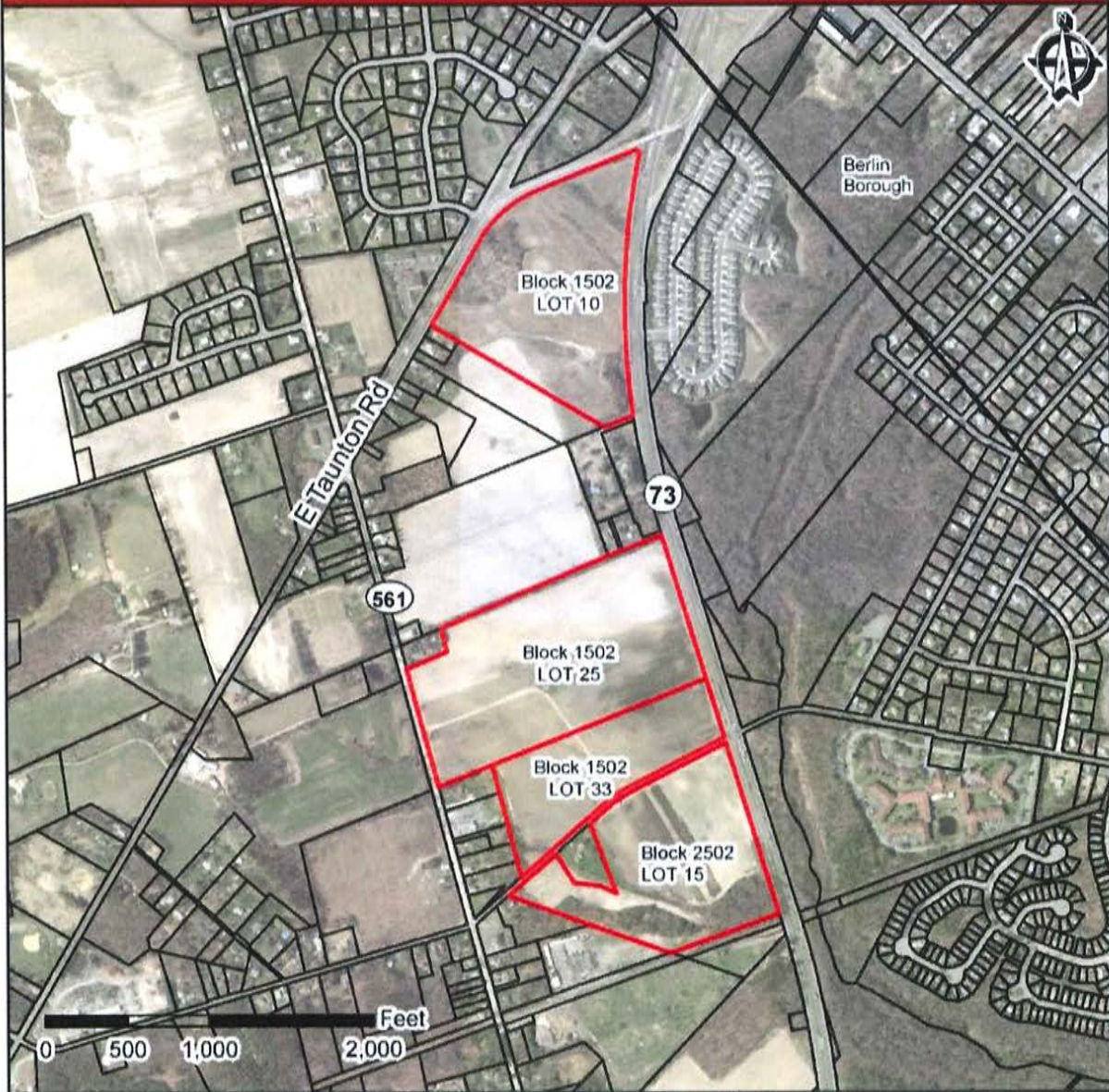
Block 1502, Lot 10 consists of 29.1 acres. The parcel is the northernmost site in the Redevelopment Area. The site is surrounded by single-family housing developments to the north and east of the parcel. There are vacant parcels to the south and commercial office space to the west of the site.

Block 1502, Lot 25 consists of 35.28 acres and Block 1502, Lot 33 consists of 15.81 acres. The two lots are contiguous. They are located in the center of the Redevelopment Area. The parcels are surrounded by vacant fields, wooded lots, and single-family houses.

Block 2502, Lot 15 consists of 24.35 acres. The lot is the southernmost parcel within the Redevelopment Plan. The irregularly shaped parcel has frontage along Route 73 and Factory Road. The parcel borders a single-family house to the north, wooded lots to the east and south, and a quasi-public use to the west.

The full extent of the Redevelopment Area is illustrated on the aerial image map on the following page.

REDEVELOPMENT AREA AERIAL WINSLOW, N.J.



AERIAL MAP

WINSLOW TWP.
CAMDEN COUNTY
NEW JERSEY

Legend

- Redevelopment Area
- Winslow Parcels



216 BORDENTOWN AVENUE, PARLIN, N.J. 08859
180 BOWEN ROAD, BORDENTOWN, N.J. 08805
2700 ROUTE 1 SOUTH, LEE HARBOR DRIVE, SOUTH PLAINFIELD, N.J. 08080
ONE MARKET STREET, SUITE 101, CAMDEN, N.J. 08102

