

*Township of Winslow*

*Christ Care Unit Missionary Baptist Church*

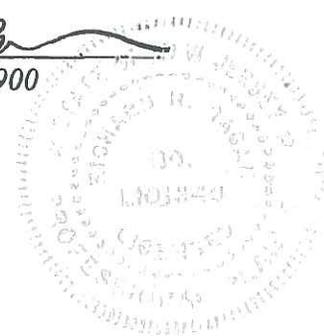
*CCUM Redevelopment Plan*

*for Amended Sections*

June 9, 2015 *(Revised)*



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CCUM Redevelopment Plan  
Amended Sections per Resolution 05/21/94

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## I. INTRODUCTION

Winslow Township established a need for the CCUM Redevelopment Plan for the CCUM and surrounding area originally in June 2006; which was then amended to include adjacent areas as the CCUM Redevelopment Plan adopted May 26, 2009. In the CCUM Redevelopment Area were constructed affordable family townhomes in 2013 continuing through today. These affordable homes have allowed some CCUM residents to relocate into these new homes.

Ongoing efforts continue in working with CCUM community to create a way to rehabilitate those homes without relocation.

This Redevelopment Plan for amended sections is responding to the additional parcels added to the area in need to continue the efforts of CCUM, Christ Care Missionary Unit Baptist Church, the non-profit sponsor and the Winslow Cross Creek CCUM 3 Urban Renewal Affordable Housing LLC, the development entity.

The areas, Block 2903, Lots 10, 12 and a non-developed portion of Lot 9 were recently reviewed and determined to be in need of redevelopment, and passed Resolution # PR2015 – 020 so stating (*Attached*).

## II. REDEVELOPMENT PLAN

### A. General Statement

1. The CCUM Redevelopment Plan project area is to be redeveloped as an economically sustainable, accessible and attractive affordable residential development featuring a senior housing complex and townhouse style units which will offer the municipality high quality affordable residential housing options consistent with the Winslow Township Housing Element and Fair Share Plan, as mandated by the State of New Jersey under the Fair Share Housing Act. It is also the intent to accomplish all redevelopment with adequate infrastructure improvements, safe transportation networks, pedestrian connections and facilities in a manner that promotes a positive image for Winslow Township and which provides ample and proper service to the development targeted within the CCUM Redevelopment Plan project area.

### B. Public Policy Goals

1. The purpose of the CCUM Redevelopment Plan is to provide a framework for a public / private partnership to encourage economic development within the CCUM Redevelopment Plan project area. This may be accomplished by the following public policy goals:
  - a. Initiate a process to mitigate underutilized land areas caused by diverse ownership of the parcels and lack of proper infrastructure and access to the CCUM Redevelopment Plan project area.
  - b. Institute public / private partnerships to initiate infrastructure improvements necessary to service this strategically located but underutilized area.
  - c. Prepare 'smart growth' land use regulations that address the required standards for the commercial / industrial uses as delineated permitted principal and secondary uses.
  - d. Initiate mutually supportive public financial initiatives that would complement private sector investment in major infrastructure and roadway improvements without which the Redevelopment Area could not be as successfully developed.
  - e. Create an environment which will provide the municipality with high quality, affordable residential housing options consistent with the Winslow Township, Housing Element and Fair Share Plan as mandated by the State of New Jersey in the Fair Share Housing Act.
  - f. Allowing for the widest possible range of redevelopment initiatives, Winslow Township may make available to the Redeveloper such financial and other assistance as may be at its disposal through the

powers of the Redevelopment Statute and / or other applicable redevelopment statutes or Local, County, State and Federal regulations. The types and extent of such assistance shall be negotiated within the context of the Redeveloper's Agreement between Winslow Township and the individual Redeveloper.

Additionally, the Amended Area in Need Study suggested the opportunity for a Senior Housing Building and a nursing home. The aging population of the "Christ Care Senior Housing" in need of affordable nursing facility, and the growing need for our aging seniors.

