

Redevelopment Plan

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

Winslow Township, Camden County, New Jersey



October 21, 2022

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 State law.

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.....	3
2.0 REDEVELOPMENT PLAN VISION, GOALS, & 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 Zoning Districts.....	6
3.3 Land Use Standards.....	8
4.0 CIRCULATION, OPEN SPACE, AND UTILITIES.....	13
4.1 General Circulation.....	13
4.2 Parking Requirement.....	13
4.3 Open Space.....	14
4.4 Utilities.....	14
5.0 DESIGN STANDARDS.....	14
5.1 General Design Standards.....	15
5.2 Signage Standards.....	16
5.3 Landscaping and Buffering Design Standards.....	16
5.7 Solid Waste Storage.....	17
5.8 Lighting.....	17
5.9 Fencing.....	17
6.0 PLAN CONSISTENCY REVIEW.....	18
6.1 Winslow Township Master Plan.....	18
6.2 Plans of Adjacent Municipalities.....	18
6.3 Camden County Master Plan.....	18
6.4 State Development and Redevelopment Plan.....	19
7.0 REDEVELOPMENT PLAN ACTIONS.....	19
7.1 Outline of Proposed Actions.....	19
7.2 Properties to be Acquired and Relocation.....	19
7.3 Infrastructure.....	19
7.4 Other Actions.....	19
7.5 Amendment to Zoning Map and Development Regulations.....	20
7.6 Definitions.....	20
7.7 Non-Discrimination Provisions.....	20
7.8 Duration of the Plan.....	20
7.9 Completion of Redevelopment.....	20

7.10 Severability.....	21
8.0 OTHER PROVISIONS	22
9.0 APPENDICES.....	23
9.1 Zoning Map	24
9.2 Resolution.....	25

Acknowledgements

Township Committee

Marie D. Lawrence, Mayor
Charles Leps
Brandon Glikas
Evelyn M. Leverett
Carlos A. Vascos BSN, RN
Jacquelyn Lee
Raymond Watkins, Jr.
Charles Flamini
John Wilson

Township Planning Board

Marie D. Lawrence, Mayor
Terrance Mitchell
Michael Passarella
Charles Flamini, Deputy Mayor
Timothy Mead, Chairman
Maria Parzanese
Nellie McFadden
John Holroyd, Vice Chairman
John Shaw
Joann Waters, Alt #1
Joann Garvey, Alt # 2

Township Attorney

Stuart Platt, Esq.

Project Team

Malvika Apte, PP, AICP
Nathan Foote, Staff Planner

1.0 INTRODUCTION

1.1 Purpose of and Statutory Basis for the Redevelopment Plan

This Redevelopment Plan is created to regulate development on the following lots identified in the Township of Winslow Tax Maps: Block 1302, Lots 4, 5, and 7; Block 1303, Lots 4.01, 5, and 9; Block 2203, Lots 2 and 5.01; and Block 2201.02, Lot 1 [the “Study Area”] by resolution on February 23, 2021. The Winslow Township Planning Board and Township Council reviewed the Area in Need of Redevelopment Study for the Study Area prepared by CME Associates and determined it to be “An Area in Need of Redevelopment.” The Township Council made this designation on February 23, 2021.

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 1302, Lots 4, 5, and 7; Block 1303, Lots 4.01, 5, and 9; Block 2203, Lots 2 and 5.01; and Block 2201.02, Lot 1 which together form the “Study Area” designated as an Area in Need of Redevelopment, will hereafter be referred to as the “Redevelopment Area.” The governing body did not authorize the use of eminent domain in the initial resolution requesting the Planning Board investigate the property. Therefore, this plan is a non-condemnation Redevelopment Plan, and the use of eminent domain to acquire lands within the Redevelopment Area by the Township will not be permitted.

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:

1. 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.
2. Proposed land uses and building requirements in the project area.
3. 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.
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plans to:
 - i. The Master Plans of contiguous municipalities.
 - ii. The Master Plan of the County in which the municipality is located, and.
 - iii. The State Development and Redevelopment Plans adopted pursuant to the “State Planning Act.”
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, which is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
9. 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
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

This Redevelopment Plan will set forth the bulk standards, permitted uses, design standards, and other requirements within the Redevelopment Area and which shall supersede the existing Zoning currently applicable to the Redevelopment Area.

1.2 Plan Overview

The Redevelopment Plan proposes to create a residential development with a mix of housing types and densities. The purpose is to create an attractive, sustainable, vibrant residential community.

This Redevelopment Plan will set forth the use and bulk standards, and other design standards intended to guide the effective redevelopment of the area in a manner consistent with the goals and objectives of the Township.

1.3 Area Boundaries and Locational Context

The Redevelopment Area is approximately 18 miles southeast of the City of Camden and located near the Township’s western-most corner. The Area sprawls out over 205.63 acres and is split by Chews Landing Road and Sicklerville Road, which splits the Area into three segments. The first, western-most segment, consists of Block 1302 Lots 4, 5, and 7, and is bounded by the Atlantic City Expressway to the southwest and by Chews Landing Road to the east. The central segment, consisting of Block 1303 Lots 4.01, 5, and 9 along with Block 2201.02 Lot 1, is bounded by Chews Landing Road to the west and Sicklerville Road to the northeast. The eastern-most segment, consisting of two non-contiguous parcels (Block 2203 Lots 2 and 5.01) is generally bounded by Sicklerville Road to the southwest, Peter Volpa Memorial Park to the north, and Sickler Avenue to the northeast. Please refer to the map on page 5 for the location of the parcels. The following table provides the area, location, and present uses of the nine parcels in the Redevelopment Area.

