

TOWNSHIP OF WINSLOW

ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1302, LOTS 4, 5, AND 7 BLOCK 1303, LOTS 4.01, 5, AND 9 BLOCK 2203, LOTS 2 AND 5.01 BLOCK 2201.02, LOT 1 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-2020-290, 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 1302, Lots 4, 5, and 7 Block 1303, Lots 4.01, 5, and 9 Block 2203, Lots 2 and 5.01 Block 2201.02, Lot 1 (“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 1302, Lots 4, 5, and 7 Block 1303, Lots 4.01, 5, and 9 Block 2203, Lots 2 and 5.01 Block 2201.02, Lot 1, dated October 21, 2022, prepared by Malvika Apte, PP, AICP of CME Associates; and

WHEREAS, the Planning Board conducted a public hearing on February 18, 2021 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

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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 PR2021-20, 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 R-2021-103, adopted on February 23, 2021, 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 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 1302, Lots 4, 5, and 7 Block 1303, Lots 4.01, 5, and 9 Block 2203, Lots 2 and 5.01 Block 2201.02, Lot 1 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, and approval from the New Jersey Pinelands Commission.

INTRODUCED: October 25, 2022

ADOPTED:

MARIE D. LAWRENCE, MAYOR

**LISA L. DORITY, RMC
MUNICIPAL 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 22, 2022** at the Winslow Township Municipal Building

Lisa L. Dority, RMC
Municipal Clerk
Dated: _____

**EXHIBIT “A”
REDEVELOPMENT PLAN**