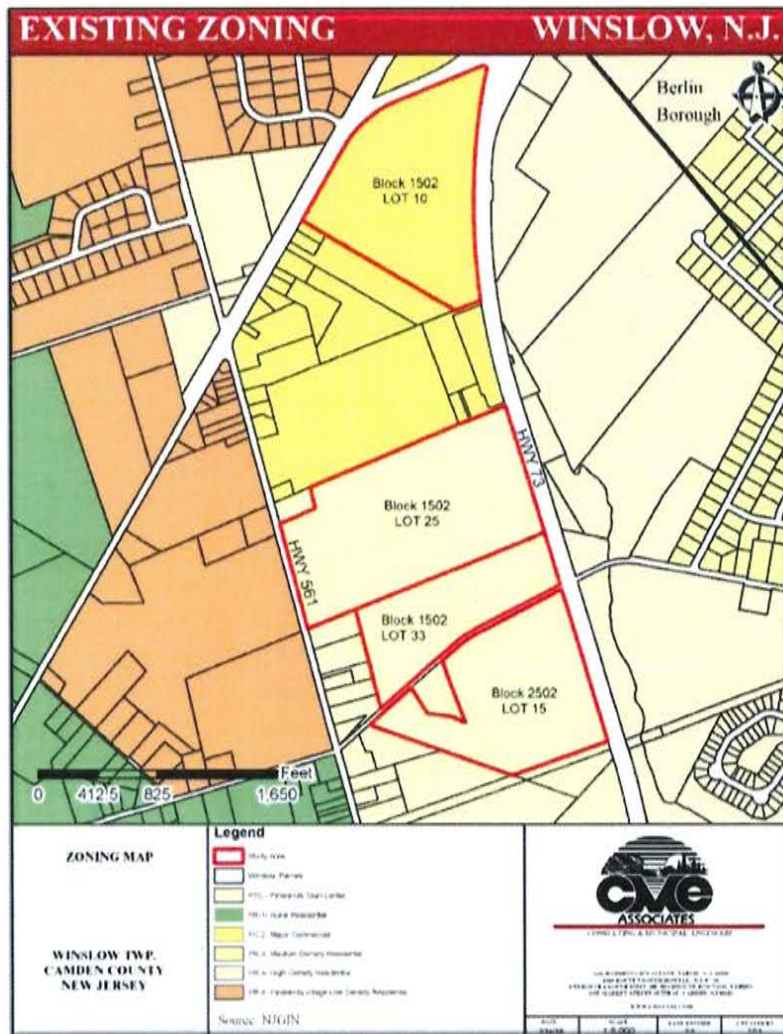
WWW.CMEASSOCIATES.COM

DATE	SCALE	LAST REVISED	CREATED BY
2/12/18	1:10,000	AS/ML	PL

1.4 Existing Conditions

Currently, the Redevelopment Area primarily consists of vacant agricultural fields. The parcels contain minimal amounts of overgrown vegetation and trees. However, there are several areas within the parcels that are heavily wooded. The wooded areas are primarily located along the property boundaries. There is also a significant presence of wetlands especially along the southern portion of the study area per the New Jersey Department of Environmental Protection (NJDEP) Mapping. Any potential redevelopment of this area would require a Letter of Interpretation (LOI) from the Pinelands Commission be obtained by the developer, to determine the presence and type of wetlands and the required buffer width.

The Redevelopment Area is located within the Pinelands Regional Growth Area. Block 1502 Lot 10 is located within the PC-2 Major Commercial District zone and the remainder of the parcels are located in PTC Pinelands Town Center zoning district.



2.0 Redevelopment Plan, Vision, Goals, and Objectives

2.1 Plan Vision

The Redevelopment Plan provides for the transformation of underutilized parcels within the Redevelopment Area to be economically and socially productive uses, which will contribute to the general welfare of the Township via increased tax revenues. It is envisioned that any proposed retail space, commercial pad sites, single-family homes, and townhouses will be developed to further enhance the residential and commercial offerings for the community.

2.2 Plan Goals and Objectives

The objectives of the Redevelopment Plan are as follows:

- Create land use requirements specific to the Redevelopment Area that effectuate the development of structures and promote development of Route 73 as a commercial corridor for the Region.
- Encourage redevelopment to increase tax ratables within Winslow Township;
- Reverse the observed conditions within the Redevelopment Study for Block 1502, Lots 10, 25, and 33; Block 2502, Lot 15, by leveraging public and private assets to improve the overall economic and physical conditions;
- Develop financial and regulatory incentives including tax abatement to encourage public/private partnerships to redevelop the Redevelopment Area tract;

3.0 Land Use Plan

3.1 Relationship to Township Land Development Regulations

The standards contained within this Redevelopment Plan shall overlay the Township's existing regulations including all PC-2 Major Commercial District and PTC Pinelands Town Center principal and accessory uses, bulk requirements, general provisions, and design standards. The Winslow Township Land Use Code shall apply if the provisions of this Redevelopment Plan do not set any specific regulations or are not expressly modified herein. Development applications for the Redevelopment Area shall be reviewed and approved by the Planning Board.

The Winslow Township Code shall apply if the provisions of this Redevelopment Plan do not set any specific regulations or are not expressly modified herein. Development applications for the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within the Township Code.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval. Any exceptions or waivers granted shall be reasonable within the general purposes and intent of the provisions for site plan review and/or subdivision approval within this Plan. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Redevelopment Plan.

The Planning Board may grant deviations from the standards of this Redevelopment Plan which would result in a "c" variance pursuant to N.J.S.A. 40:55D-70.c et seq., to the same extent that they may grant relief from such standards under normal subdivision and site plan review processes. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70.d shall be addressed as an amendment to the Plan rather than via variance relief through the Township's Zoning Board of Adjustment.

Final adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Township of Winslow Land Use and Development Regulations Ordinance and Zoning Map.

Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Zoning Ordinance.

3.2 Relationship to Local Objectives

This Redevelopment Plan is consistent with Winslow Township's objectives regarding appropriate land uses, traffic, population density, public utilities, and recreational or community facilities. The

Plan will be consistent with the population density for the Township and is not anticipated to adversely affect traffic along Route 73 and the surrounding roads.