Block	Lot	Area	Location	Present Use
1302	4	33.34 acres	Chews Landing Road	Agricultural
	5	55.29 acres	Chews Landing Road	Agricultural/Single-Family Home
	7	12.99 acres	Southwest of Block 1302 Lot 5	Vacant
1303	4.01	3.58 acres	Chews Landing Road	Agricultural
	5	9.77 acres	Chews Landing Road	Agricultural/Single Family Home
	9	53.20 acres	Sicklerville Road	Agricultural/Single Family Home
2203	2	19.582 acres	Sicklerville Road	Agricultural
	5.01	8.09 acres	Sicklerville Road	Agricultural
2201.02	1	9.79 acres	Sicklerville Road	Agricultural
Total		205.63 acres		

1.4 Existing Conditions

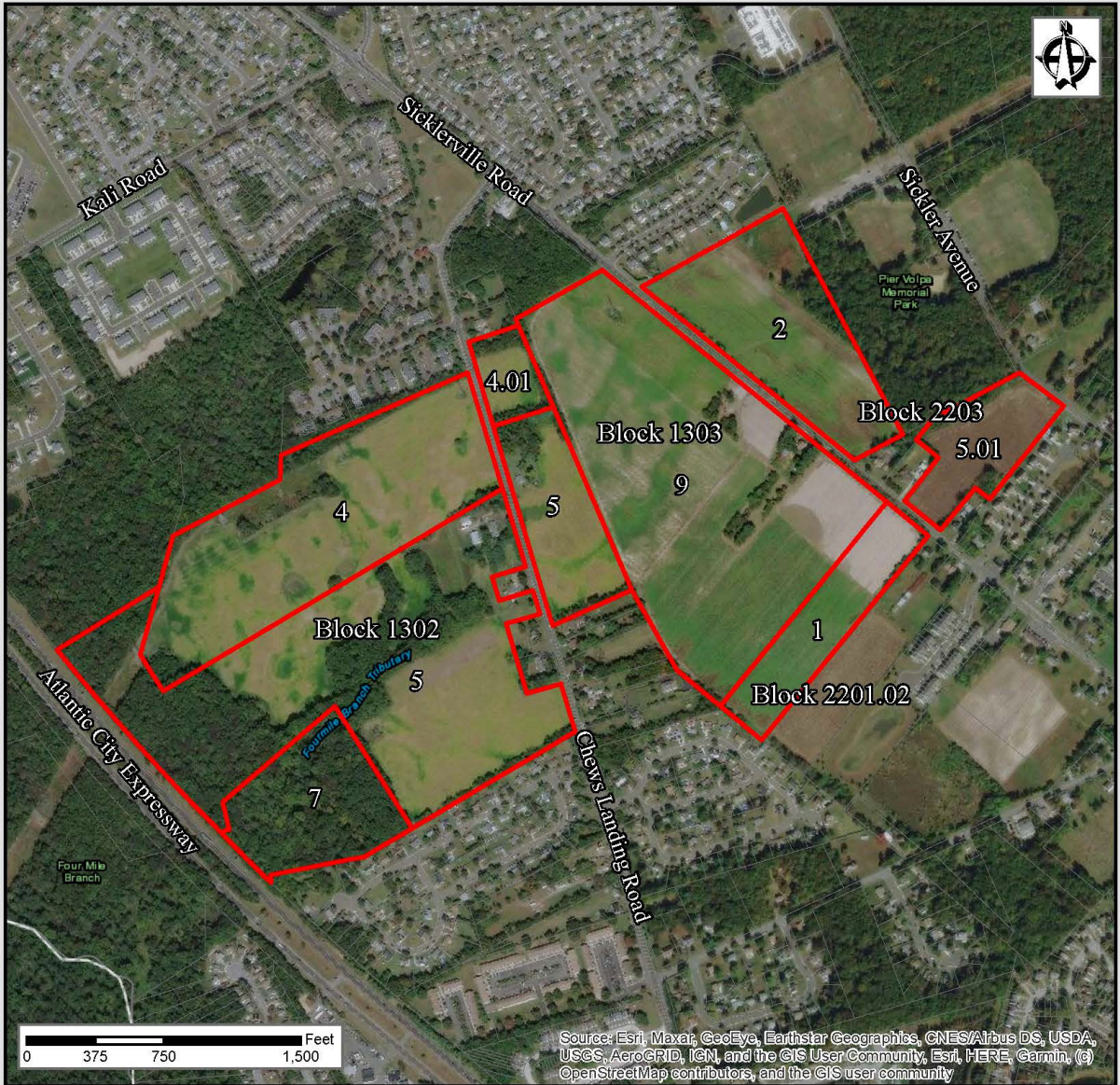
The Redevelopment Area is currently undeveloped woodlands and vacant fields, having been farmland previously. The area is surrounded by a mix of low and high density uses, open space, agriculture and public uses. Most of the land that is developed is residential in nature.

The study is completely located within RH, High Density Residential District of the Township's zone map. The stated purpose of the RH District is for locations where residences will be primary use at an overall, or gross, density of three units per acre. The RH District permits single family detached dwellings, duplexes, townhouses, apartment houses, planned retirement communities, agriculture, recreation facilities, public facilities, institutional uses, model homes, and any accessory use which is incidental to the principal use.

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

Redevelopment Area Aerial

Winslow Township




Aerial Map

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

Winslow Township
 Camden County
 New Jersey

Legend

 Study Area Parcels

Source: ESRI/ArcMap 10.7



CME ASSOCIATES
 CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, NJ 08859
 1460 ROUTE 9 SOUTH HOWELL, NJ 08751
 3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
 ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAI.COM

DATE	SCALE	LAST REVISED	CREATED BY
09.17.19	1 inch = 750 feet	N/A	NF

2.0 REDEVELOPMENT PLAN VISION, GOALS, & 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 revenue and the development of a new residential center. The overall vision of this Plan is to facilitate the development of an attractive, sustainable, vibrant residential community through the revitalization of vacant and underutilized land that will provide a variety of housing opportunities and population to support economic growth.