The CCUM Redevelopment Plan is generally bordered by Erial Road (CR. 706) to the east, Block 3706 to the southeast, Four Mile Branch road (Andrews Road) to the west and CCUM to the north. The CCUM Redevelopment Area currently exists as privately owned property.

### C. Redevelopment Plan Objectives

In partnership with the private sector and other governmental entities, Winslow Township's redevelopment initiatives will reverse the observed conditions within the CCUM Redevelopment Plan project area leveraging public assets to improve the overall economic and physical conditions. Ultimately, the redevelopment project area will be revitalized to benefit residents, property owners and visitors alike of Winslow Township.

The objectives and redevelopment initiatives contained in this section seek to address the existing conditions within the CCUM Redevelopment Plan project area as identified in the *Lehigh Manor Redevelopment Study Area, Area in Need of Redevelopment Analysis Report*. The following objectives, supported by Winslow Township, shall be viewed as sound planning steps for redevelopment within the CCUM Redevelopment Plan project area.

1. Ensure that regulatory measures and initiatives are in place to promote the redevelopment of the project area as a vibrant, high quality affordable housing development providing a mix of affordable housing types as consistent with the Winslow Township, Housing Element and Fair Share Plan mandated by the State of New Jersey, thereby reversing the current underutilization of the land area contained within the CCUM Redevelopment Plan project area.
2. Provide for the protection of the environmental amenities that exist within the redevelopment area, including but not limited to the wetlands, soils, protected species of flora and fauna, etc. Any development that occurs within the redevelopment area must utilize and respect the environmental attributes that exist within this area.
3. Establish public / private partnerships by encouraging "...coordination of various public and private procedures and activities shaping land

*development with a view of lessening the cost of such development and to the more efficient use of land.” (M.L.U.L. C.40:55d-2m).*

4. Develop financial and regulatory incentives including tax abatement to encourage public / private partnerships to redevelop the redevelopment area tracts; *“To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.” (M.L.U.L. C.40:55D-2f).*
5. Improve transportation facilities within the redevelopment area to facilitate capture of internal trips, enhance regional connections in addition to the provision of adequate infrastructure in the form of stormwater drainage, water and sewer. *“To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.” (M.L.U.L. C.40:55d-2h)*
6. Encourage the highest quality and aesthetically superior development that utilizes “Smart Growth” planning and urban design elements and principles. *“To promote a desirable visual environment through creative development techniques and good civic design and arrangements.” (M.L.U.L. C.40:55-2i)*
7. Encourage such redevelopment activity within Winslow Township to enhance, strengthen and diversify the Township’s residential housing base and opportunities while fostering intelligent use and allocation of land.

#### D. Designation of Developer

1. It is the intention of Winslow Township, upon adoption of the CCUM Redevelopment Plan, to coordinate the redevelopment process with a designated Developer for the CCUM Redevelopment Plan project area. Said Developer may be an entity which, in the opinion of the Redevelopment Authority:
  - a. Has a substantial history of residential and/or affordable residential development with an extensive history of such development, or shows that they can embrace such concepts;
  - b. Has sound credit and financial history; and,
  - c. Can demonstrate successful history of development projects of similar nature on a similar scale.
2. In addition to the above, the Redevelopment Authority shall, at its sole discretion, request any and all other information regarding qualifications of the private sector Developer.