3.3 On-Site and Off-Site Improvements

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to the development of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redeveloper's agreement with Winslow Township or the relevant external agency or authority.

3.4 Land Use Standards

Below are the land use standards that shall apply to all development within the Redevelopment Area:

A. Permitted Principal Uses:

- i. Single-family dwellings;
- ii. Single-family detached age restricted housing;
- iii. Townhouses permitted on Block 1502 Lot 10, 25 and 33 shall be permitted at maximum gross density of 5 du/ac; Townhouses permitted on Block 2502 Lot 15 shall be permitted at maximum gross density of 8 du/ac.
- iv. The following non-residential uses are permitted only within 600 feet of the right of way of Route 73
 - General office buildings;
 - Research facilities;
 - Hospital or related health-care facilities;
 - Retail or personal service establishments;
 - Banks and Fiduciary Institutions;
 - Restaurants, including fast food restaurants with drive through services;
 - Pharmacy with drive through;
 - Gas stations with convenience store.

B. Permitted Accessory Uses:

- v. Off-street parking;
- vi. Trash enclosures;
- vii. Outdoor seating areas at sit-down restaurants;
- viii. Patios and decks;
- ix. Sheds and storage structures;

- x. Fences;
- xi. Utilities, including roof mounted solar panels;
- xii. Any use or structure that is customary and incidental to the principal use of the property.

C. Area, Yard, and Bulk Requirements:

Bulk Requirements for Commercial Uses	
Bulk Standard	Redevelopment Plan Requirements
Minimum Lot Area	10,000 square feet
Minimum Lot Frontage	150 feet
Minimum Front Yard Setback	40 Feet
Minimum Side Yard Setback	30 Feet
Minimum Rear Yard Setback	30 feet
Maximum Building Height	3 stories / 45 feet
Maximum Lot Coverage	70%
Maximum Building Coverage	40%
Maximum Height Accessory Structure	15 feet
Minimum Side Yard Accessory Structure	15 feet
Minimum Rear Yard Accessory Structure	20 feet

Bulk Requirements for Residential Uses			
Bulk Standard	Townhouses	Single-family Detached	Single-family detached Age restricted
Minimum Tract Area	15 acres	15 acres	15 acres
Minimum Lot Area	1,700 s.f. per unit	6,000 s.f.	6,000 s.f.
Minimum Lot Frontage	20 feet	55 feet	35 feet
Minimum Front Yard Setback	20 feet	25 feet	22 feet
Minimum Side Yard Setback (one side/ total)	10 feet/ 20 feet*	7.5 feet/15 feet	7.5 feet/15 feet
Minimum Rear Yard Setback	20 feet	25 feet	25 feet
Maximum Gross Density	Section 3.4 A iii	5 units per acre	5 units per acre
Maximum Height	3 Stories / 45 feet	2.5 Stories / 35 feet	2.5 Stories / 35 feet
Maximum Lot Coverage	75%	50%	50%
Maximum Building Coverage	60%	35%	35%
Accessory Structure			
Maximum Height Acc. Structure	15 feet	15 feet	15 feet
Minimum Side Yard Acc. Structure	2 feet	5 feet	5 feet
Minimum Rear Yard Acc. Structure	5 feet	5 feet	5 feet

*distance between buildings

D. Additional Land Use Standards:

- i. Townhouses shall be permitted to have a maximum of 8 dwelling units within a single structure.
- ii. For all proposed development, a landscaped buffer with a minimum width of 50 feet shall be provided around the tract boundaries where there is not a lot frontage on Route 73.
- iii. No accessory structure shall be permitted within a front yard.
- iv. Except where standards are provided within this Redevelopment Plan, townhouse developments shall be subject to the requirements of §294-134 of the Township Zoning Ordinance.
- v. For residential developments, a minimum of 25% of the overall tract area shall be reserved for open space and recreation purposes.
 - A minimum of 50% of the required open space area shall be unoccupied, naturally vegetated open space, in compliance with Section 4.2 of this Plan.
 - A stormwater detention or retention basin which serves the development may be included as a part of an open space area if the perimeter of the basin is landscaped.
 - A maximum of 50% of the required area may be used for active recreation purposes.
 - Active recreation spaces may include playgrounds, athletic fields, basketball or tennis courts, bocce courts, or other similar activity spaces.
 - The open space areas may include passive recreation spaces such as a walking trail or path.
 - The required open space and recreation areas may, at the option of the developer, contain a community center, or common area to serve the residents, which may include either indoor or outdoor recreation spaces, meeting rooms, or other common access facilities.
- vi. For commercial developments, individual parcels may be subdivided along lease lines provide that cross access and parking easements are provided. No bulk standards shall apply to individual lease areas. All bulk, area, and dimensional requirements shall apply only to property boundaries.
- vii. All proposed development shall provide for the payment of all development fees in accordance with Chapter 128 of the Township Code.
- viii. All development in the redevelopment area shall comply with the minimum environmental standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50).

E. Residential Cluster Development:

- (i) The required minimum lot area, front yard, side yard, and rear yard setbacks for single-family dwellings may be reduced by 50 percent, and the maximum permitted lot and building coverage may be increased by 50 percent, to allow for clustered residential development if a minimum of 40 percent of the overall tract is reserved as open space.
- (ii) For a cluster development, a minimum of 60 percent of the lands reserved as open space shall be contiguous.

F. Pinelands Development Credits (PDC):

- (i) Pinelands Development Credits (PDC's) shall be acquired and redeemed for twenty-five percent (25%) of all residential units within this Plan. One quarter (1/4) of a Pinelands Development Credit shall be purchased and redeemed for every four (4) residential units developed as a part of this Plan.