2.2 Plan Goals and Objectives

The objectives of the Redevelopment Plan are as follows:

1. Enable the use of the tools available under the Local Redevelopment and Housing Law to facilitate and encourage private investment in the redevelopment area.
2. Provide guidance as to the future use and design of the designated properties and maintain sufficient flexibility to accommodate creative redevelopment scenarios.
3. Strengthen the economic vitality of this underutilized area of the Township to better serve current and future residents of the community.
4. Highlight opportunities to coordinate land planning and design within the redevelopment area consistent with sound land planning principles.
5. Create land use, design, and building requirements specific to the properties within the Redevelopment Area that are compatible with the adjacent land uses and neighborhoods, harmonious with the surrounding environment, and provide sufficient development opportunity to facilitate investment.
6. Encourage cooperation among property owners within the redevelopment area and public agencies to enable coordinated design and connectivity among adjacent properties and within neighborhoods.
7. Provide for a maximization of private investment through the attraction of qualified developers capable of securing private financing commitments and utilizing the tools provided in N.J.S.A. 40A:21-1 et. seq. and N.J.S.A. 40A:20-1 et. Seq.; and capable of demonstrating a financial commitment upon the execution of a redeveloper's agreement.
8. Provide opportunities for housing that is efficient and well planned and that enables the provision of housing types to meet the needs of a variety of diverse households.
9. Ensure the provision of low- and moderate-income housing consistent with Winslow Township's needs and goals for the provision of affordable housing.
10. Provide financial and regulatory incentives including tax abatement and/or exemption to encourage public/private partnerships to redevelop the area.

3.0 LAND USE PLAN

3.1 Relationship to Township Land Development Regulations

Unless otherwise noted, the standards contained within this Redevelopment Plan shall supersede the Township's existing zoning regulations including the underlying use, bulk, and design standards of the Township's zoning ordinance.

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, consistent with the standards of N.J.S.A. 40:55D-51 (a) or (b).

The Planning Board may grant deviations from the zoning 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 typical subdivision and site plan review processes per the MLUL. 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 Chapter 296.

3.2 Zoning Districts

Due to its size, the Redevelopment Area shall be separated into six districts, all of which shall be residential. The locations of the districts, numbered 1 through 6, are established as depicted in the Redevelopment Area Zoning District Map included below.


District Map

Winslow Township



Redevelopment Area
 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

Winslow Township
 Camden County
 New Jersey

Legend
 Districts



CONSULTING & MUNICIPAL ENGINEERS

311 BORDENTOWN AVENUE, PARLIN, N.J. 08859
 1048 ROUTE 9 SOUTH BOWELL, N.J. 07734
 2199 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
 ONE MARKET STREET SUITE 10, CAMDEN, NJ 08102

WWW.CMEASSOCIATES.COM

DATE	SCALE	LAST REVISED	CREATED BY
9/1/2022	1 inch = 780 feet	NA	NE

3.3 Land Use Standards

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

1. Permitted Principal Uses – District 1:
 - i. Detached Single Family Dwellings.
2. Permitted Principal Uses – District 2:
 - i. Detached Single Family Dwellings.
3. Permitted Principal Uses – District 3:
 - i. Detached Single Family Dwellings.
 - ii. Townhouses.
4. Permitted Principal Uses – District 4:
 - i. Multifamily apartments deed restricted for low- and moderate-income households.
5. Permitted Principal Uses – District 5:
 - i. Detached Single Family Dwellings.
6. Permitted Principal Uses – District 6:
 - i. Townhouses.
 - ii. Multifamily Apartments deed restricted for low- and moderate-income households.
7. Permitted Accessory Uses:
 - i. Off-street parking;
 - ii. Garbage/Recycling enclosures;
 - iii. Outdoor amenities including swimming pools, gazebos, pavilions, tot lots, recreation areas, centralized mail area and any other incidental accessory use;
 - iv. Patios and decks;
 - v. Sheds and storage structures;
 - vi. Fences;
 - vii. Utilities, including but not limited to, pump stations, above ground utility enclosures, generators, transformers, AC condensers and pads, electric vehicle charging stations, roof mounted solar panels;
 - viii. Leasing/rental office;
 - ix. Community Center including pool house, meeting room, leasing office and other amenities.
 - x. Any use or structure that is customary and incidental to the principal use of the property.

8. Area, Yard, and Bulk Requirements:

Bulk Requirements for Single Family District (District 1, 2, 3, 5)	
Bulk Standard	Redevelopment Plan Requirements
Minimum Lot Area (sq. ft.)	5,000
Minimum Lot Frontage	50
Minimum Lot Depth	100
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet (each)
Minimum Rear Yard Setback	20 feet
Maximum Building Height	2.5 stories /35 feet
Maximum Lot Coverage	75%
Maximum Building Coverage	35%
Maximum Height Accessory Structure	15 feet
Maximum Accessory Structure Setback	3 feet from rear and side. Not permitted in front yard

Bulk Requirements for Townhouse Development (District 3, 6)	
Bulk Standard	Redevelopment Plan Requirements
Minimum Lot Area	1,400 feet
Minimum Lot Frontage	20 feet
Minimum Lot Depth	70 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback End Units Internal	5 feet 0 feet
Minimum Rear Yard Setback	20feet
Maximum Building Height	3 stories / 45 feet
Maximum Lot Coverage	85%
Maximum Building Coverage	40%
Maximum Height Accessory Structure	15 feet
Maximum Side Yard Accessory Structure Setback	3 feet rear and side Not permitted in front yard
Maximum Building length	8 units / 160 feet

Bulk Requirements for Multifamily Apartments (District 4, 6*)	
Bulk Standard	Redevelopment Plan Requirements
Minimum Lot Area	4 acres
Minimum Lot Frontage	200 feet
Minimum Lot Depth	460 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	25feet
Maximum Building Height	3 stories / 45 feet
Maximum Lot Coverage	75%
Maximum Building Coverage	40%
Maximum Height Accessory Structure	15 feet
Maximum Side Yard Accessory Structure Setback	3 feet rear and side Not permitted in front yard
Minimum Front Yard setback from sidewalk (ft.)	10 feet
Minimum Building setback to parking area (ft.)	20 feet
Minimum Distance between buildings	
Back-to-back/back to front	40 feet
Side to Back	40 feet
Side to Side	20 feet