### III. LAND USE STANDARDS – CCUM Redevelopment Plan 2015

#### A. General

1. The following regulations, controls and restrictions provide standards for the physical development of the CCUM Redevelopment Plan project area in accordance with the Statement of Purpose and Intent of this Redevelopment Plan and is intended to serve as an Overlay Zoning District. They are intended to provide parameters within which the Developer(s) and its professionals are encouraged to generate detailed plans in cooperation with the Winslow Township staff and related professionals, to produce a redevelopment project of outstanding design capable of competing in the regional residential market.
2. The development concepts and general design plan for undertaking the proposal will be reviewed as part of a pre-approval design review process where the Redevelopment Authority, through its professional staff, shall discuss and review the intent, purpose and anticipated outcome of the architecture and design. Ultimate approval of this process will be by the Redevelopment Authority as part of the Developer's Agreement to be negotiated between the Township and the Developer(s). A report defining compliance with the pre-approval design process shall be submitted to the Planning Board as part of the site plan review process.
3. The above notwithstanding, pursuant to N.J.S.A. 40a:12a-13, all projects within the redevelopment areas shall be submitted to the Planning Board for review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance and adopted pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).
4. Consistent with its responsibility pursuant to N.J.S.A. 40A: 12A-13, the Planning board shall retain the right, at time of Site Plan Review and Approval, to require such off-site improvements as may be necessary for the effective implementation of the CCUM Redevelopment Plan.
5. The CCUM Redevelopment Plan parameters as detailed within Section IV shall serve as the Overlay Zoning District for the parcel.

#### B. The following uses shall be permitted within the CCUM Redevelopment Area.

1. Permitted Uses:
  - a. Senior Housing Complex
  - b. Townhouse Units
  - c. Nursing Facility
  - d. Community Center
  - e. Parks/Recreation

2. Accessory Uses:

- a. Off-Street Parking
- b. Fences/Walls
- c. Signs
- d. Satellite Dishes

3. Supplemental Land Use Provision

a. Preamble

The CCUM Redevelopment Plan project area shall be governed by the Land Use Provisions contained herein. These provisions are intended to establish standards that will architecturally define the proposed residential development as well as the overall project site within the subject redevelopment area. Therefore, the potential developer and its professional staff are encouraged to exercise maximum ingenuity, creativity and freedom of design consistent with the objectives of the CCUM Redevelopment Plan.

The Redevelopment Authority recognizes that a variety of factors will influence the final design of the redevelopment project area and has not attempted, in these and other controls of the CCUM Redevelopment Plan, to anticipate every possible design solution. Rather, the controls and regulations governing structural form and architectural character within the redevelopment project area are designed to promote a unifying framework in accordance with the following issues:

- 1.) Encourage the implementation of one of the overall Conceptual Site Plans, Conceptual Senior Center Architectural Elevations and Plans, and the Conceptual Townhouse Complex Architectural Elevations and Plans. The overall redevelopment project area site plans or individual lot site plans are subject to review and approval of the Winslow Planning Board and Township Committee, as well as, any and all other outside agencies with jurisdiction over review and all other related required regulatory approvals.
- 2.) In addition to 1.) above, it is the intent of the Land Use Provisions of the CCUM Redevelopment Plan to require upgraded standards within the redevelopment project area and relating to the following:
  - a.) Pedestrian access and circulation;
  - b.) Public transportation linkages;
  - c.) Security Plan;

- d.) Façade treatment of the individual buildings;
- e.) Building orientation plan incorporating views, vistas, identification points, and nodes, etc. that recognize the relationships between buildings as well as the edge conditions defined along the perimeter of the redevelopment project area boundary;
- f.) A Landscape Plan shall be prepared by a Certified Landscape Architect licensed in the State of New Jersey. At a minimum, the Landscape Plan shall contain a Planting Schedule listing all plant material by size, common name and scientific name, quantities and symbol to identify planted location;
- g.) The Landscape Plan shall define ornamental as well as buffer plantings for the required perimeter buffer area, common areas and individual building lots;
- h.) Signage graphics delineating style, size, color, and placement on individual buildings, individual building lots and overall within the redevelopment project area;
- i.) Parking Plan that defines vehicular and truck parking, site circulation and truck delivery;
- j.) Lighting Plan, both security and ornamental for individual buildings and lots; and,
- k.) Other elements defined by the Redevelopment Authority design review process, the Planning Board and the Governing Body / Township Committee.