4.0 Circulation, Open Space, and Utilities

4.1 Circulation

Any application submitted for approval by the Applicant shall include a detailed Traffic Analysis and/or Study, which shall address the impacts that are associated with the proposed uses on the existing roadway network. Such impacts shall include stress on the roadway itself, impacts on existing intersections or reduction to level of service to access points or intersections, circulation patterns on-site for tractor trailers and normal sized vehicles and how they will interact with existing Township right-of-ways, and if any impacts found via a Traffic Study will require the need for off-site improvements of which the redeveloper shall pay the pro-rata portion. In addition, the report shall address pedestrian circulation throughout the site, the need for pedestrian safety at vehicular and pedestrian conflict areas, and the adequacy of parking and loading. At a minimum, the design shall incorporate the following:

1. Sidewalks shall be provided on all right-of-ways within the Redevelopment Area's residential neighborhoods and commercial areas and regulated by Chapter 294-128 of the Winslow Township Zoning Code. Crosswalks shall be provided across all intersections within the Redevelopment Area.
2. Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks or a change in material within the roadway.
3. Stop bars shall be provided at all intersections and at end of all drive aisles.
4. Primary automobile entry and exit drive aisles shall be a minimum of 10 feet wide for one way and a minimum of 20 feet wide for two way traffic driveway aisles.

4.2 Open Space

1. Areas which will remain undisturbed on the site shall be maintained as open space. Land reserved as open space shall advance the following goals:
 - Protect natural resources to the greatest extent feasible, including forested areas and existing buffers.
 - Limit clear-cutting of woodlands and encourage preservation of trees.

4.3 Utilities

1. A Redeveloper shall arrange with the servicing utility for the underground installation of the utility's distribution lines and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as a part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.

Renewable energy resources (i.e. small wind energy system, solar energy system) shall be a permitted accessory use. They shall be regulated per 294-140 of the Winslow Township Zoning Code. Rooftop solar panels are encouraged on residential or commercial developments.

5.0 Design Standards

Any deviation from the following standards creates a waiver or exception pursuant to N.J.S.A. 40:55D-51. The following list includes design standards that apply to all building types in the Redevelopment Area.

A. Parking Requirements

1. Off street parking standards for residential development shall be provided in accordance with NJ RSIS (Residential Site Improvement Standards).
2. Off-street parking and loading for all non-residential uses shall be provided in accordance with §296-77 of the Township Code.
3. Off-street parking facilities for non-residential uses shall be setback a minimum of 10 feet from any property line or tract boundary.
4. Single-family residential driveways shall be set back a minimum of 3 feet from any side or rear property line.

B. Residential Design Standards

1. For dwellings within a residential development, no more than two structures adjacent to one another, or directly opposite the street from one another shall be designed to appear to be identical to one another. The intent is to allow for dwellings which are consistent in scale and design character, but not so similar as to be undistinguishable. The street facing elevations of such dwellings shall be differentiated from one another in at least two of the following design features:
 - i. The location of the garage or carport.
 - ii. The size, shape, or location of windows and doors
 - iii. The exterior finish materials
 - iv. The primary color of the exterior
 - v. The color of trim or accent materials
 - vi. The type, pitch, or profile of the roof
 - vii. The inclusion of additional features such as bay windows, dormer windows, front porches, or porticos.

C. Commercial Design Standards

1. Buildings shall be designed to be attractive from all vantage points which are visible from the street.
2. Colors, materials, and architectural features should be coordinated on all exterior elevations to achieve a continuity, and harmony of design amongst all buildings and facades of buildings.

3. Primary entrances to buildings should be emphasized with appropriate architectural treatments.

D. Signage Standards

1. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site.
2. All signs within the Redevelopment Area shall conform to Chapter §296-80 of the Winslow Township Zoning Code, except where otherwise noted herein.
3. Monument signs shall be no more than 20 feet in height, 100 square feet in size, and shall be setback a minimum of 15 feet from the ROW.
4. Building or wall mounted signs for commercial uses shall be permitted to have a maximum sign area of 5 percent of the ground floor façade area of the building to which they are affixed.
5. No more than two building or wall mounted signs per street facing façade shall be permitted for each commercial use.
6. Buildings with multiple commercial tenants shall be permitted one building or wall mounted sign per tenant for each street facing façade of the building. The total area of all signage shall be no greater than 5 percent of the ground floor façade area of the façade of the building to which they are affixed.
7. Directional signs shall be no more than 8 feet in height, 20 square feet in size, and shall be setback a minimum of 5 feet from the ROW.

E. Landscaping and Buffering Design Standards

1. Required landscaped buffers shall be composed of a dense mixture of evergreen and deciduous trees, planted at intervals so as to create a continuous visual screen.
2. Commercial parking lots shall be required to provide a minimum of one deciduous shade tree for every 10 parking spaces. Shade trees shall be provided within curbed planting islands, or within 5 feet of the perimeter of the parking lot.
3. A minimum of 10 percent of any commercial parking area shall be devoted to landscaping.

F. Solid Waste Storage

1. For commercial developments, all dumpsters or trash storage bins shall be located within an enclosed facility which is screened from public view by a combination of an opaque fence and landscaping.
2. No dumpster or garbage enclosures shall be located within the front yard.
3. If trash compactors are used, they shall be located in the rear yard only.
4. For residential development, excluding single family development, provisions for common trash enclosure area shall be provided. If no common trash enclosure area exist, room for trash storage shall be provided per unit.