9. Additional Land Use Standards:

- i. The maximum permitted residential density is 700 units for the entire Redevelopment Area.
- ii. The following are the maximum permitted density per district:
 - District 1: 2.97 du/ gross acre
 - District 2: 2.45 du/gross acre
 - District 3: 4.57 du/gross acre
 - District 4: 7.15 du/gross acre
 - District 5: 1.72 du/gross acre
 - District 6: 4.46 du/ gross acre

- iii. No short-term rentals shall be permitted within the development. For the purposes of this redevelopment plan, short term rental is any minimum length of the rental less than one year.
- iv. Each townhouse unit with a garage must have 10 square feet of floor area available for the storage of trash and recycling containers within the garage in addition to the area required for vehicle storage.
- v. Garage shall be prohibited from being converted into a living space.
- vi. The placement of rear yard fencing for attached townhouse lots maybe governed by HOA (Homeowner's Association) covenants and restrictions. Fencing is not permitted in rear yard across the townhouse lots unless access to the rear from outdoor is provided, either on HOA land or through an easement to enable the owners of "interior" lots to access the rear of their properties.
- vii. No accessory structure shall be permitted within a front yard area.
- viii. For all proposed development, a landscaped buffer with a minimum width of 30 feet shall be provided around the tract boundaries.
- ix. 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.
- x. The following shall apply for accessory structures:
 - Community Center such as club house, pool areas and pavilions, meeting center shall be permitted as accessory structures for the tenants of these developments.
 - The structures shall be maintained by HOA or Management Agency.
 - The structures shall be permitted maximum height of 35 feet.
 - Uses that are accessory to the overall development may be located on a separate lot so that they are effectively the principal use on a lot. For example, recreation amenities and/or stormwater management facilities may be located on a lot that is owned by a homeowner's association but may be considered accessory to the development overall.
 - Ground level patios and first floor decks may encroach up to ten (10) feet into the required rear yard setback. For example, the required rear yard setback for a single family detached house is 25 feet, therefore a first-floor deck off the back of the house may have a rear yard setback of 15 feet if all other requirements are satisfied.
- xi. A minimum of 30% of the total Redevelopment Area comprising of all the lots 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.
 - A stormwater detention or retention basin shall not be considered part of the recreation and open space.
 - 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.
- Each of the proposed district shall contain a mix of active and passive recreation, this shall include tot lot, gathering space such as gazebos, community garden, dog parks, walking parks and community house.
- Each of the district shall be connected to the next district through meandering pathway of minimum 8 feet in width.
- Open space shall include space reserved for open space and recreation spaces including parks, walking trail or paths, not including sidewalks and or impervious surfaces such as pavers and or landscape strip.

xii. Affordable Housing requirement:

- Overall affordable housing obligation for residential development shall be 20% of the total number of for-sale units and 15% of total number of for-rent units. This total number shall be met through a combination of payment in lieu and on-site units. 50% of the total obligation shall be met through provision of payment in lieu in accordance with the Township's affordable housing ordinance. The other 50% shall be met through provision of on-site units.

- The on-site units shall be provided in accordance with the UHAC requirements including the following:

Income Distribution

- A minimum of 50% of the affordable dwelling units shall be set aside for low-income households earning less than 50% of the area median income.
- A minimum of 13% of all the affordable dwelling units shall be set aside for very low-income households earning less than 30% of the area median income. These units shall count as a part of the low-income units.
- A maximum of 50% of the affordable dwelling units may be set aside for moderate income households earning between 50% and 80% of the area median income.

Bedroom Distribution

- A maximum of 20% of the affordable units may be 1-bedroom or efficiency/studio units.
- A minimum of 20% of the affordable units must be 3-bedroom units.

The remainder of the affordable units may be apportioned at the developer's discretion.

4.0 CIRCULATION, OPEN SPACE, AND UTILITIES

4.1 General Circulation

Any application submitted for approval by the applicant shall include a detailed Traffic Analysis and/or Study, which shall address impacts 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 rights-of-way, 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. The intent of the Redevelopment Plan is to create a new community. To further this goal, all development shall, to the maximum extent feasible, be connected by internal roadways or pedestrian paths to facilitate pedestrian access throughout the Redevelopment Area.
2. No cul-de-sac street ends shall be allowed, unless a paved pedestrian path of a minimum width of eight (8) feet is provided, which provides a direct pedestrian connection to the walkway connecting all the districts.
3. Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks or a change in material within the roadway.
4. Stop bars shall be provided at all intersections and at the end of all drive aisles.
5. Sidewalks shall be provided along public and private roadways within the redevelopment area and shall be designed as required by N.J.A.C. 5:21 (RSIS).
6. Streets and curbs shall be designed in accordance with the requirements of N.J.A.C. 5:21 (RSIS).
7. Primary Automobile Entry and Exit Drive Aisles shall be a minimum of 12 feet wide for one way and a minimum of 24 feet wide for two-way traffic driveway aisles.
8. No asphalt driveways for Single family and Townhouse developments shall be permitted.

4.2 Parking Requirement

1. Off-street parking and loading shall be provided in accordance with §294-123 of the Township Code except for the following standards.
2. Off-street Parking Requirements
 - i. Off street parking standards for residential development shall be provided in accordance with NJ RSIS (Residential Site Improvement Standards).
 - ii. Community Center 1 parking spaces for each 300 square feet of gross floor area.
 - iii. Other uses – Parking shall be at the discretion of the Planning Board
 - iv. Shared parking may be utilized thereby reducing the overall required parking as included above, provided a parking study justifying the shared parking analysis is approved by the Planning Board.

