

ORDINANCE NO.: O-2015-_____

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

**ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF
CAMDEN AND STATE OF NEW JERSEY, AMENDING CHAPTER 294 OF THE
CODE OF THE TOWNSHIP OF WINSLOW ENTITLED "ZONING" AND
ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 2903, LOTS 10, 12 AND
PART OF LOT 9 (THE NON-DEVELOPED VACANT PORTION) ON THE
OFFICIAL TAX MAP OF THE TOWNSHIP OF WINSLOW IN ACCORDANCE
WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT
AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) ("LRHL")**

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

WHEREAS, the Mayor and Township Committee 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 N.J.S.A. 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 Township 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 vacant 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

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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 N.J.S.A. 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 N.J.S.A. 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-Condernation Redevelopment; and

WHEREAS, the Winslow Township Planning Board has authorized and directed its Professional Planners, CME Associates, specifically Jennifer C. Beahm, Professional Planner, 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, Jennifer C. Beahm, Professional Planner, has 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 Winslow Township Planning Board has reviewed all three reports, data, 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 (the non-developed vacant portion) located along or near Sicklerville Road, Andrews Road and Erial Road; and

WHEREAS, the Winslow Township Planning Board conducted a hearing which was duly noticed in accordance with N.J.S.A. 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 its Professional Planner, 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 (the non-developed or vacant portion) have been vacant and unimproved in excess of ten (10) years, thus being unproductive under the criteria set forth in N.J.S.A. 40A:12A-5(c), 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 (the non-developed or vacant portion), will allow opportunities for incentives and attractive living environments in this area; and

WHEREAS, after the conclusion of the public hearing described above, the Winslow Township Planning Board adopted Resolution 2015-020 (the "Board Resolution") finding and concluding that: the area designated at Block 2903, Lots 10 and 12 and part of Lot 9 (the non-developed vacant portion) meet the criteria set forth in N.J.S.A. 40A:12-5(c) as unimproved

vacant lands which need the involvement of the municipality bringing such lands to a level of production, being areas in need of Non-Condensation Redevelopment; and

WHEREAS, as set forth in the Board Resolution, the Winslow Township Planning Board recommended that the Township Committee designate Block 2903, Lots 10 and 12 and part of Lot 9 (the non-developed vacant portion) on the Official Tax Map of the Township of Winslow as an area in need of Non-Condensation Redevelopment pursuant to N.J.S.A. 40A:12A-6(b)(5)(a); and

WHEREAS, the Mayor and Township Committee agree with the conclusion of the Winslow Township Planning Board that Block 2903, Lots 10 and 12 and part of Lot 9 (the non-developed vacant portion) meet the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by Resolution R-2015-243 adopted on June 9, 2015, the Mayor and Township Committee determined and designated that the Property qualified as an area in need of redevelopment; and

WHEREAS, the Property is in a “smart growth area” as defined on the State Planning Map and therefore is entitled to receive automatic approval by the New Jersey Department of Community Affairs upon transmittal by the Clerk of Winslow Township of Resolution R-2015-243 adopted on June 9, 2015 to the New Jersey Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6b(5)(c); and

WHEREAS, the Township Committee has deemed it in the best interests of the public, health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit “A” attached hereto and made a part hereof for the Property designated at Block 2903, Lots 10 and 12 and part of Lot 9 (the non-developed vacant portion) on the Official Tax Map of the Township of Winslow.

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

SECTION 1: Chapter 294 of the Code of the Township of Winslow entitled “Zoning” is hereby amended, revised and supplemented by adding the following section:

Section 294-22.2. Adoption of Redevelopment Plan

The Mayor and Township Committee of the Township of Winslow accept the recommendation of the Winslow Township Planning Board in connection with the Redevelopment Plan for the subject Project which is attached hereto and made a part of this Ordinance. The Governing Body further finds that the Property is located in an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law and as such, the Governing Body hereby adopts the Redevelopment Plan.

SECTION 2: Amendment of Zoning Map.

The Zoning Map of the Township of Winslow shall be and is hereby supplemented and amended so as to provide for the Redevelopment Zone to also encompass the subject Property as an

overlay zoning district. The Zoning Map shall include the Property as the Redevelopment Area to which the Redevelopment Plan is applicable.

SECTION 3: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

Introduced: June 9, 2015

Adopted:

BARRY WRIGHT, MAYOR

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

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **June 23, 2015** at the Winslow Township Municipal Building.

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

Date: _____