### 3.) Additional Requirements

#### a.) Residential Dwelling Building Orientation

- i. Driveway access for all dwelling unit lots and dwelling unit buildings shall be gained through the proposed internal street system as part of the redevelopment project area and not be gained through existing external public rights-of-way.
- ii. There shall be a varied mix of building styles and façade designs with no two identical buildings being located directly adjacent to one another.

#### b.) Accessory Use Structures

- i. Accessory use structures shall feature a landscaped buffer around the perimeter to enable the structure to blend into the surrounding character.

c.) General Landscaping Controls

- i. All parking and loading areas shall be landscaped.
- ii. Foundation plantings shall be incorporated around all building perimeters.
- iii. A landscaping buffer shall be provided between any proposed active or passive recreational amenities, adjacent residential dwellings and public or private streets.
- iv. Fencing shall be permitted throughout the project area and shall not exceed a height of six (6) feet and shall be of a decorative material such as wood, vinyl or aluminum.
- v. No chain link fencing shall be permitted throughout the redevelopment project area.

d.) Buffers and Landscaping along CCUM Redevelopment Plan Project Area Perimeter

- i. Adjacent to the Four Mile Branch Road and Lehigh Manor Drive frontages, landscaped buffers shall be not less than ten (10) feet in width, which may be permitted within a required setback yard area, and shall be protected by an easement.
- ii. Along redevelopment project area perimeter lines that abut adjacent residential zoning districts or residential uses, landscaped buffers shall be not be less than ten (10) feet in width, which may be permitted within a required setback yard area.
- iii. Buffers may be comprised of earth berms, fences and landscaping, which shall be of a sufficient quantity and size to screen parked automobiles from the view of those at grade or first-floor level in adjacent homes and to prevent the shining of automobile headlights into the yards of adjacent properties. In general, the buffers shall provide a visual screen between areas of the redevelopment project area and any uses on adjacent parcels in the immediate vicinity of the CCUM Redevelopment Plan project area. Fencing shall be

permitted as part of a buffer area with a maximum height not to exceed a six (6) feet above the finished grade of the area of installation. The fencing material must be decorative and no chain link fencing will be permitted within the buffer areas. In addition, shade trees shall be provided in the buffer areas at a rate of one (1) tree per one thousand (1,000) square feet of buffer area in combination with shrubs, both coniferous and deciduous, as well as perennials and, where appropriate, annuals.

e.) Landscaping within Stormwater Management Facilities

- i. Landscaping shall be provided around the perimeter of stormwater management basin areas, which are created within the redevelopment project area, and shall consist of a combination of trees and shrubs.
- ii. The minimum landscaping buffer shall be ten (10) feet in width and shall be protected through an easement.
- iii. The landscaping buffer shall also include a combination of earth berms, fences and landscaping which will provide a visual screen to create an aesthetic amenity between the basin areas and adjacent residential dwellings.
- iv. No chain link fences will be permitted throughout the stormwater management facilities of the redevelopment project area.

f.) Street Trees

- i. Street trees shall be incorporated along all streets, both public and private, at a planting rate of 35 – 40 feet on center with a planting size of 2½ inch to 3½ inch caliper, with varying species planted throughout the redevelopment project area streetscape.

g.) Lighting Standards

- i. All lighting standards shall conform to the Township's General Ordinances.
- ii. Light from on-site lighting shall not spill out onto other adjacent properties and rights-of-ways which are outside of the Redevelopment Area project site or internal street system.

h.) Fences

- i. No fences will be permitted on any of the individual townhouse unit lots.
- ii. Fencing that is incorporated throughout the remainder of the site shall not exceed six (6) feet in height and shall be constructed of a decorative material such as wood, vinyl or aluminum.
- iii. No chain link fencing will be permitted throughout the redevelopment project area.

i.) Design and Performance Standards

- i. The CCUM Redevelopment Plan project area shall also be subject to the Residential Site Improvement Standards, New Jersey Administrative Code, Title 5, Chapter 21.
- ii. The CCUM Redevelopment Plan project area shall also be subject to the environmental and stormwater standards, rules and regulations of the New Jersey Department of Environmental Protection.