3. On-street parking shall be permitted within all rights-of-way within the redevelopment area.
4. Driveways on residential lots:
 - i. Single family residential driveways shall be set back a minimum of 5 feet from any side or rear property line.
 - ii. For attached townhouse dwellings interior driveways are permitted to be connected for each set of two adjacent units and shall be minimum of 0 feet from the internal side property line and a minimum of 5 feet from the second side property line. Driveway on the end units shall be a minimum of 5 feet from any side property line.
 - iii. Parking requirements for residential uses will comply with the New Jersey Residential Site Improvement Standards (RSIS) pursuant to N.J.A.C. 5:21-1.1 et seq. A de minimus exception to permit driveways to be eighteen (18) feet wide where twenty (20) feet is required, is warranted to provide landscape area and walking path to the building entry for townhouse units
5. Parking for multi-family residential use shall be located in a rear or side yard only.

4.3 Open Space

1. Areas which will remain undisturbed on the site shall be maintained as open space.
2. Open space areas shall be designed into any redevelopment project in order to protect natural resources to the greatest extent feasible, including forested areas and existing vegetated buffers.
3. Clear cutting of woodlands shall be limited to the maximum necessary to carry out the effective redevelopment of the area in accordance with the purpose and standards of this Plan.

4.4 Utilities

1. 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.
2. Renewable energy resources (i.e., small wind energy system, solar energy system) shall be regulated per 294-140 of the Winslow Township Zoning Code. Rooftop solar panels are encouraged.

5.0 DESIGN STANDARDS

Any deviation from the following standards shall require 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.

5.1 General Design Standards

These design standards shall be applicable to all buildings within the Redevelopment Area:

1. Primary exterior building materials shall be brick, stone, wood, stucco, metal, glass, vinyl or similar quality materials.
2. Colors, materials, and architectural features should be coordinated on all exterior elevations to achieve a continuity, and harmony of design amongst all buildings. An overall plan should be provided to the Planning Board with guidelines for the overall development scheme.
3. Buildings shall be designed so that all facades visible from any public or publicly accessible right-of-way shall be consistent in their architectural character in terms of materials, style, colors, and other aesthetic treatments.
4. Blank or featureless walls shall be avoided but not prohibited where extensive landscaping and screening is provided. This is subject to Planning Board discretion.
5. For Townhouses there shall be within any continuous group of attached townhouses at least two (2) substantially different design and exterior elevations.
6. For Single family units there shall be at least two (2) substantially different design and exterior elevations.
7. Unit Sizes:
 - i. For Multifamily the following minimum unit sizes shall be provided:
Efficiency/ one-bedroom unit = 725 square feet
Two-bedroom unit = 925 square feet
Three-bedroom unit = 1,200 square feet
 - ii- Townhouse/ SF unit – minimum habitable ground floor area per dwelling unit shall be 600 square feet.
8. Front porches and/or stoops shall be encouraged along the front of all single-family, two-family, and townhouse residential construction. Porches or stoops shall extend a minimum of 4 feet from the building façade.
9. Where a front porch or stoop is covered or enclosed by a roof, the roof material shall match the primary roof material of the building.
10. Building entrances shall be distinguished from the rest of the building by either projecting or recessing a building entry space a minimum of 18 inches from the primary building façade.
11. No 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 3 of the following design features:
 - i. The location of the garage or carport.
 - ii. The size, shape, and location of windows and doors.
 - iii. The exterior finish materials.

- iv. The primary color of the exterior.
 - v. The type or pitch of the roof.
12. All residential developments shall provide centralized mailbox location as per US Postal service requirements
13. Den with minimum following design requirement but not limited to shall be demonstrated to be approved by the Planning Board:
- (i) widened doorway of minimum 60" to 72". This shall be kept open with no doorway or as a half wall.
 - (ii) no closet to be permitted

5.2 Signage Standards

1. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site. All signs within the Redevelopment Area shall conform to Chapter §294-129 of the Winslow Township Zoning Code, except where otherwise noted herein.
2. Each residential development district or neighborhood may have one monument sign at the entrance of each development along public/county road frontage.
3. Maximum height permitted is 8 feet.
4. Maximum area is 50 square feet per face of the monument sign
5. Minimum setback from ROW is 10 feet.
6. Signs along the same side of the ROW must be spaced a minimum of 250 feet apart.
7. Base of the sign must be complementary to the primary building style and landscaped.
8. Signs must be owned and maintained by a HOA and or Management Agency.
9. Signs may be internally or externally illuminated with minimal impact on adjacent properties and vehicles on ROW.

5.3 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. A landscape berm of approximately 6 feet high may be added in the buffer area.
2. All off-street parking shall be screened from public view to the maximum extent feasible.
3. Screening for off-street parking areas shall consist of a mixture of evergreen shrubs, fencing, or a garden wall, with a minimum height of 30 inches.
4. Shade trees spaced at a maximum interval of 40 feet on-center shall be required along all streets, planted within the grass landscape strip.

5. Each Single Family detached dwelling shall have a minimum of one shade tree or ornamental tree within the front yard, provided they do not interfere with any required utility infrastructure.
6. Off-street 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.

5.7 Solid Waste Storage

1. For multifamily residential, mixed-use, and nonresidential 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. All garbage and recycling storage shall be located in a side yard or rear yard.
3. If trash compactors are used, they shall be located in the rear yard only.

5.8 Lighting

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

5.9 Fencing

Fencing shall be provided in accordance with §294-117 of the Township Code.

6.0 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.

6.1 Winslow Township Master Plan

The Township of Winslow developed and adopted a comprehensive Master Plan in 2000. That master plan was reexamined in 2007 and again in 2016. The 2016 Reexamination Report was prepared to analyze only those non-Pinelands areas of the Township, which includes the Study Area. The 2016 Report notes that the population of Winslow has been increasing since 1980, with an increase of 3,958 individuals between 2000 and 2010, and an increase of 2,074 households in that same timespan. The 2016 Reexamination also notes the following goals from the 2007 Reexamination that may have some relevance to the plan

Create appropriate and compatible land use patterns throughout the Township.

Promote development and redevelopment of residential and commercial uses to ensure a balanced tax base.

Promote a well-maintained residential housing base.

Capitalize on the Township's geographic location within the region as an engine for controlled economic growth.