G. Lighting

1. Lighting for buildings and parking areas shall be provided in accordance with §294-119 of the Township Code.

5.1 Plan Consistency Review

This section describes the consistency between the Redevelopment Plan and Winslow's Master Plan and how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the Redevelopment Plan to adjacent municipalities' Master Plans, Camden County Master Plan, Pinelands Comprehensive Management Plan and the New Jersey Development and Redevelopment Plan.

5.2 Winslow Township Master Plan

The Township of Winslow adopted its most recent Master Plan Reexamination Report in 2007. The Re-exam states that the Township's land uses shall remain consistent with adjacent municipalities and the Pinelands Comprehensive Management Plan (CMP). The Pinelands CMP indicates that the Redevelopment Area is located within in the Regional Growth Area. These areas have been identified as areas that are able to accommodate growth from the region while protecting the essential character and environment of the Pinelands. This Redevelopment Plan sets the standards and requirements to redevelop a key area of the Township and is consistent with the Master Plan including the following goals from the 2007 Master Plan that relate to redevelopment within the Township.

- Capitalize on the Township's geographic location within the region as an engine for controlled economic growth.
- Continue to coordinate utility and land use planning with the Pinelands Commission to develop the Route 73 corridor as a major commercial area.
- Encourage and provide incentives for active economic development to locate appropriate commercial and light industrial uses in designated corridors, such as Route 73 in a manner which is architecturally themed, adequately landscaped, and overall aesthetically pleasing.
- Adopt redevelopment areas where appropriate to provide a variety of options and incentives that can be used to renovate and update existing businesses and infrastructure or attract new business to the Township.

The 2007 Re-exam also identifies the site as a potential Redevelopment Area. The proposed redevelopment plan is consistent with the Re-examination Report.

5.3 Plans of Adjacent Municipalities

The Redevelopment Area is located within Winslow Township and is not within 200 feet of a municipal boundary. Therefore, this redevelopment plan will not impact the planning efforts of any adjacent municipalities.

5.4 Camden County Master Plan

The 2014 Camden County Master Plan classifies the Redevelopment Area in the Limited Growth Investment Area. Moreover, a Limited Growth Investment Area is classified as “an area that does not have existing or planned infrastructure that will lead a significant degree of additional new development or redevelopment opportunities.” Currently, the Redevelopment Area is located along a major roadway and is within a sewer service district. As a result, major infrastructure investments would not be required to accommodate new development or redevelopment.

5.5 Pinelands Comprehensive Management Plan

As previously mentioned, the Redevelopment Area is located within the Pinelands Area. As a result, all municipal land use ordinances including redevelopment plans, are required to conform to the Pinelands Comprehensive Management Plan. Moreover, the Land Use Regulations of Chapter 296, Zoning within Pinelands Areas of Winslow Township, adheres to the Pinelands Commission’s required regulations. The Pinelands Comprehensive Management Plan, states that the Redevelopment Area is located in a Regional Growth Area. Regional Growth Areas are areas that are developed areas or areas that are adjacent to developed areas that are well suited to accommodate additional regional growth. The areas must accommodate growth while maintaining the essential character and environment of the Pinelands.

5.6 State Development and Redevelopment Plan

The State Plan Policy Map classifies the Redevelopment Area as Planning Area 2 (PA-2). This area is known as the Suburban Planning Area, and is targeted for future growth and redevelopment by the New Jersey State Development and Redevelopment Plan (SDRP). The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The State Plan’s intentions for this area are to provide for much of the state’s future development, promote growth in Centers and other compact forms, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl, reverse the trend toward further sprawl, and revitalize cities and towns. This Redevelopment Plan furthers the State Plan’s intentions.

6.0 Redevelopment Plan Actions

6.1 Outline of Proposed Actions

The redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

6.2 Properties to be Acquired and Relocation

Acquisition of privately-owned property and displacement or relocation of any residents or businesses within the Redevelopment Area will not be necessary to effectuate the Redevelopment Plan.

6.3 Infrastructure

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

6.4 Other Actions

The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer, and stormwater service, as well as sidewalks, curbs, streetscape improvements, street lighting, and on- or off-site traffic controls and roadway improvements required as a result of the project.

6.5 Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in Chapter §294-4 of the Township's Code is hereby amended to reference this Redevelopment Plan as an overlay zoning district encompassing the Redevelopment Area in its entirety. Additionally, the listing of zoning districts in Winslow Zoning Ordinance is hereby amended to include a reference to this Redevelopment Plan constituting such overlay zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan for said overlay zoning district shall supersede the Development Regulations of the Township of Winslow, if the applicant elects to submit the application in accordance with this Plan. In all other instances, the Development Regulations of the Township shall remain in full force and effect.

6.6 Definitions

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the “Definitions” section of the Township’s Zoning Code, as set forth in §294-10.

“Age-restricted unit” means a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population where the head of the household is a minimum age of either 62 years, or 55 years and meets the provisions of the 42 U.S.C. §§3601 et seq., except that due to death, a remaining spouse of less than 55 years of age shall be permitted to continue to reside.

“Gross Density” means the total number of dwelling units in a proposed development divided by the total number of acres of the property on which the development is proposed.

6.7 Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

6.8 Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

The applicant for development shall provide a proposed timing schedule including the terms and conditions intended to protect the interests of the public and the residents and non-resident occupants of any section of the development prior to completion of each section as well as prior to completion of the entire development. Each section of the development shall coordinate the applicant's interest with the public interest, and such things as the size of each phase, financing costs, bonding, and mixed uses, with logical infrastructure improvements that function properly at the end of each section. Logical infrastructures shall include, but not be limited to, the water distribution system and fire hydrants, sewage collection and treatment system, coordinated on-site circulation systems, off-tract road improvements, dedicated open space, and stabilized soil and stormwater control facilities.

Phasing: Minimum of 50% of Age restricted units shall be issued certificates of occupancy before any non-age restricted unit’s certificate of occupancy is issued.