#### IV. DEVELOPMENT STANDARDS

- A. The tract is being developed as a master planned community. As such the standards for setbacks and density are to be considered for the aggregate of all phases. The parcel is managed and overseen by a single management entity. All units are rented, therefore there are no individual unit lot lines. Financing requires subdivisions for financing purposes which do not affect the layout or design of the project.

<i>Lot Area</i>	5 Acres or greater
<i>Lot Frontage</i>	200' on County Roads (where applicable) 50' on Local Roads (where applicable)
<i>Lot Width</i>	200' Minimum Overall
<i>Lot Depth</i>	250' Minimum Overall
<i>Lot Front Yards</i>	30' Abutting a County Road or right of way 20' Abutting a Local road.
<i>Lot Side Yards</i>	25' Abutting a road or right of way, 15' between buildings
<i>Rear Yards</i>	25' Abutting a County or Local Road, 20' per building.
<i>Density</i>	<i>Townhomes:</i> 7.0 Units per acre <i>Senior Citizen Housing:</i> 32 Units per acre per site area provided the overall density of the track does not exceed 7.0 units per acre.
<i>Green Space</i>	20% of the gross tract must be in green space
<i>Accessory Buildings</i>	5' – Minimum to Side Line 5' – Distance to Rear Line
<i>Buffer</i>	0' – Front 5' – Side 5' – Rear
<i>Maximum Building Coverage</i>	40%
<i>Maximum Impervious</i>	60%
<i>Maximum Building Height</i>	45' Senior Building, Maximum of Three Stories 35' Townhomes and Other Buildings

#### B. Parking Standards

##### 1. Off-Street Parking:

- a. Townhomes 2.3 spaces per unit
- b. Senior Housing 1 space per unit
- c. Nursing Home 0 spaces per bed (*no client driving*), plus  
1 space per maximum shift of employees and  
1 space per 8 beds for visitors.

#### C. Accessory Standards

1. Fences shall conform to the Winslow Code.

2. Signs shall conform to the Winslow Code.
3. Satellite Dishes shall conform to the Winslow Code.
4. Infrastructure and Utility Improvements – any redevelopment construction in CCUM Redevelopment Area must be served with public water and sewer services. This CCUM Redevelopment Area is served by public water and sewer services.

D. Conformity to Standards

In the event that property which is not in a designated redevelopment area which also abuts a designated redevelopment area or abuts an area that is affected by a redevelopment plan becomes inconsistent with standards of the zoning code, the standards shall be relaxed by the Planning Board in order to achieve the purposes and intention of the redevelopment plan in the following fashion.

1. Where the conditions are rendered to be non-conforming as the result of existing structures or existing improvements on property not in a redevelopment area but abuts such an area, the relief shall be treated as a design waiver.
2. Where the non-conforming conditions are the result of proposed new development of property not in a designated redevelopment area or plan, a variance shall be required.

V. IMPLEMENTATION OF REDEVELOPMENT PLAN

- A. With the adoption of this Redevelopment Plan, the governing body continues to designate Christ Care Unit Missionary Baptist Church CDC as the selected Redeveloper of the CCUM Redevelopment Area.
1. The Redeveloper continues to affirm that 'no condemnation' or eminent domain are required and or are necessary for this phase of the plan as amended.
  2. The Redeveloper agrees to provide all infrastructure necessary to complete the plan at no cost to the Township.
  3. The Redeveloper acknowledges the continued request of a payment in lieu of taxes (PILOT) to the benefit of the municipality and the redevelopment activity.
- B. *Site Plan Applications* – In the execution of this Redevelopment Plan, development within the area shall be governed by the requirements set forth hereunder. Redevelopment activity shall be in conformance with this Redevelopment Plan.
- C. *Equal Opportunity* – The land with the Redevelopment Area shall not be restricted on the basis of race, creed, color, or natural origin in the sale, use, lease or occupancy thereof.
- D. *Time Limits* – The Redevelopment Entity shall diligently pursue all avenues of financing and approvals for development of the land and construction of improvements with a reasonable amount of time to be agreed upon between the entity and its designated Redeveloper.
- E. Significant Relationships of the Redevelopment Plan to Other Plans, N.J.S.A. 40A:12a-7a(5)a