Although these goals had more to do with keeping the existing housing stock in good shape by proactively enforcing the building code, the population growth and location of Winslow (in the Philadelphia metropolitan area, along a major transportation corridor) might suggest the need for additional development of housing.

6.2 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.

6.3 Camden County Master Plan

The 2014 Camden County Master Plan places the Redevelopment Area as being within an Alternative Growth Investment Area (AGIA). An Alternative Growth Investment Area is classified as "an area that has existing or planned infrastructure that will lead to development and redevelopment opportunities. County investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged but as a lesser priority than areas considered Priority Growth Investment

Areas.” This Redevelopment Plan provides for the development of a site within the AGIA, which as noted in the definition is encouraged by the County.

6.4 State Development and Redevelopment Plan

The State Plan Policy Map classifies the Redevelopment Area as Planning Area 2 (PA-2).

The State Plan Policy Map classifies the Study Area and its surrounding areas in this section of Winslow Township as Planning Area 2 (PA-2). This area is known as the Suburban Planning Area, and is an area 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 some of the state’s future development, promote growth in cities 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. The Study Area is a versatile property with available infrastructure in a developed area and is consistent with the SDRP’s goals for the Suburban Planning Area; however, portions of the Area are also potentially important natural resources in the form of wetlands.

7.0 REDEVELOPMENT PLAN ACTIONS

7.1 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.

7.2 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.

7.3 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.

7.4 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.

7.5 Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in Chapter §296-4 of the Township's Code is hereby amended to reference this Redevelopment Plan as a 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 zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan for said zoning district shall supersede the Development Regulations of the Township of Winslow. In all other instances, the Development Regulations of the Township shall remain in full force and effect.

7.6 Definitions

Unless 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.

Gross Area: Total area of the lot including upland and environmentally constrained area.

7.7 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.

7.8 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.

7.9 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.

7.10 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.

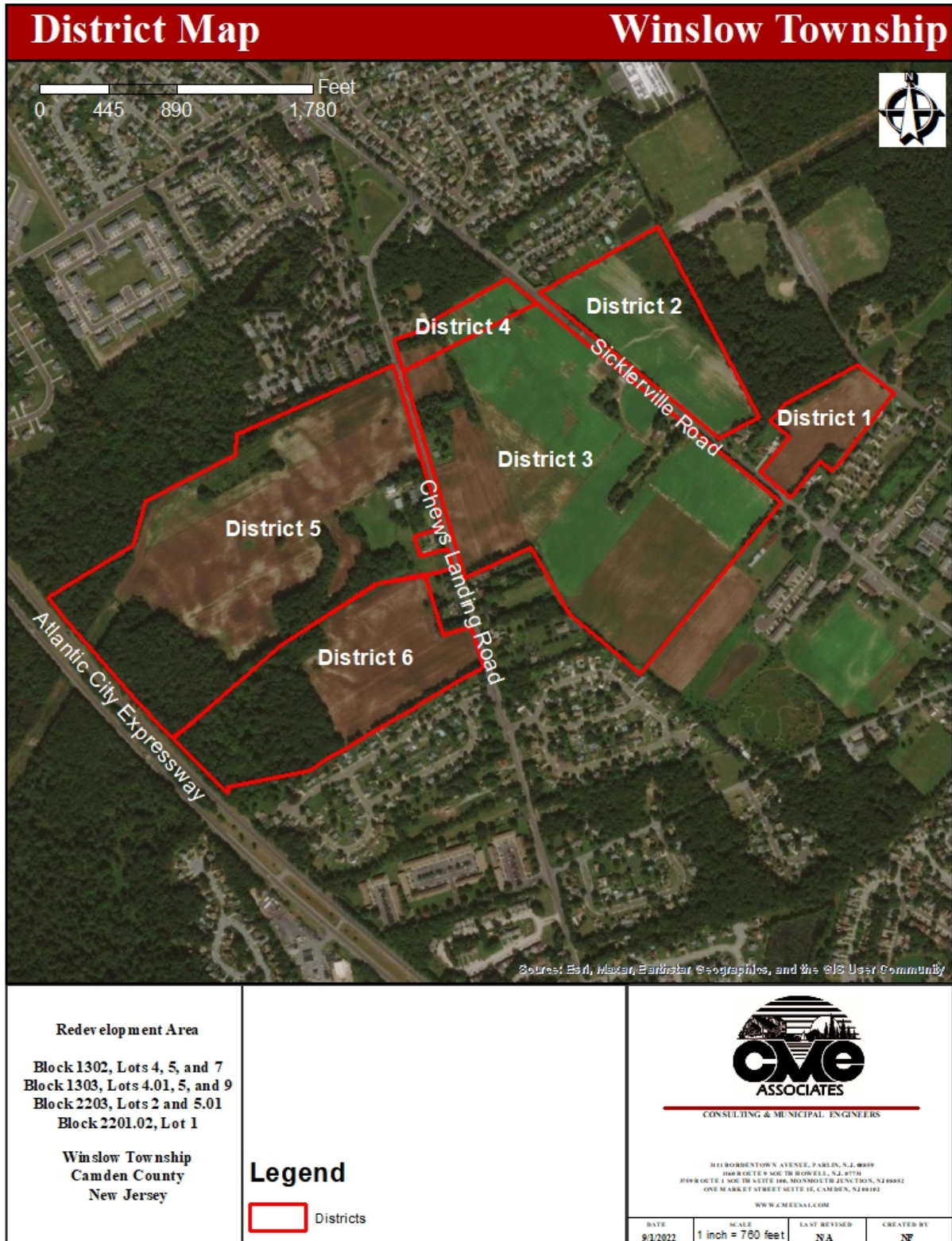
8.0 OTHER PROVISIONS

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:

1. 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.
2. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
3. The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
4. 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.