6.9 Completion of Redevelopment

Upon the inspection and verification by Winslow Township that the redevelopment has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

6.10 Severability

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

7.0 Other Provisions

In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
- The Redevelopment Plan is substantially consistent with the Master Plan for Winslow Township. The Plan also complies with the goals and objectives of the Camden County Master Plan, the Pinelands Comprehensive Management Plan, and the New Jersey State Development and Redevelopment Plan.

8.0 Appendices

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

**RESOLUTION DECLARING THAT THE REDEVELOPMENT STUDY AREA
IDENTIFIED AS BLOCK 1502, LOTS 10, 25 AND 33 AND BLOCK 2502, LOT 15 ARE
AREAS IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO
THE LOCAL REDEVELOPMENT AND HOUSING LAW
(N.J.S.A. 40A:12A-1 ET SEQ)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, N.J.S.A. 40A:12-6 authorizes the Governing Body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is either a condemnation or non-condemnation redevelopment area; and

WHEREAS, by virtue of Resolution R-2017-642 adopted on December 19, 2017 (Exhibit "A"), the Mayor and Township Committee of the Township of Winslow authorized the Winslow Township Planning Board (the "Planning Board") to undertake an investigation pursuant to the LRHL to determine if the properties known and designated as Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 on the Winslow Township Tax Map (the "Study Area") are in need of non-condemnation redevelopment; and

WHEREAS, the Planning Board undertook a preliminary investigation pursuant to N.J.S.A. 40A:12-6 to determine whether the properties in the Study Area qualify as an area in need of non-condemnation redevelopment; and

WHEREAS, the Planning Board appointed and/or designated professional planners at CME Associates, LLC, to conduct a redevelopment study; and

R-2018- 248

WHEREAS, Malvika Apte, PP, AICP, professional planner at CME Associates, LLC, prepared a report entitled "Area in Need of Redevelopment Study for Block 1502, Lots 10, 25, 33 and Block 2502, Lot 15" dated March 6, 2018 (the "Report"), which document is adopted and incorporated herein by reference; and

WHEREAS, on April 19, 2018, the Planning Board conducted a public hearing on the Report with respect to the recommendation of its professional planners as to the possible designation of the properties within the Study Area as a non-condemnation redevelopment area; and

WHEREAS, pursuant to N.J.S.A. 40A:12-6, the Planning Board prepared a map showing the boundaries of the proposed redevelopment Study Areas and the location of the various parcels of property included therein, and appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, pursuant to N.J.S.A. 40A:12-6, due notice of the public hearing before the Planning Board was given to the property owners of all properties within the Study Area and all other persons as mandated by the aforesaid statute, and notice of the public hearing also was posted and published in accordance with the requirements of law; and

WHEREAS, Malvika Apte, PP, AICP, the professional planner retained by the Planning Board, presented the Report and the findings and recommendations contained therein to the Planning Board at the public hearing thereon; and

WHEREAS, the said Planning Board meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board regarding the Report and the findings and recommendations contained therein; and

WHEREAS, the members of the Planning Board reviewed the Report, considered the testimony of Ms. Apte and considered the public comment thereon, if any; and

WHEREAS, upon consideration of the Report and all testimony presented at the public hearing, the Planning Board made the following findings of fact and drew the following conclusions of law:

1. Malvika Apte, PP, AICP, presented substantial credible evidence that all of the properties within the Study Area, namely Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15, qualify as Non-Condensation Redevelopment Areas consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(e), for the following reasons:

(a) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c), the Planning Board found the Study Area consists entirely of properties that are unimproved, unproductive vacant lands which, due to the location of the properties within the Pinelands Area of the Township, have remained in such underutilized condition for more than 10 years and have not otherwise shown the potential for being developed through the means of private enterprise and/or with private capital; and

(b) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(e), the Planning Board found the properties in the Study Area are in stagnant condition and suffer the detrimental impacts of unauthorized dumping in various locations therein, thereby having a deleterious social and/or economic impact on the community and otherwise creating a situation that is detrimental to the safety, health and welfare of the surrounding area and the community in general; and

WHEREAS, based upon the Planning Board's investigation, including the Report and the public hearing conducted thereon, the Planning Board found that Block 1502, Lots 10, 25 and 33

and Block 2502, Lot 15 should be declared an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, on May 17, 2018, the Planning Board adopted Resolution No. PR2018-19 (Exhibit "B") as its official report and recommendation to the Mayor and Township Committee that the above noted Study Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(e) and therefore qualifies for designation as a non-condemnation redevelopment area; and

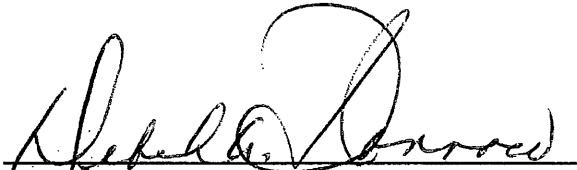
WHEREAS, the Governing Body has reviewed the recommendations of the Planning Board and the Report upon which same is based, and determines that it is in the best interests of the Township of Winslow to declare the Study Area identified as Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 as an Area in Need of Non-Condensation Redevelopment pursuant to the criteria of the LRHL as set forth in the Report and the recommendations of the Planning Board thereon.


NOW THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey, that the Governing Body adopts the recommendations of the Winslow Township Planning Board in full for the reasons set forth hereinabove and, in accordance with the recommendations of the Winslow Township Planning Board, hereby determines and declares that Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 are a Non-Condensation Redevelopment Area.

BE IT FURTHER RESOLVED that the Township Clerk shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5)(c).