The Land Use Plan components of the CCUM Redevelopment Plan do not materially differ from those in place prior to the adoption of said plan. Accordingly, there is no change in the relationship between the CCUM Redevelopment Plan and (a) the Master Plan and/or Re-Examination Reports of the Township of Winslow and contiguous municipalities, (b) the Master Plan of the County and (c) the State Development and Redevelopment Plan (SDRP) beyond those relationships which existed prior to the adoption of the CCUM Redevelopment Plan. It shall be noted that the CCUM Redevelopment Plan project area is not located adjacent to any municipal boundary lines with any adjacent municipalities and commentary regarding the overall Winslow Township consistency with adjacent municipalities is covered within the 2007 Master Plan Re-Examination Report and is incorporated herewith.

1. The Redevelopment Plan is consistent with and is designed to effectuate the duly adopted Master Plan Re-Examination Report of the Township of

Winslow. Additionally, the Master Plan identifies the Redevelopment Area within the Land Use Element and proposes to create the necessary recommended plan for the Redevelopment Area as well as incorporate design/development standards to further advance and support the Municipal Master Plan for Winslow Township. Additionally, the Redevelopment Plan is supportive of the Winslow Township, Housing Element and Fair Share plan as prepared by GROUPmelvinDESIGN, DATED December 5, 2008. As part of the proposed Fair Share Plan for Winslow Township, the proposed Redevelopment Plan area is defined as assisting in supporting and aiding in meeting the Fair Share Obligation of Winslow Township. The proposed project will provide 100% affordable residential units. The Housing Element and Fair Share Plan report was adopted by the Winslow Township Planning Board under Resolution PR2008-057, dated December 18, 2008.

2. The Camden County, Comprehensive Planning Program, Land Use Plan, identifies within the Findings, Proposals, Goals and Planning Values section the following:
  - a) It is important that residential development be ordered in a manner which will best complement public transportation improvements.
  - b) It is recommended that compatible land use activities be grouped together by common transportation needs and activity inter-relationships to form multi-purpose centers.
  - c) Provide appropriate housing types at affordable costs in close proximity to work areas.
  - d) Encourage innovative zoning concepts which are based upon performance standards.
  - e) Program new development to coincide with public water and sewage facilities.
  - f) Planning for age group segments of the general population is likely to demand apartments and higher density housing.

The proposed redevelopment plan goals and objectives are consistent with and supportive of the above noted items from the Camden County Land Use Plan with respect to the proposed residential, affordable development within Winslow Township and this portion of the County.

3. The New The New Jersey State Development and Redevelopment Plan, Policy Map, identifies that Block 2903, Lot 10, 12 and a portion of Lot 9 is located within the PA2, Suburban Planning Area which is defined as the following: "The Suburban Planning Area is generally located adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity Centers, by the

availability of developable land, and by a more dispersed and fragmented pattern of predominantly low density development. Suburban Planning Areas are or will be served by regional infrastructure, except that, outside of Centers and major transportation corridors, there is limited, if any, availability of alternative modes of transportation to the automobile. These areas have generally been designated for growth in municipal master plans. As development expands, these services will become increasingly available if planned properly.” The intent of the State Plan within the Suburban Planning area is to:

- a) Provide for much of the State’s future development;
- b) Promote growth in centers and other compact forms;
- c) Protect the character of existing stable communities;
- d) Protect natural resources;
- e) Redesign areas of sprawl;
- f) Reverse the current trend toward further sprawl; and,
- g) Revitalize cities and towns.