9.0 APPENDICES

9.1 Zoning Map



9.2 Resolution

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION DECLARING THAT THE REDEVELOPMENT STUDY AREA IDENTIFIED AS BLOCK 1302, LOTS 4, 5 AND 7; BLOCK 1303, LOTS 4.01, 5 AND 9; BLOCK 2203, LOTS 2 and 5.01 AND BLOCK 2201.02, LOT 1 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-2020-290 adopted on September 8, 2020 (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 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01, 5 and 9; Block 2203, Lots 2 and 5.01 and Block 2201.02, Lot 1 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

R-2021- 103

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

WHEREAS, Malvika Apte, PP, AICP, professional planner at CME Associates, LLC, prepared a report entitled, "Non-Condemnation Area in Need of Redevelopment Study Preliminary Investigation Report for Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01, 5 and 9; Block 2203, Lots 2 and 5.01 and Block 2201.02, Lot 1" dated November 15, 2020 (the "Report"), which document is adopted and incorporated herein by reference; and

WHEREAS, on January 21, 2021, 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, by sworn testimony 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 Block 1302, Lots 4 and 5; Block 1303, Lots 4.01 and 9; and Block 2203, Lots 2 and 5.01 qualify as Non-Condemnation Redevelopment Areas consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c), N.J.S.A. 40A:12A-5(e) and N.J.S.A. 40A:12A-5(h), 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 foregoing properties are unimproved, stagnant and unproductive vacant lands for a period of greater than 10 years and are unlikely to be developed through private capital alone and for other reasons set forth in the Report; and

(b) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(e), the Planning Board found the foregoing properties are in stagnant condition and suffer the detrimental impacts of a 130 foot wide Atlantic City Electric Easement, 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 for other reasons set forth in the Report; and

(c) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(h), the Planning Board found the foregoing properties are located in the Suburban Planning Area PA2 of the State Planning Area; and

2. Malvika Apte, PP, AICP presented substantial credible evidence that Block 1302, Lot 7 qualifies as a Non-Condensation Redevelopment Area consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c) as this property is unimproved and unproductive vacant land which has remained so for a period of greater than 10 years and is unlikely to be developed through private capital alone and for other reasons set forth in the Report; and

3. Malvika Apte, PP, AICP presented substantial credible evidence that Block 1303, Lot 5 qualifies as a Non-Condensation Redevelopment Area consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(h) as the property is located in a Suburban Planning Area PA2 of the State Planning Area and should also be included in the Redevelopment Area because the central location of the site to the Study Area requires this property to be included to effectuate a productive redevelopment of the Study Area as a planned comprehensive residential development pursuant to N.J.S.A. 40A:12A-3 and for other reasons set forth in the Report; and

4. Malvika Apte, PP, AICP presented substantial credible evidence that Block 2201.02, Lot 1 should be included in the Redevelopment Area because its shape and proximity to Block 1303, Lot 9 requires its inclusion to effectuate a productive redevelopment of the Study Area as a whole and for other reasons set forth in the Report.

WHEREAS, based upon the Planning Board's investigation, including the Report and the public hearing conducted thereon, the Planning Board found that the Study Area should be declared an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, on February 18, 2021, the Planning Board adopted Resolution No. PR 2021-20 (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 above and therefore qualifies for designation as a Non-Condensation 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 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01, 5 and 9; Block 2203, Lots 2 and 5.01 and Block 2201.02, Lot 1 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 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01, 5 and 9; Block 2203, Lots 2 and 5.01 and Block 2201.02, Lot 1 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).

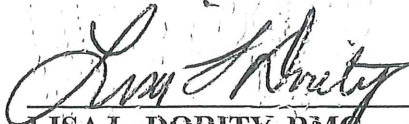
BE IT FURTHER RESOLVED that, pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), within ten (10) days of the date of adoption of this Resolution the Township Clerk also shall serve notice of the Governing Body's determination herein on all owners of record of the properties located

within the designated Non-Condernnation 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: February 23, 2021

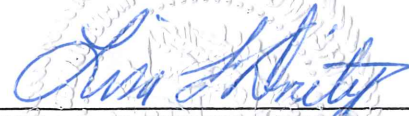


BARRY WRIGHT, MAYOR



LISA L. DORITY, RMC
MUNICIPAL CLERK

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 February 23, 2021 held remotely via video communication.



LISA L. DORITY, RMC
MUNICIPAL CLERK

Dated: 2/23/21

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 1302, LOTS 4, 5 AND 7; BLOCK 1303, LOTS 4.01, 5 AND 9 AND BLOCK 2203, LOTS 2 and 5.01 AND BLOCK 2201.02, LOT 1 ARE TO BE DELINEATED AS AN AREA 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, 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-Condemnation

Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in 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 Sicklerville Road and Chews Landing Road and the areas located at Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01, 5 and 9 And Block 2203, Lots 2 and 5.01 and Block 2201.02, Lot 1, 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 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01, 5 and 9 And Block 2203, Lots 2 and 5.01 and Block 2201.02, Lot 1 qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

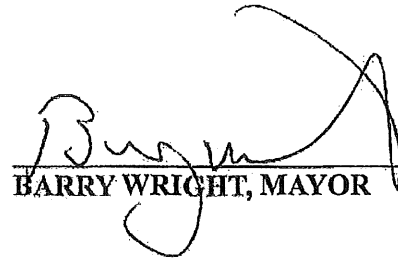
WHEREAS, D.R. Horton, Inc. – New Jersey and the Township of Winslow intend to enter into an Escrow Agreement whereby D. R. Horton, Inc. – New Jersey shall be responsible to pay for all expenses incurred by the Township of Winslow and Planning Board in conjunction with the request; and


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-Condemnation 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-Condemnation 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-Condemnation 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: September 8, 2020


BARRY WRIGHT, MAYOR


LISA L. DORITY, RMC
MUNICIPAL CLERK

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 September 8, 2020 at the Winslow Township Municipal Building.