BE IT FURTHER RESOLVED that, pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), within 10 days of the date of adoption of this Resolution the Township Clerk also shall serve notice of the Governing Body's determination herein on all owners of record of the properties located within the designated Non-Condensation Redevelopment Area, upon all persons listed on the tax assessor's records for each of the affected properties, and upon each person who filed a written objection to the designation of any of the said properties as being an area in need of redevelopment.

Adopted: May 22, 2018


**DEBORAH A, IANNACO, RMC,
MUNICIPAL CLERK**


BARRY WRIGHT, MAYOR

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on May 22, 2018 at the Winslow Township Municipal Building.

**DEBORAH A. IANNACO, RMC
MUNICIPAL CLERK**

Dated:

EXHIBIT "A"
WINSLOW TOWNSHIP RESOLUTION
R-2017-642

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

**RESOLUTION AUTHORIZING AND DIRECTING THE TOWNSHIP OF WINSLOW
PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO
DETERMINE WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES
BLOCK 1502, LOTS 10, 25 AND 33 AND BLOCK 2502, LOT 15 ARE TO BE
DELINEATED 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, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the LRHL sets forth the procedures for the Township to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, "[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condensation

Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain (“Condemnation Redevelopment Area”); and

WHEREAS, the Mayor and Township Committee of the Township of Winslow seek to authorize and recommend the Township of Winslow Planning Board to conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Non-Condemnation Redevelopment Area; and

WHEREAS, the Area in question is located at or along the Route 73 corridor and the areas located at Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15, identified as the Study Area, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development with existing owners for increased employment and housing opportunities, tax rates and other benefits which communities generally derive from the redevelopment of lands in these areas; and

WHEREAS, the Township Committee finds it to be in the best interest of the Township and its residents to authorize the Township Planning Board to undertake such preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Township of Winslow wishes to direct the Township of Winslow Planning Board to undertake a preliminary investigation utilizing CME Associates to prepare the preliminary investigation, to determine whether the proposed Study Area, which includes Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

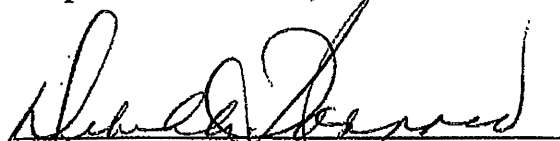
WHEREAS, Joseph A. Maressa, Jr. and the Township of Winslow intend to enter into an Escrow Agreement whereby Joseph A. Maressa, Jr. shall be responsible to pay for all expenses incurred by the Township of Winslow and Planning Board in conjunction with the request; and

WHEREAS, the Mayor and Township Committee are empowered to authorize this preliminary investigation to be conducted by the Township of Winslow Planning Board pursuant to N.J.S.A. 40A:12A-6 as a Non-Condensation Redevelopment Area.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow in the County of Camden, and State of New Jersey as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Township of Winslow Planning Board is hereby authorized to undertake a preliminary investigation, utilizing CME Associates to prepare the preliminary investigation, pursuant to a notice to conduct a hearing and comply with other requirements of the LRHL, in order to recommend to the Township Committee whether the area comprising the Study Area is an area in need of Non-Condensation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area, other than the use of eminent domain.
4. The Township of Winslow Planning Board shall provide a written Report to the Mayor and Township Committee setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Township Committee whether said properties are an "Area in Need of Redevelopment" under the meaning and intent of the LRHL.
5. The Township of Winslow Planning Board shall submit its findings and recommendations to the Mayor and Township Committee in the form of a Resolution with supporting documents.

Adopted: December 19, 2017


DEBORAH A. IANNACO, RMC
MUNICIPAL CLERK

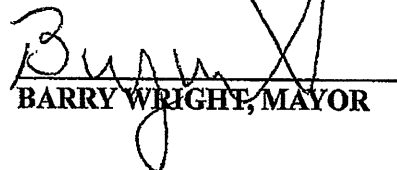

BARRY WRIGHT, MAYOR

EXHIBIT "B"
WINSLOW TOWNSHIP PLANNING BOARD RESOLUTION
PR2018-19

WINSLOW TOWNSHIP PLANNING BOARD
RESOLUTION RECOMMENDING THAT THE DESIGNATING AREA
(Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15)
BE DETERMINED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF WINSLOW AS AN AREA IN NEED OF REDEVELOPMENT
PURSUANT TO NJSA 40A:12A-1 et seq.
PR2018-19

WHEREAS, the Mayor and Township Committee Members of the Township of Winslow have determined that certain areas within the Township should be preliminarily investigated by the Winslow Township Planning Board for determination of whether said properties are an "Area in Need of Redevelopment" pursuant to NJSA 40A:12A-1 et seq, and have made such recommendation to the Planning Board pursuant to Resolution duly adopted by the Mayor and Committee of the Township of Winslow, R-2017-642 adopted December 20, 2017; and

WHEREAS, said Resolution adopted by the Mayor and Committee of the Township of Winslow, R-2017-642, covering property located at Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15, authorized and directed the Winslow Township Planning Board to undertake the preliminary investigation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, on January 18, 2018, the Winslow Township Planning Board adopted a Resolution, PR2018-015,

memorialized the same date, which authorized the preliminary investigation report preparation pursuant to NJSA 40A:12A-1 et seq for the above noted properties to determine if same are to be designated as "Areas in Need of Redevelopment" pursuant to NJSA 40A:12-1 et seq.