The State Plan further recommends that municipalities work with each other and their counties to delineate specific areas for redevelopment, retrofitting, rehabilitation or revitalization where growth is expected or desired. The proposed redevelopment plan goals and objectives are consistent and supportive of the intent of the State Plan with respect to the proposed development within this portion of Winslow Township.

F. Relationship to Pertinent Municipal Development Regulations, N.J.S.A. 40A:12a-7a(5)c

The relationship of the CCUM Redevelopment Plan to pertinent municipal development regulations is outlined in the Land Use Plan of this redevelopment plan.

## VI. ATTACHEMENTS

WINSLOW TOWNSHIP PLANNING BOARD  
RESOLUTION RECOMMENDING THAT THE DESIGNATING AREA  
(Block 2903 Lots 10 and 12 and part of Lot 9)  
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.  
PR2015-020

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-2014-057 adopted April 14, 2015; and

WHEREAS, said Resolution adopted by the Mayor and Committee of the Township of Winslow, R-2014-057, covering property located at Block 2903, Lots 10 and 12 and part of Lot 9 (the non-developed portion), authorized and directed the Winslow Township Planning Board to undertake the preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, on April 16, 2015, the Winslow Township Planning Board adopted a Resolution, PR2015-018,

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 PR2015-018, 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, Jennifer C. Beahm, Professional Planner, have tendered a written report known as the "Supplemental Addendum #2 for the Area in Need of Redevelopment Analysis, Revised Lehigh Manor Site (Christ Care Unit Missionary Baptist Church Area)" dated April 2015, which report supplements the reports previously prepared by Peter P. Karabashian Associates, Inc., dated January 2004 known as the "The Original Analysis", which was supplemented pursuant to Addendum dated April 2009, prepared by the

Karabashian Eddington Planning Group, Peter P. Karabashian Professional Planner; and

WHEREAS, the Township of Winslow Planning Board has reviewed all three reports 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 May 21, 2015 for Block 2903, Lots 10 and 12 and part of Lot 9 located along or near Sicklerville Road, Andrews Road and Erial Road; and

WHEREAS, the Township of Winslow Planning Board conducted a hearing which was duly noticed in accordance with NJSA 40A:12A-6 on May 21, 2015, 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 2903 Lots 10 and 12 and part of Lot 9 (the non-developed or vacant portion) 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; and

WHEREAS, at the said hearing held on May 21, 2015, the Winslow Township Planning Board heard sworn testimony from CME Associates, Professional Planners, Megan Stanley, after having been duly qualified as a licensed Professional Planner in the State of New Jersey, License Number 33L100627800; and

WHEREAS, the investigation and testimony revealed that Block 2903, Lots 10 and 12 and part of Lot 9 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 surrounding areas consisting of the Lehigh Manor areas previously the subject of a redevelopment analysis continue to have a significant amount of structures that are deteriorated and/or boarded up, continuing a trend of vacancy, abandonment or underutilization along with a persistent arrearage of property tax payments, and thus, a program of rehabilitation for the unimproved portions of Block 2903 Lots 10 and 12 and part of Lot 9, will allow opportunities for incentives and attractive living environments in this area; 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 2903, Lots 10 and 12 and part of Lot 9 (the non-developed, vacant portion), 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 NJSA 40A:12A-6b(5)(a), to be a Non-Condemnation Redevelopment Area.

2. It is determined that the area designated as Block 2903, Lots 10 and 12 and part of Lot 9 (the non-developed vacant portion) meet the criteria set forth in NJSA 40A:12-5c 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 2903, Lots 10 and 12 and the vacant, unimproved portion of Lot 9, 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 April 2015 prepared by Jennifer C. Beahm 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 21<sup>st</sup> day of May 2015, memorialized at a meeting held the same date.

  
DEBBIE WELLS  
SECRETARY  
Planning Board  
Township of Winslow

  
Harold Hill  
CHAIRPERSON  
Planning Board  
Township of Winslow