LISA L. DORITY, RMC
MUNICIPAL CLERK

Dated:

T:\Lisa\REDEVELOPMENT\Dr. Horton\Resolution Req. PB to do Redev. Study.docx

L:\20-0104 - Winslow Twp - Regency Park Redevelopment\ANR\Resolution Req. PB to do Redev. Study.docx

WINSLOW TOWNSHIP PLANNING BOARD
RESOLUTION RECOMMENDING THAT THE DESIGNATING AREA
(BLOCK 1302 Lots 4, 5 and 7, Block 1303 Lots 4.01, 5 and 9,
Block 2203 Lots 2 and 5.01 and Block 2201.02 Lot 1)
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.
PR2021-20

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, Resolution R-2020-290 adopted September 8, 2020; and

WHEREAS, said Resolution adopted by the Mayor and Committee of the Township of Winslow, Resolution R-2020-290 covering 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 and Block 2201.02 Lot 1 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 October 15, 2020 the Winslow Township Planning Board adopted a Resolution, PR2020-024, 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 PR2020-024, 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 Preliminary Investigation Report for BLOCK 1302 Lots 4, 5 and 7, Block 1303 Lots 4.01, 5 and 9, Block 2203 Lots 2 and 5.01 and Block 2201.02 Lot 1 dated November 15, 2020; 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 January 21, 2021 for BLOCK 1302 Lots 4, 5 and 7, Block 1303 Lots 4.01, 5 and 9, Block 2203 Lots 2 and 5.01 and Block 2201.02 Lot 1 located near the intersection of Sicklerville Road and Chews Landing Road, in the Northwest end of the Township in the area of Sicklerville; and

WHEREAS, the Township of Winslow Planning Board conducted a hearing which was duly noticed in accordance with NJSA 40A:12A-6 on January 21, 2021 at 7:00 p.m. via zoom technology due to the State of New Jersey then being in a State of Emergency due to the Covid 19 outbreak, which hearing was advertised as such, for the purpose of acting upon the determination of whether or not 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 and Block 2201.02 Lot 1 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, the

following members of the public having appeared remotely and having been duly sworn, testified as follows: Janet Bhatt of 103 Summerbrooke Court Winslow Township who expressed concerns about what type of development would be considered; Deborah Figuerello of 102 Summerbrooke Court Winslow Township who questioned how any development might impact her property; Elaine Martorano of 28 Sleepy Hollow Lane Winslow Township who expressed concerns about future traffic; Dawn Mallough of 43 Country Hollow Circle Winslow Township who expressed concerns about overcrowded schools and traffic; and

WHEREAS, at the said hearing held on January 21, 2021, 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 1302 Lots 4, 5 and 7, Block 1303 Lots 4.01, 5 and 9, Block 2203 Lots 2 and 5.01 and Block 2201.02 Lot 1 are primarily currently being used for agricultural purposes, with the exception that Block 1302 Lot 7 is vacant, and Block 1302 Lot 5 and Block 1303 Lot 5 contain a single family home. The investigation and testimony further revealed that such lands are unlikely to be developed through the instrumentation of private capital, and have

otherwise been unimproved, stagnant and undeveloped for a period in excess of ten (10) years, thus being unproductive under the criteria set forth in NJSA 40A:12A-5c, e and h, and requiring the involvement of the municipality to bring the land to a level of production, and capable of being developed in accordance with the Master Plan of the Township of Winslow; and

WHEREAS, it further appearing that the property is identified as unimproved land that has remained vacant and/or agricultural, notwithstanding the fact that the lands are located in Non-Pineland High-Density Residential District. Such lands do not fully contribute to the public health, safety and welfare of the community. Considering that such lands have remained unimproved for a period of over 10 years, and are unlikely to be developed through private capital, their underutilization stemming from existing environmental constraints, unique land configurations and other criteria, make the subject properties in need of non-condemnation redevelopment.

Whereas, it further appearing that Block 1302 Lots 4 and 5, Block 1303 Lot 4.01 and 9, and Block 2303 Lots 2 and 5.01 meet the criteria set forth in NJSA 40A:12A-5c, e and h for areas in need of Non-Condensation Redevelopment, and Block 1302 Lot 7 meets the criteria set forth in NJSA 40A:12A-5c for area in need of Non-Condensation Redevelopment, and Block 1303 Lot 5 meets the criteria in

NJSA40A:12A-5h and NJSA 40A:12A-3 for areas in need of Non-Condemnation Redevelopment, and Block 2201.02 Lot 1 meets the criteria in NJSA 40A:12A-3 for an area in need of Non-Condemnation Redevelopment.

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 1302 Lots 4, 5 and 7, Block 1303 Lots 4.01, 5 and 9, Block 2203 Lots 2 and 5.01 and Block 2201.02 Lot 1 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, e, h, and NJSA 40A:12A-3 to be a Non-Condemnation Redevelopment Area, all more specifically set forth in table listed in the Non-Condemnation Report from CME Associates dated November 15, 2020 entitled Area in Need on Redevelopment Study, Preliminary Investigation, adopted herein as if set forth at length.

2. It is determined that the area designated as BLOCK 1302 Lots 4, 5 and 7, Block 1303 Lots 4.01, 5 and 9, Block 2203 Lots 2 and 5.01 and Block 2201.02 Lot 1 meet the criteria set forth in NJSA 40A:12-5c, e and h, and NJSA 40A:12A-3, which lands need the involvement of the municipality to bring such lands to a level of production,

being areas in need of Non-Condensation Redevelopment.

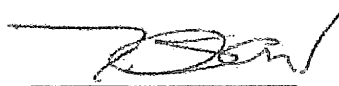
3. It is determined that BLOCK 1302 Lots 4, 5 and 7, Block 1303 Lots 4.01, 5 and 9, Block 2203 Lots 2 and 5.01 and Block 2201.02 Lot 1 be and are hereby recommended to be Areas in Need of Redevelopment pursuant to the criteria contained in NJSA 40A:12A-1 et seq, for all of the reasons more specifically set forth in Professional Planner report dated Novmber 15, 2020 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, Christy Clauss, 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 21st day of January 2021, memorialized at a meeting held February 18, 2021.



Christy Clauss
ACTING SECRETARY
Planning Board
Township of Winslow



Timothy Mead
CHAIRPERSON
Planning Board
Township of Winslow