WHEREAS, the Township of Winslow Planning Board has, pursuant to PR2018-015, undertaken the necessary investigation into whether or not a particular area within Winslow Township may be recommended to the Mayor and Township Committee as an area in need of Non-Condensation Redevelopment; and

WHEREAS, the Township of Winslow Planning Board has authorized and directed its Professional Planners, CME Associates, Professional Planners, A.I.C.P., to furnish to the Winslow Township Planning Board a written report essential to assist the Winslow Township Planning Board in its determination aforescribed; and

WHEREAS, CME Associates, Malvika Apte License No. 6056 Professional Planner, has tendered a written report known as the "Area in Need of Redevelopment Study for Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15" dated March 6, 2018; and

WHEREAS, the Township of Winslow Planning Board has reviewed said report and the data and information and recommendations contained therein; and

WHEREAS, CME Associates has prepared a map of the study area, which map was on file with the Clerk's Office of

Winslow Township and the Secretary of the Winslow Township Planning Board more than ten (10) days prior to April 19, 2018 for Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15 located between New Jersey Route 73 and County Route 561; and

WHEREAS, the Township of Winslow Planning Board conducted a hearing which was duly noticed in accordance with NJSA 40A:12A-6 on April 19, 2018, at 7:00 p.m. in the Municipal Building of the Township of Winslow located at 125 S. Route 73, Winslow Township New Jersey, for the purpose of acting upon the determination of whether or not property located at Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15 on the Official Tax Map for the Township of Winslow County of Camden and New Jersey, are areas in need of redevelopment and whether or not such recommendation should be made to the municipal governing body of the Township of Winslow; and

WHEREAS, at such hearing, the Winslow Township Planning Board heard sworn testimony from all interested persons (Members of the Public Donald Nickles and Danielle Baltera having been duly sworn and testified); and

WHEREAS, at the said hearing held on April 19, 2018, the Winslow Township Planning Board also heard sworn testimony from CME Associates, Professional Planner, Malvika Apte, after having been duly qualified as a licensed Professional Planner in the State of New Jersey, License Number 6056; and

WHEREAS, the investigation and testimony revealed that Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15 have been vacant and unimproved in excess of ten (10) years, thus being unproductive under the criteria set forth in NJSA 40A:12A-5c, and requiring the involvement of the municipality to bring the land to a level of production; and

WHEREAS, it further appearing that the area under study was the subject of certain dumping and trash resulting from the property being vacant and unimproved, continuing a trend of vacancy, abandonment and underutilization; and

NOW, THEREFORE, BE IT RESOLVED by the Township of Winslow Planning Board as follows:

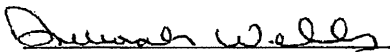
1. It is hereby recommended to the Mayor and Township Committee of the Township of Winslow, that said municipal governing body determine that Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15 on the Official Tax Map for the Township of Winslow County of Camden and New Jersey, are areas in need of Non-Condemnation Redevelopment pursuant to the criteria set forth in NJSA 40A:12A-5c and NJSA 40A:12A-5e, to be a Non-Condemnation Redevelopment Area.

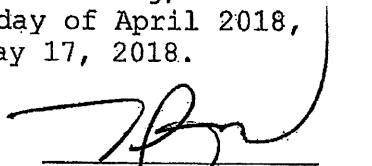
2. It is determined that the area designated as Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15 meet the criteria set forth in NJSA 40A:12-5c and 40A:12A-5e, as unimproved vacant lands which need the involvement of the municipality to bring such lands to a level of production, being areas in need of Non-Condemnation Redevelopment.

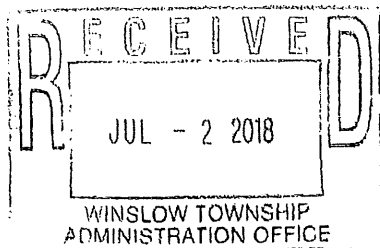
3. It is determined that Block 1502 Lots 10, 25, 33 and Block 2502 Lot 15 be and are hereby recommended to be Areas in Need of Redevelopment pursuant to the criteria contained in NJSA 40A:12A-1 et seq, for all of the reasons more specifically set forth in Professional Planner report dated March 6, 2018 prepared by Malvika Apte, Professional Planner of CME Associates, which report is adopted herein as if set forth at length.

4. The Secretary of the Winslow Township Planning Board shall immediately cause to be transmitted to the Mayor and Committee of the Township of Winslow a copy of this Resolution.

I, Debbie Wells, Secretary of the Township of Winslow Planning Board, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Winslow Township Municipal Building, Winslow Township, New Jersey on the 19th day of April 2018, memorialized at a meeting held May 17, 2018.


DEBBIE WELLS
SECRETARY
Planning Board
Township of Winslow


Timothy Mead
CHAIRPERSON
Planning Board
Township of Winslow



PHILIP D. MURPHY
Governor



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 800
TRENTON, NJ 08625-0800
(609) 292-6420

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

June 27, 2018

The Honorable Barry Wright
Mayor
Township of Winslow
125 South Route 73
Braddock, New Jersey 08037-9422

RE: Review of the Resolution 2018-248 designating Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 and Resolution 2018-249 designating Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 25024, Lot 3 as Areas in Need of Redevelopment (Non-Condensation)

Dear Mayor Wright:

The Department of Community Affairs (DCA) is in receipt of the above-referenced resolutions. The determination areas are situated where development and redevelopment is encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A. 40A:6b (5)(c), the redevelopment area determinations took effect after transmission to the Commissioner of DCA.

The municipality or redeveloper may find the New Jersey Business Action Center (BAC), located in the Department of State, helpful in identifying potential sources of state financing to facilitate the redevelopment of these properties. You may contact the BAC by calling (866) 534-7789.

These determinations are a tribute to the work the Township of Winslow has done. Please feel free to contact Tom Stanuikynas at (609) 984-4584 if you need any further assistance.

Sincerely,

Lt. Governor Sheila Y. Oliver
Commissioner

cc: Municipal Clerk
Melanie Willoughby, New Jersey Business Action Center
Nancy Wittenberg, New Jersey Pinelands Commission
Sean Thompson, Local Planning Services

